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Causeway Bay

Annex C

Replacement Pages of Landscape Master Plan

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1 Background

1.1 General

1.1.1 Section 16 (S16) Planning Application No. A/H7/181 of Layout Plan and Proposed Minor Relaxation of Gross Floor Area for Permitted Eating Place, Office, Place of Recreation, Sports or Culture, Public Clinic, Public Transport Terminus or Station, Public Vehicle Park (excluding container vehicle), Shop and Services and Social Welfare Facility in "Commercial (2)" Zone, Inland Lot No. 8945, Caroline Hill Road, Causeway Bay was approved by the Town Planning Board (TPB) on 6 May 2022. Approval condition (b), requires the submission and implementation of a revised Landscape Master Plan (LMP) to the satisfaction of the Director of Planning or of the TPB.

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;

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 +18.75mPD (i.e. finished floor level refers).
- 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. Please refer to further elaboration in **Annex D**.

4.3 Open Space at 2/F and UG/F

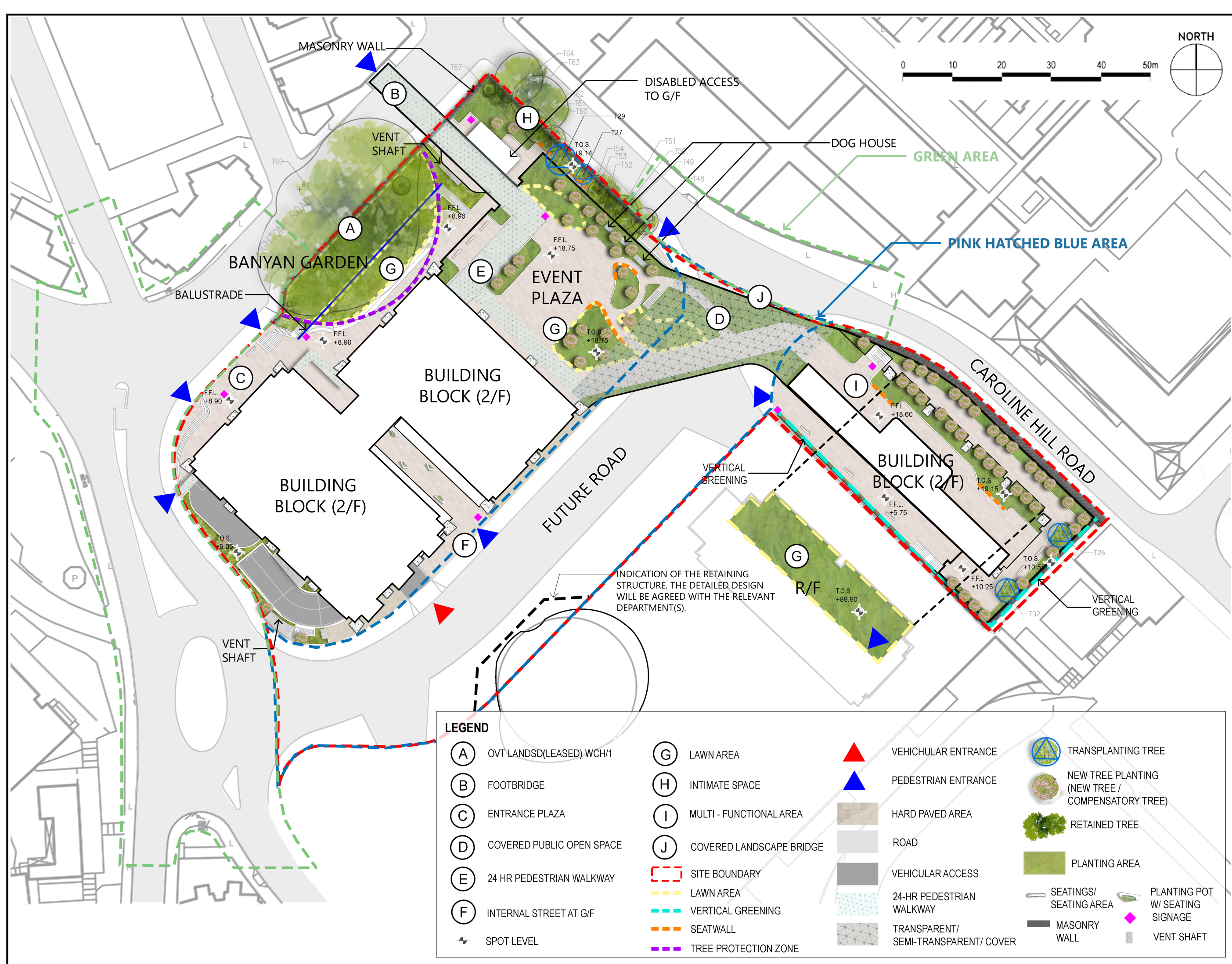
- 4.3.1 A total area of approximately 3,150m² comprises the remaining portion of the POS at 2/F and UG/F. The POS at 2/F podium is designed to let visitors escape from the hustle and bustle of Causeway Bay and enjoy a moment of tranquillity. At the same time, this is designed to respect the existing 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

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 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.

Appendix C
Landscape Master Plan



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Tel: (852) 2893 0370 Fax: (852) 2893 3139
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CLIENT:
PAT CHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX C1 -
LANDSCAPE MASTER PLAN (OVERALL)

SCALE:	1:750@A3
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CHECKED BY:	PC
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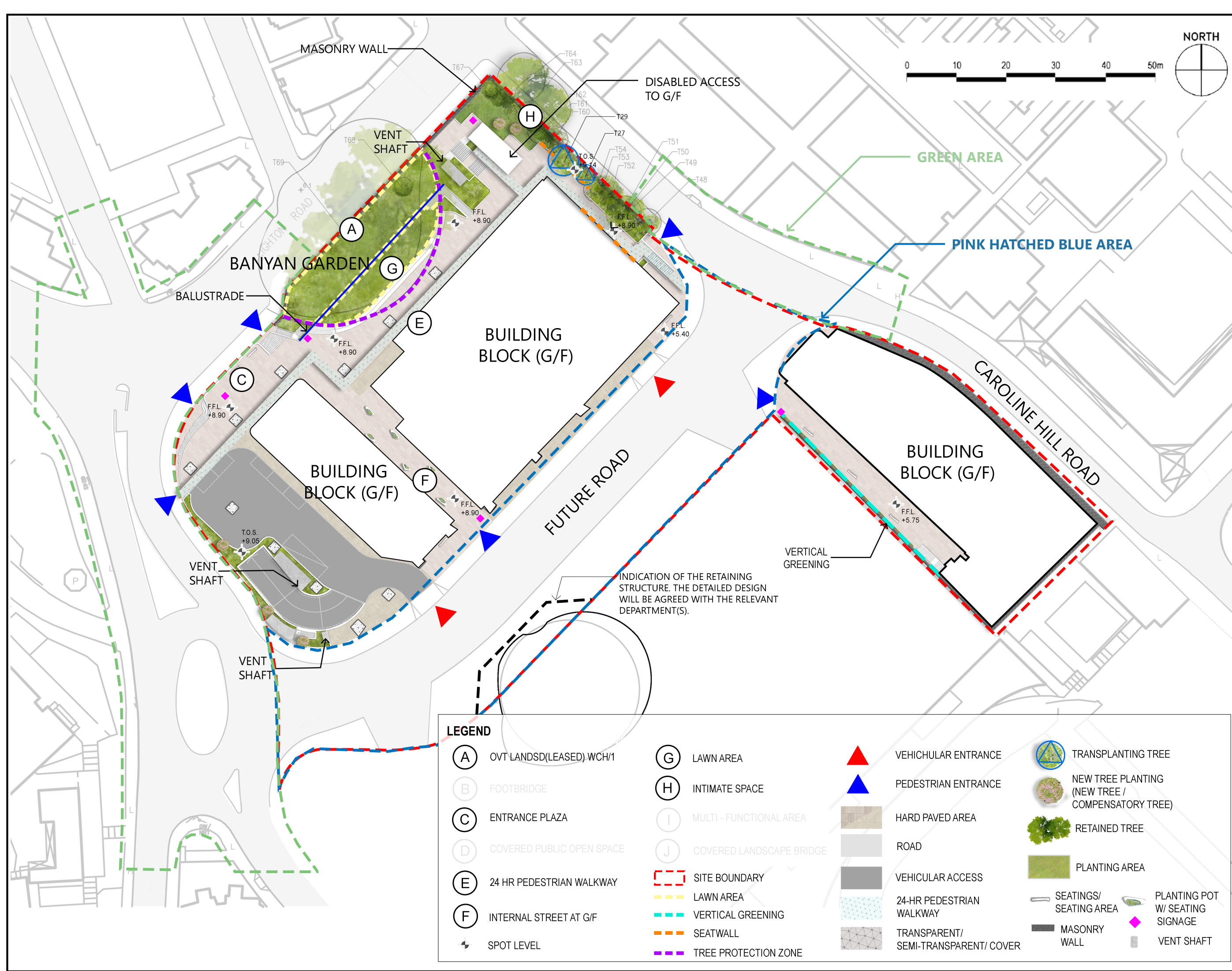
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DRAWING DATE:	APR 2024
DESIGNED BY:	WILLIAM


PROJECT NO:		TITSAN02	
SHEET No:		REV:	

HYSAN02-LMP-C1-2	—
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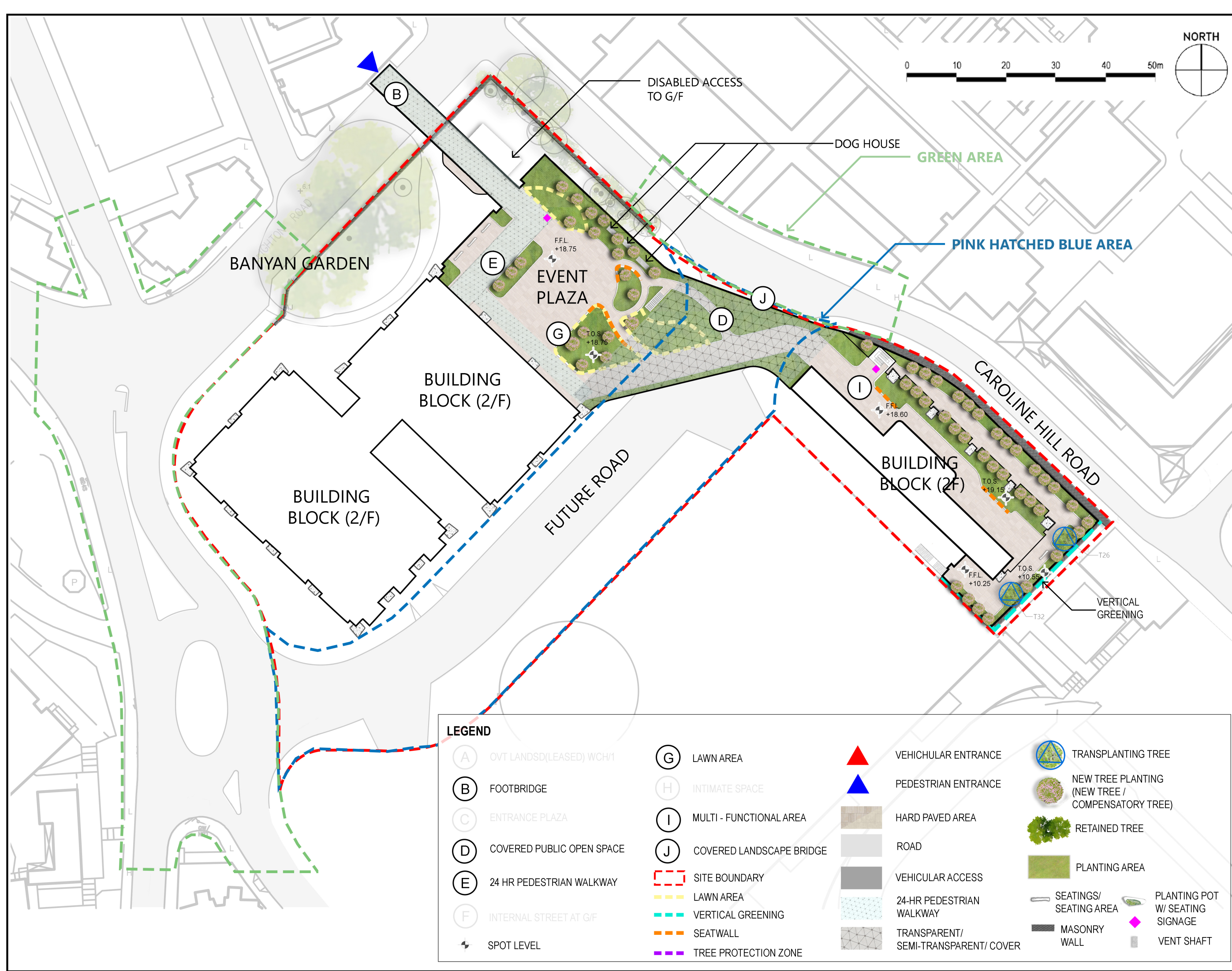
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LANDSCAPE MASTER PLAN (G/F)

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LEGEND

(A)	OVT LANDSD(LEASED)-WCH/1	(G)	LAWN AREA		VEHICULAR ENTRANCE		TRANSPLANTING TREE
(B)	FOOTBRIDGE	(H)	INTIMATE SPACE		PEDESTRIAN ENTRANCE		NEW TREE PLANTING (NEW TREE / COMPENSATORY TREE)
(C)	ENTRANCE PLAZA	(I)	MULTI - FUNCTIONAL AREA		HARD PAVED AREA		RETAINED TREE
(D)	COVERED PUBLIC OPEN SPACE	(J)	COVERED LANDSCAPE BRIDGE		ROAD		PLANTING AREA
(E)	24 HR PEDESTRIAN WALKWAY		SITE BOUNDARY		VEHICULAR ACCESS		SEATINGS/ SEATING AREA
(F)	INTERNAL STREET AT G/F		LAWN AREA		24-HR PEDESTRIAN WALKWAY		MASONRY WALL
	SPOT LEVEL		VERTICAL GREENING		TRANSPARENT/ SEMI-TRANSPARENT/ COVER		PLANTING POT W/ SEATING SIGNAGE
			SEATWALL				VENT SHAFT
			TREE PROTECTION ZONE				



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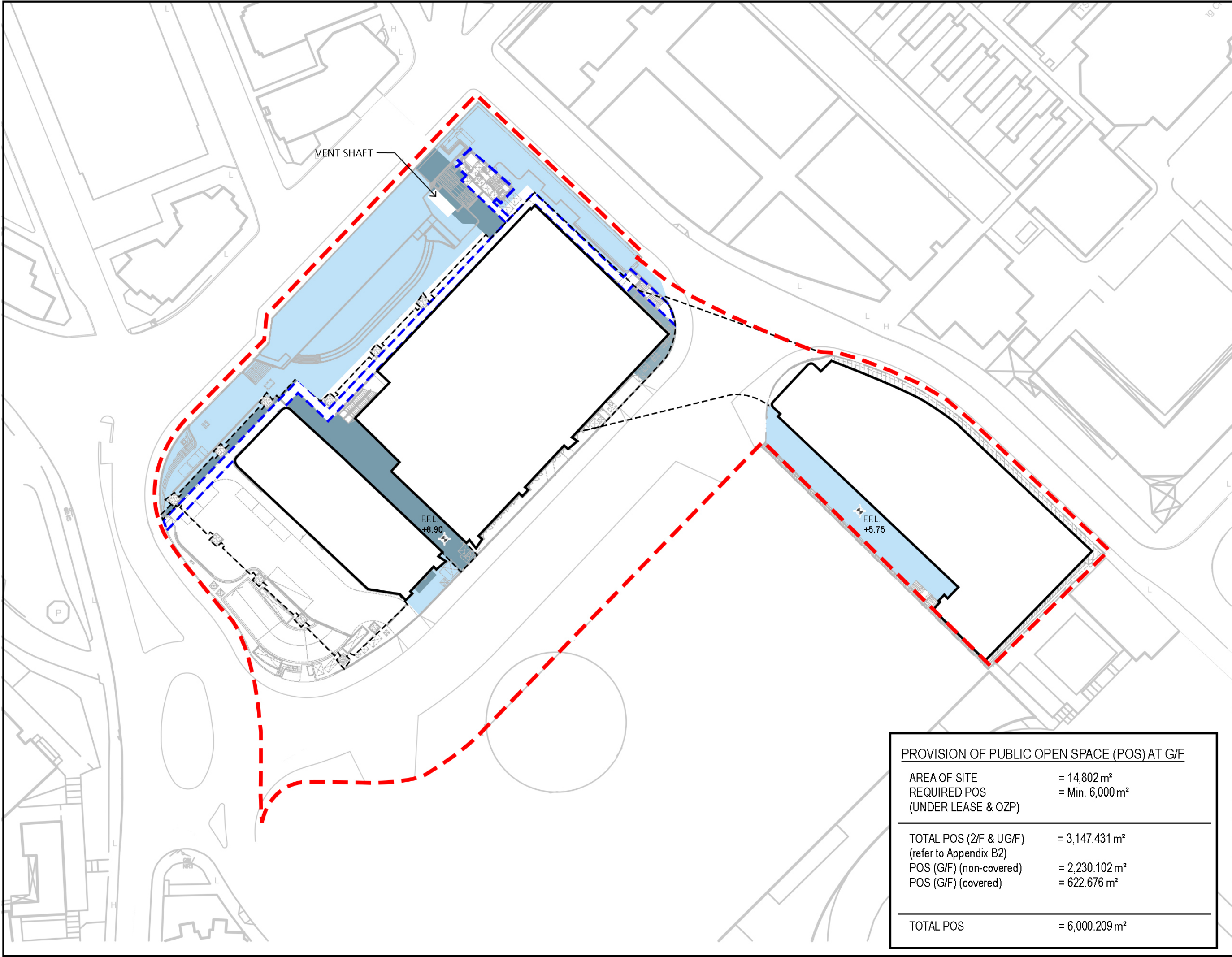
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PROJECT:	CAROLINE HILL ROAD

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APPROVED BY:	PC
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PROJECT No:	HYSAN02
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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
- [Dashed black line] BUILDING /BRIDGE COVER LINE

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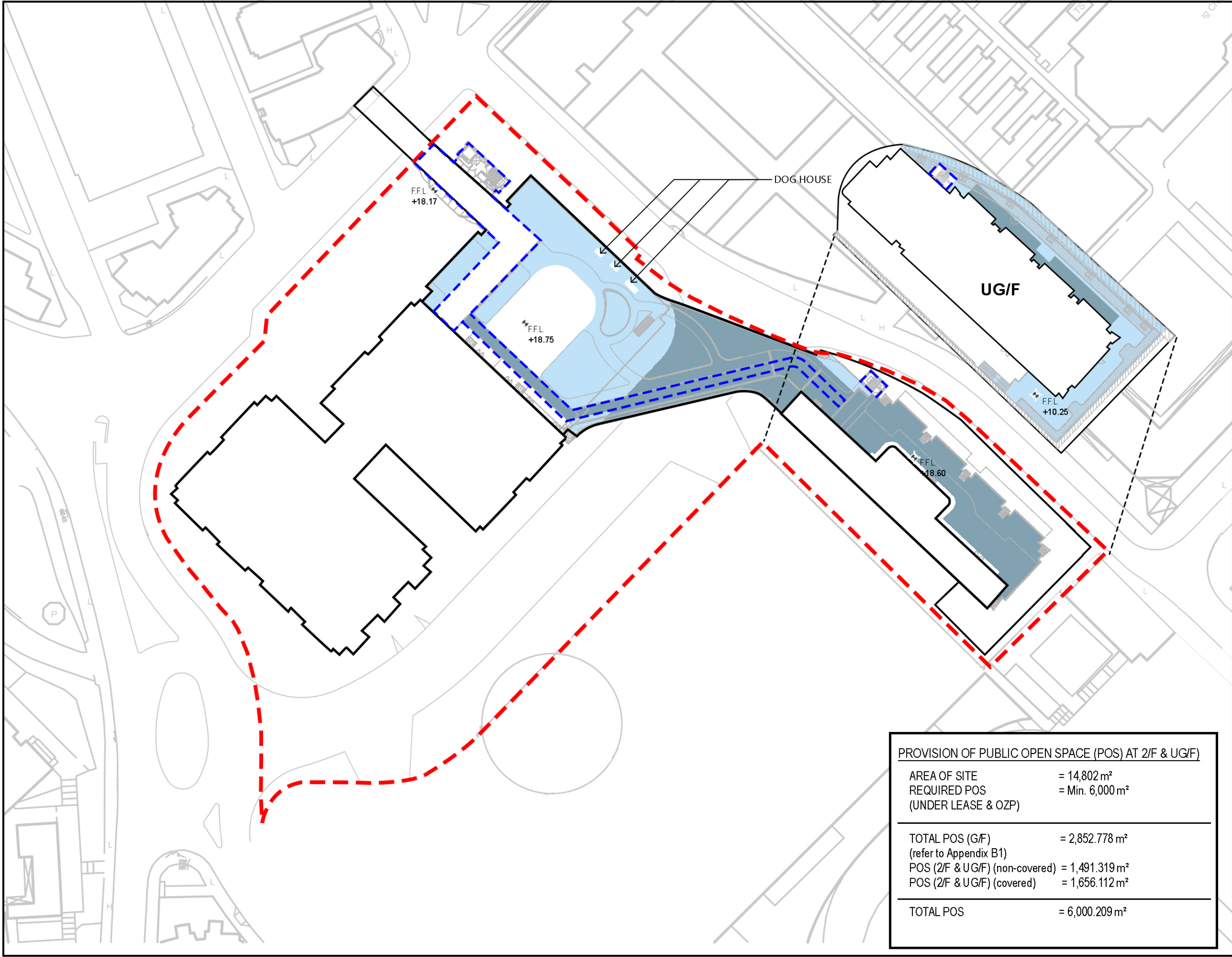
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TITLE:
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PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
<hr/>	
TOTAL POS (2/F & UG/F) (refer to Appendix B2)	= 3,147.431 m 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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TITLE:
APPENDIX E2 -
PROVISION OF PUBLIC OPEN SPACE (2/F & UG/F)

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APPROVED BY: PC

DRAWING DATE: FEB 2024

PROJECT No: HYSAN02

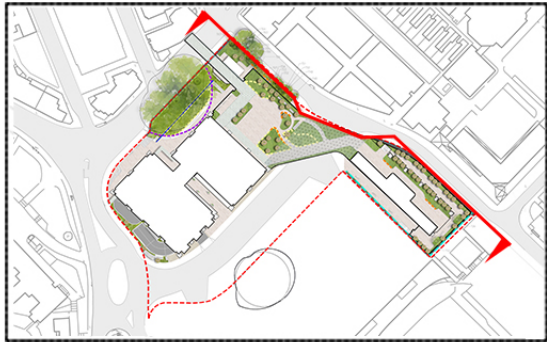
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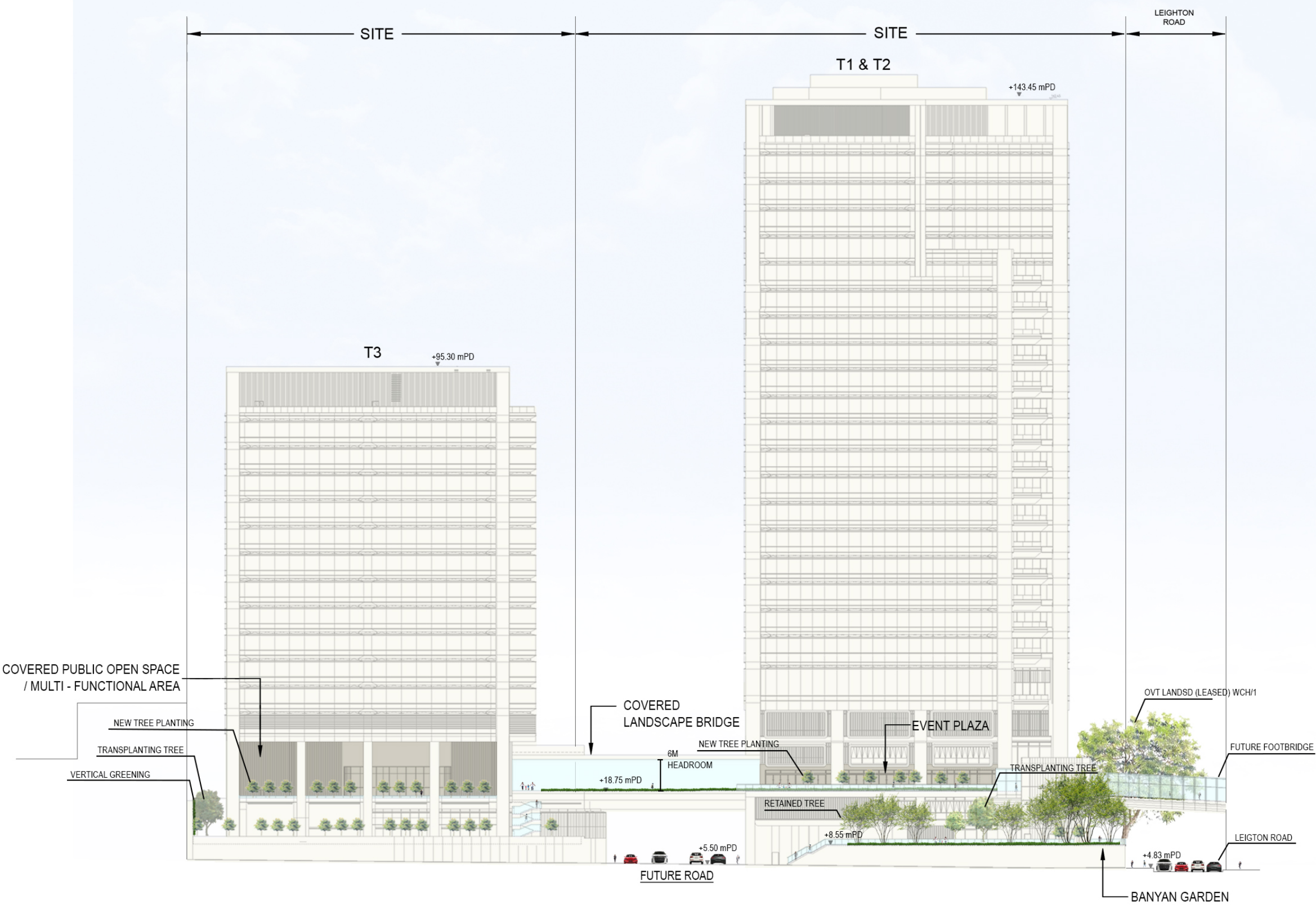
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PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F & UG/F	
AREA OF SITE	= 14,802 m ²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m ²
TOTAL POS (G/F) (refer to Appendix B1)	= 2,852.778 m ²
POS (2/F & UG/F) (non-covered)	= 1,491.319 m ²
POS (2/F & UG/F) (covered)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

Appendix F
Landscape Sections



KEY PLAN



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APPENDIX F1 -
LANDSCAPE ELEVATION

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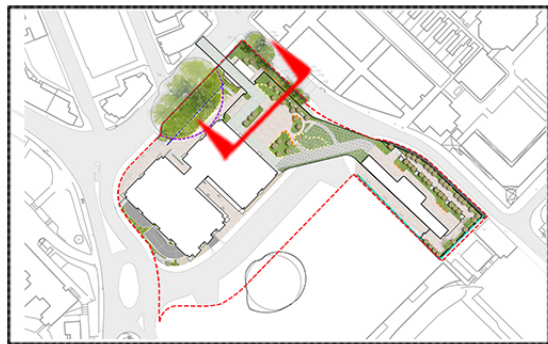
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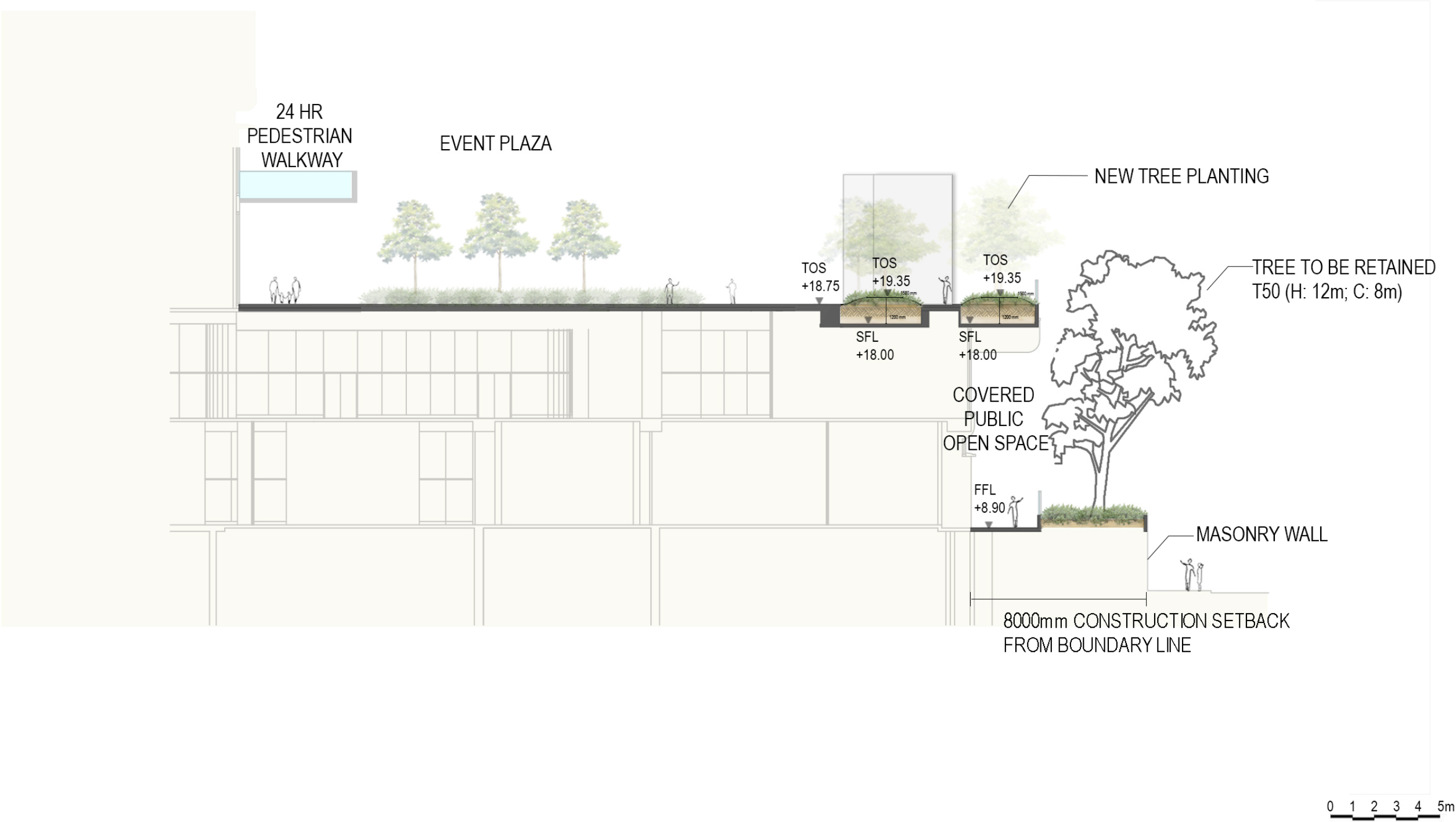
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KEY PLAN

T1 & T2

CAROLINE
HILL ROAD



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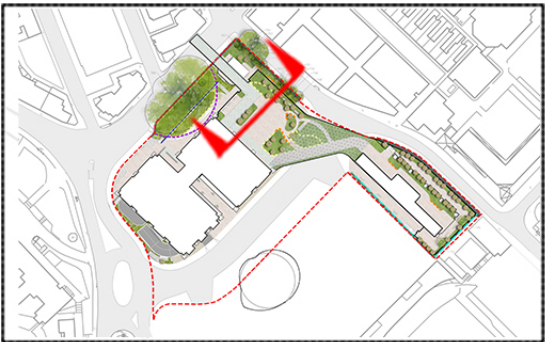
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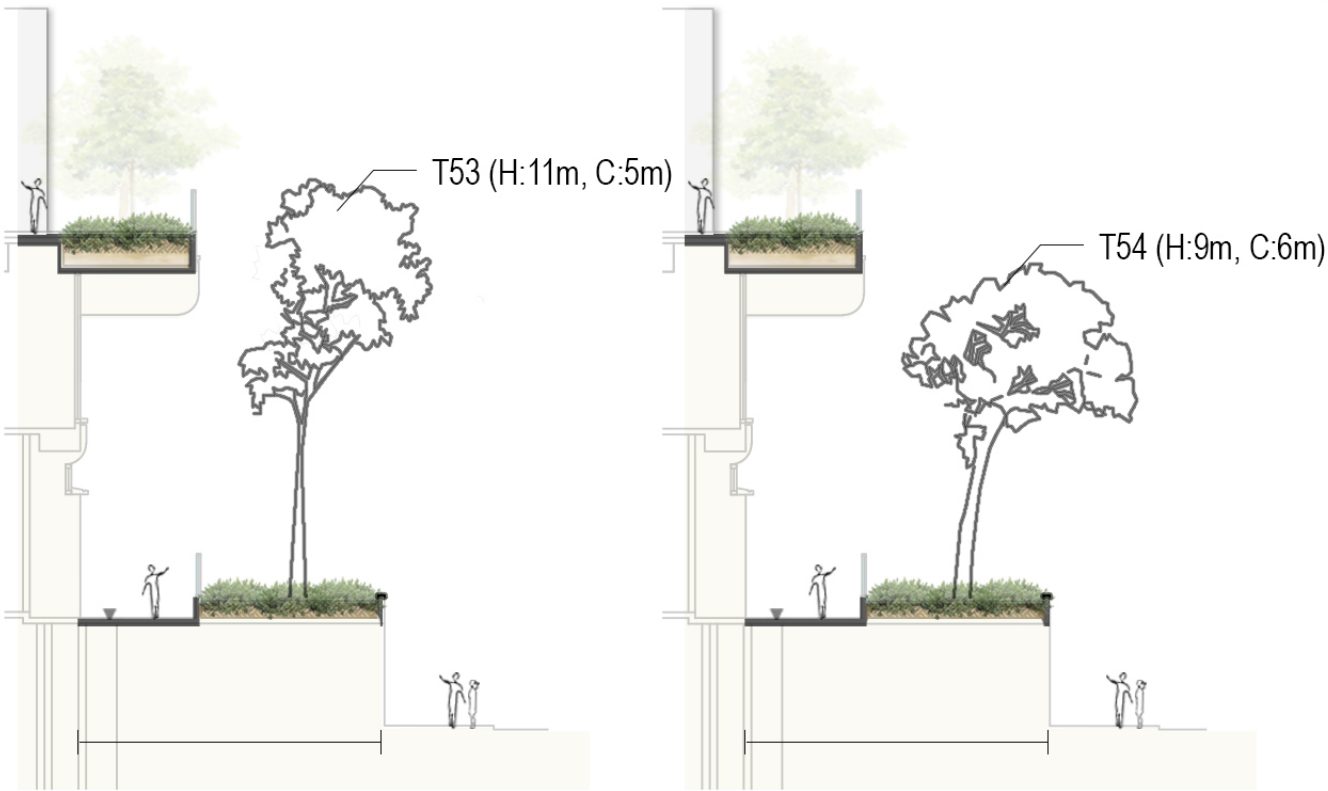
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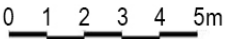


KEY PLAN



Cross Section of Retained Tree (T53)

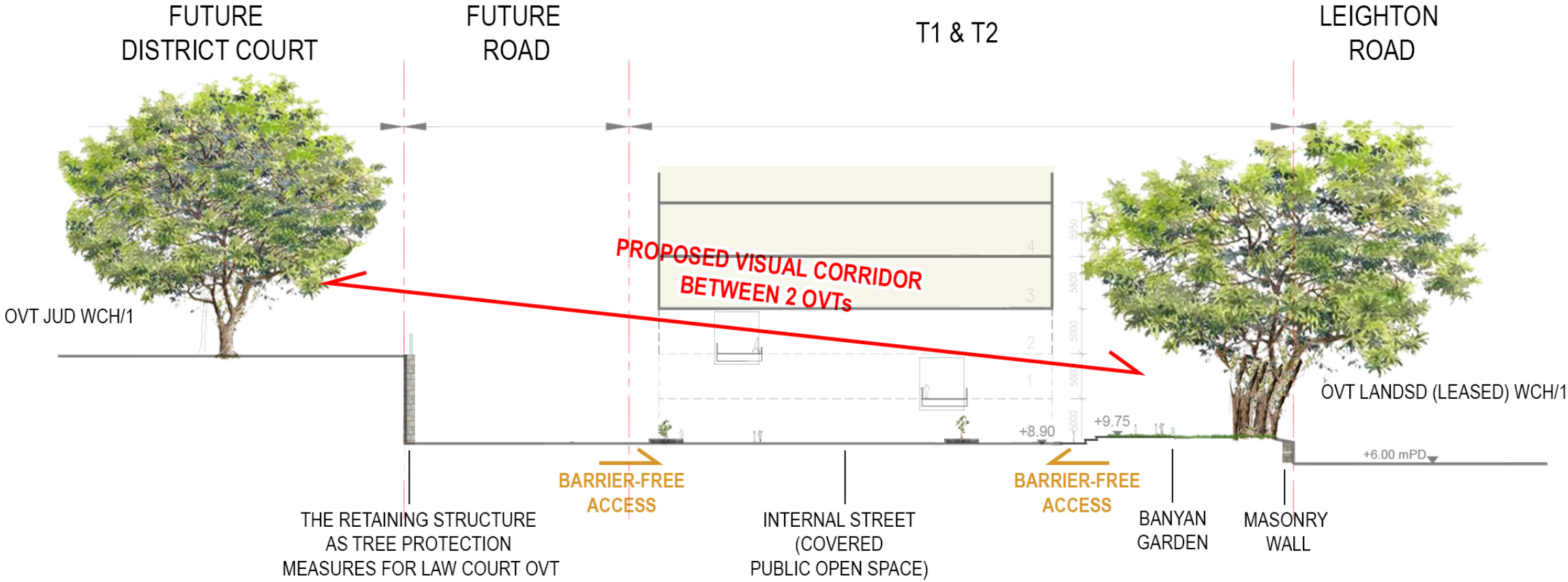
Cross Section of Retained Tree (T54)



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CLIENT: PATCHWAY HOLDINGS (HK) LIMITED		
PROJECT: CAROLINE HILL ROAD		
TITLE: APPENDIX F2A - LANDSCAPE SECTION (BETWEEN DEVELOPMENT & MASONRY WALL)		
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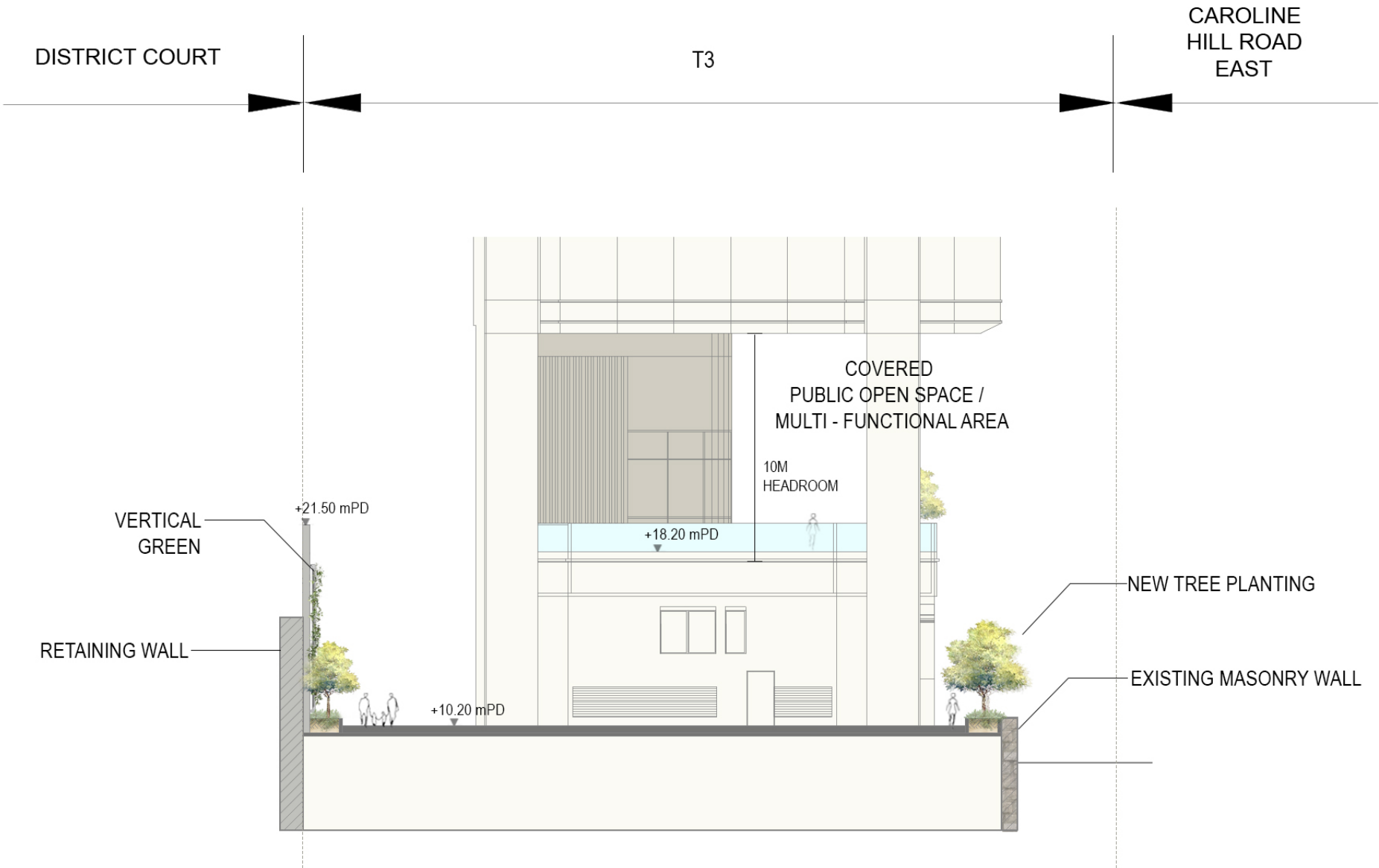
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LANDSCAPE SECTION
(VISUAL CORRIDOR BETWEEN TWO OVTs)

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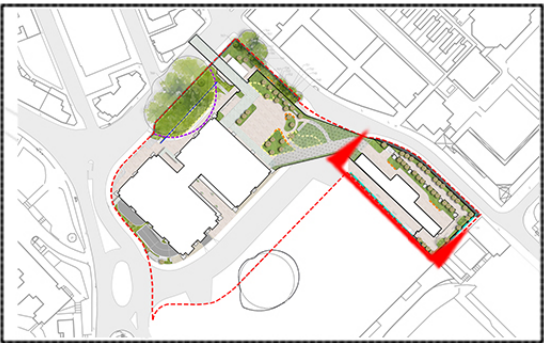
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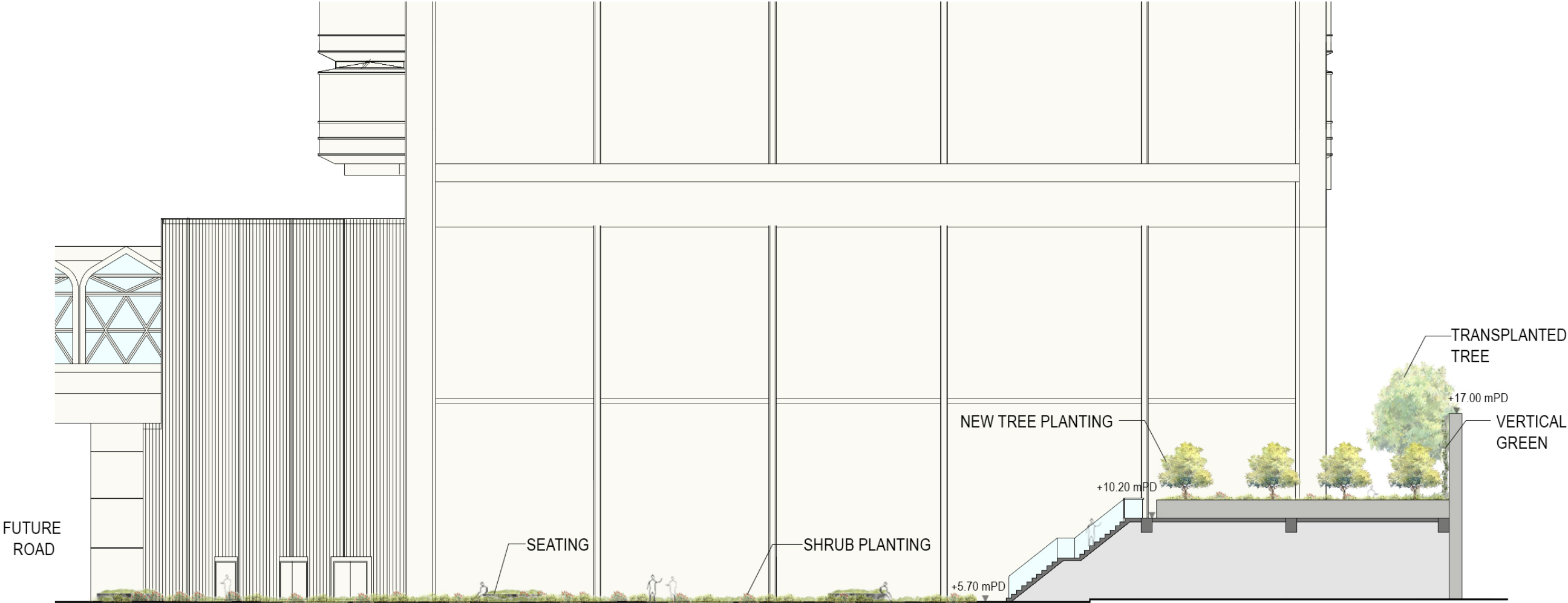
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LANDSCAPE SECTION (TOWER 3)

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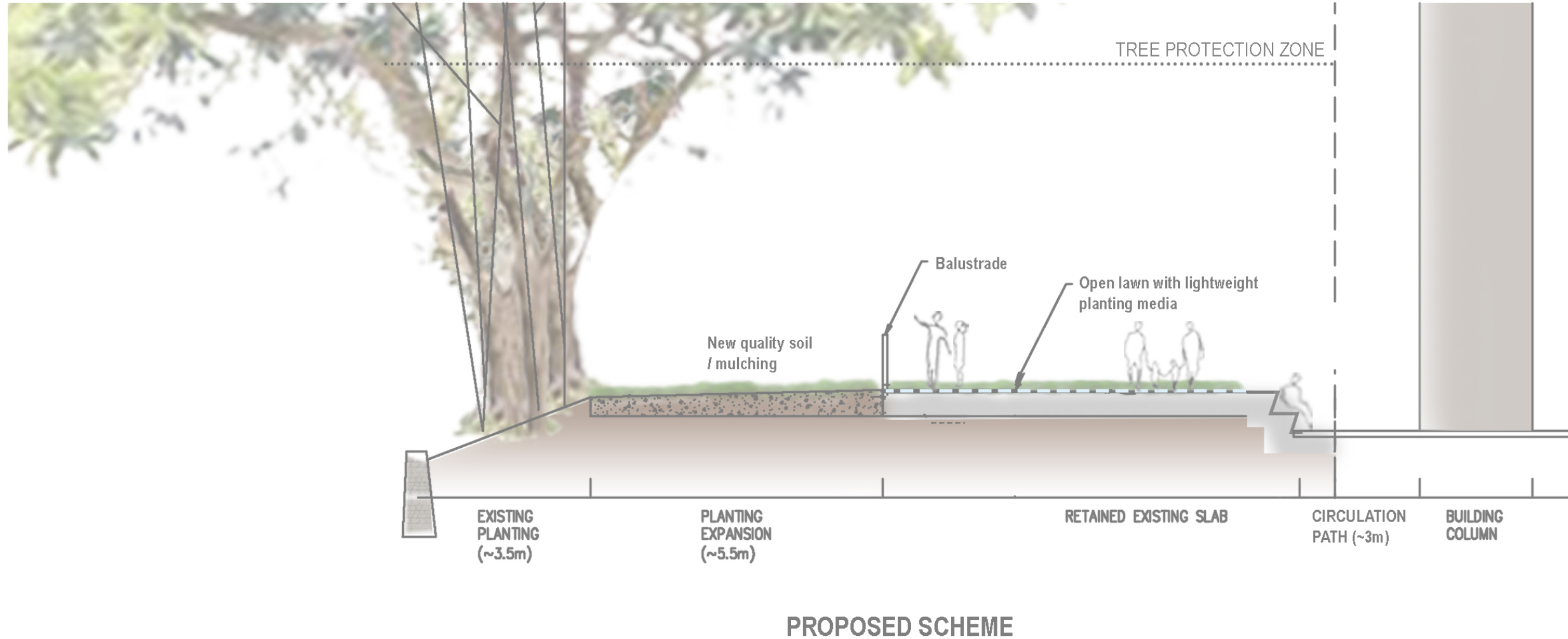
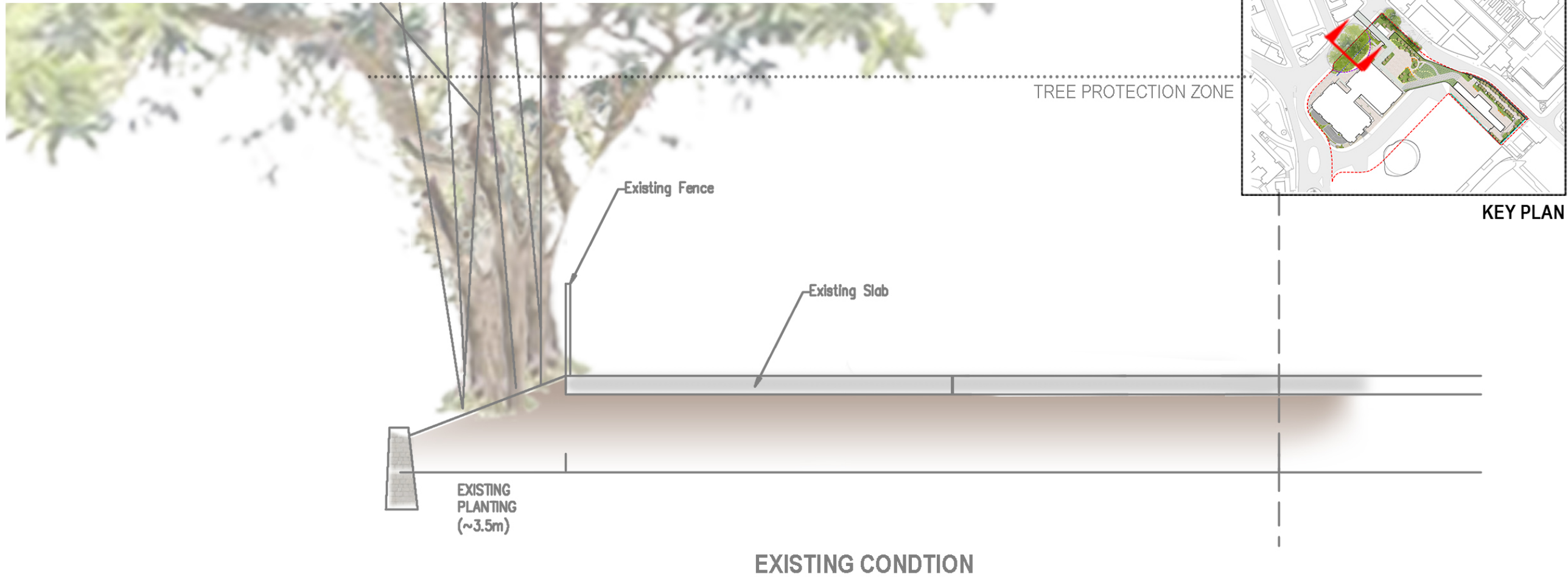
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

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

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APPROVED BY:	PC
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APPENDIX F6 -
LANDSCAPE SECTION
(BANYAN GARDEN)

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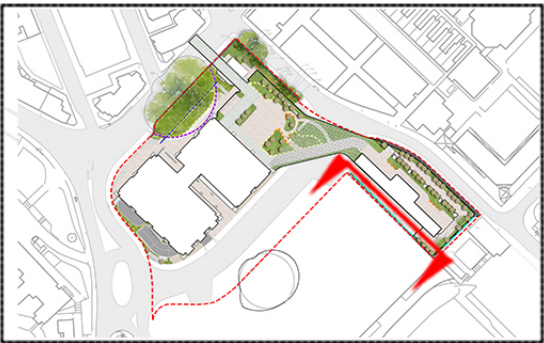
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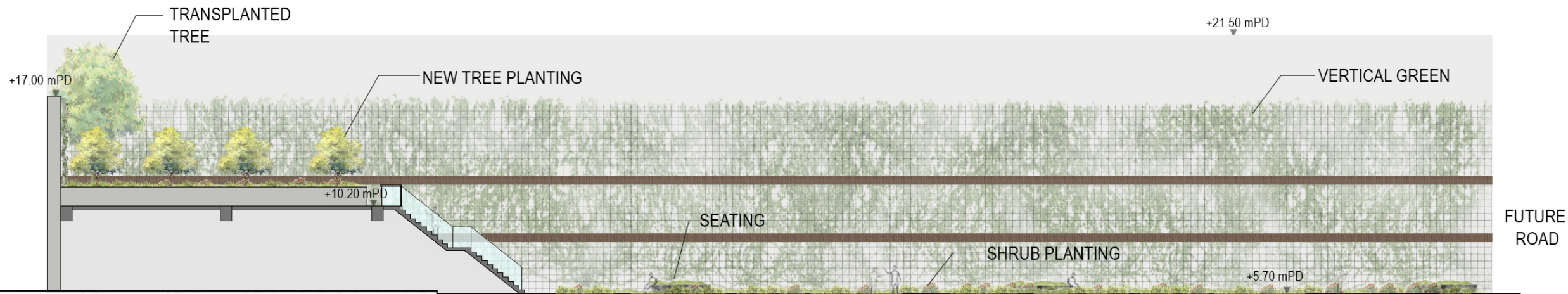
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KEY PLAN



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

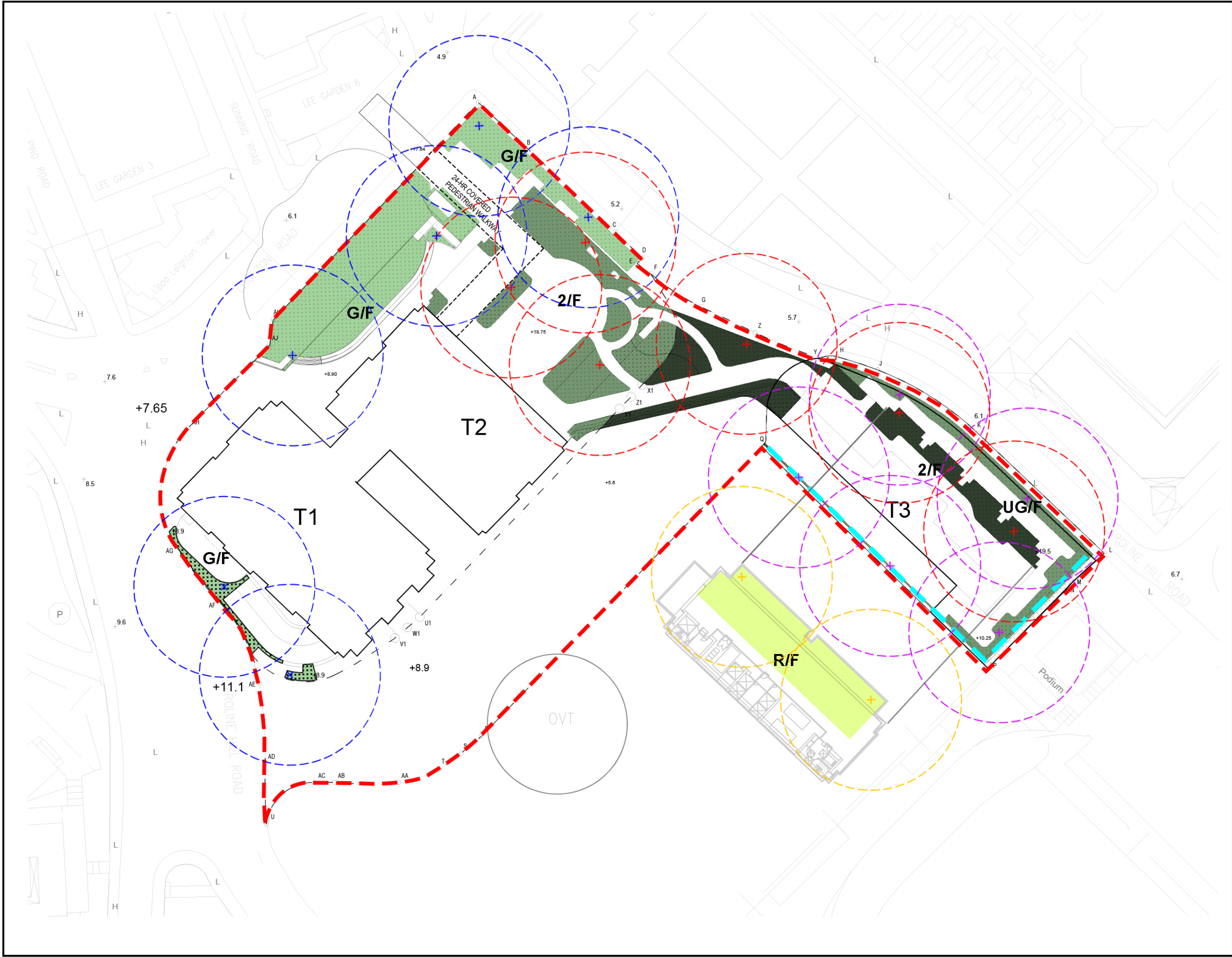
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F7 -
LANDSCAPE SECTION
(VERTICAL GREEN WALL)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	MAR 2025
PROJECT No:	HYSAN02
SHEET No:	HYSAN02-LMP-F7-1
REV:	-

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Appendix H
Irrigation Plan



- [Red dashed line] SITE BOUNDARY
- [Light green fill] GREENERY AREA - G/F
- [Dark green fill] GREENERY AREA- 2/F & UG/F
- [Black fill] GREENERY AREA-2/F (COVERED)
- [Yellow fill] GREENERY AREA-R/F
- [Cyan line] VERTICAL GREENING
- [Blue dashed circle with 'x'] IRRIGATION POINT (G/F) (40m dia - COVERED AREA)
- [Purple dashed circle with 'x'] IRRIGATION POINT (UG/F) (40m dia - COVERED AREA)
- [Red dashed circle with 'x'] IRRIGATION POINT (2/F) (40m dia - COVERED AREA)
- [Yellow dashed circle with 'x'] IRRIGATION POINT (R/F) (40m dia - COVERED AREA)

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 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)



- SITE BOUNDARY
- 1200mm TOPSOIL DEPTH
- 600mm TOPSOIL DEPTH
- 300mm TOPSOIL DEPTH

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 I2 - SOILING PLAN		
SCALE:		1:750@A3
DRAWN BY:		OY
CHECKED BY:		PC
APPROVED BY:		PC
DRAWING DATE:		MAR 2025
PROJECT No:		HYSAN02
SHEET No: HYSAN02-LMP-APP_I2		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 7 Nov 2022
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 27 Oct 2023
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 7 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 11 Jan 2024
T59	Dead Tree	死樹	150	8	2	Fell	emergent tree felling due to natural causes on 30 Oct 2023
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	18	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	29	50	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

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



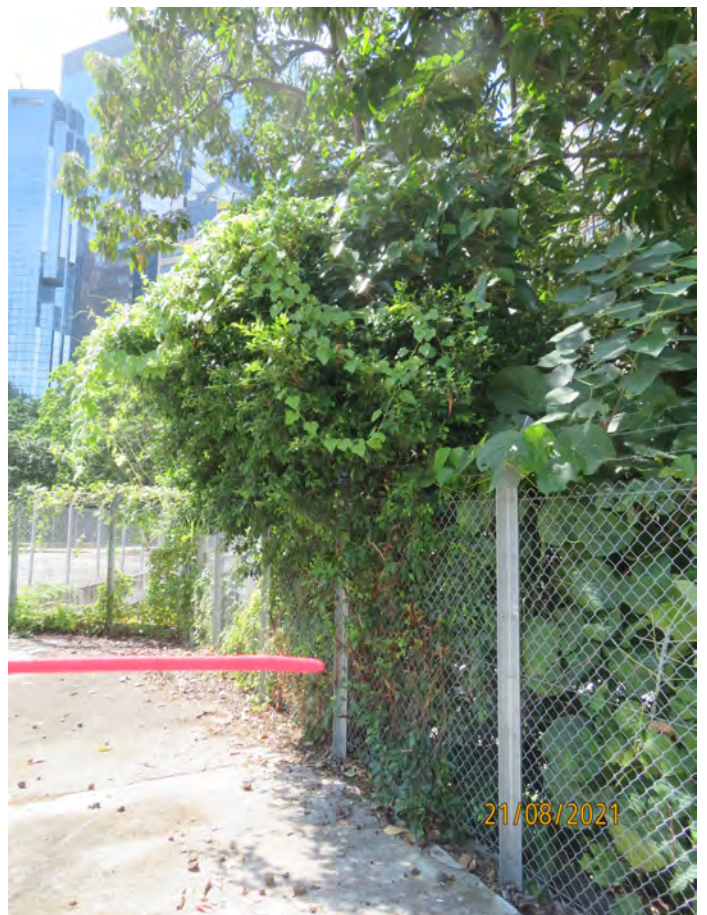
T16 - 1 Overview.JPG



T16 - Branch wound.JPG



T17 - 1 Overview.JPG

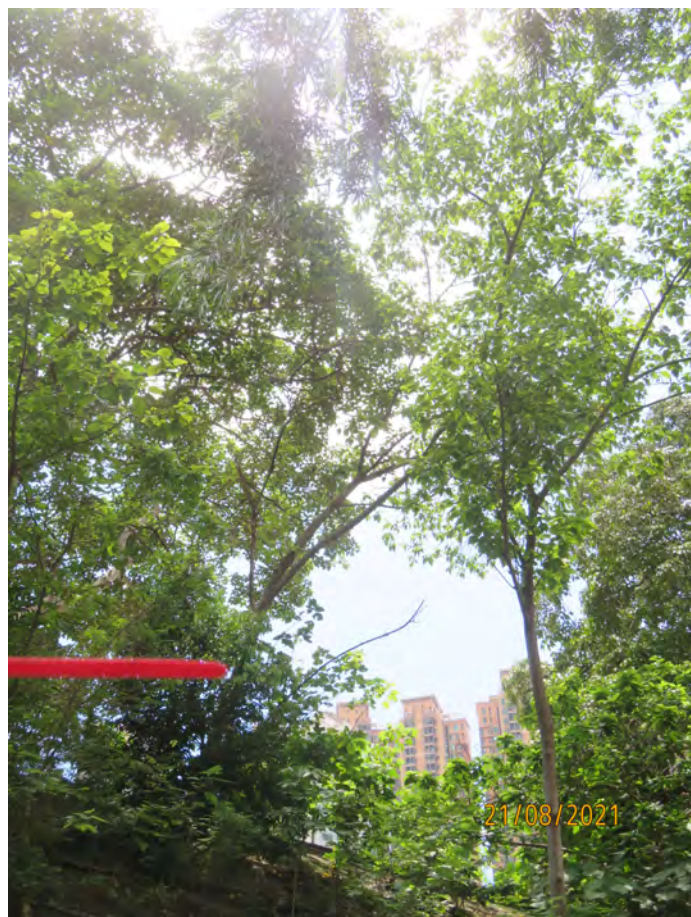


T18 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T19 - 1 Overview.JPG



T20 - 1 Overview.JPG



T20 - Dead branches.JPG



T20A - Overview.jpg

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T21 - 1 Overview.JPG



T22 - 1 Overview.JPG



T23 - 1 Overview.JPG



T23 - Exposed root.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T24 - 1 Overview.JPG



T24 - Trunk wound with sap flow.JPG



T25 - 1 Overview.JPG



T26 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T26 - 1 Overview.JPG



T26 - 2 Overview.jpg



T27 - 0 Tag.JPG



T27 - 1 Overview.JPG

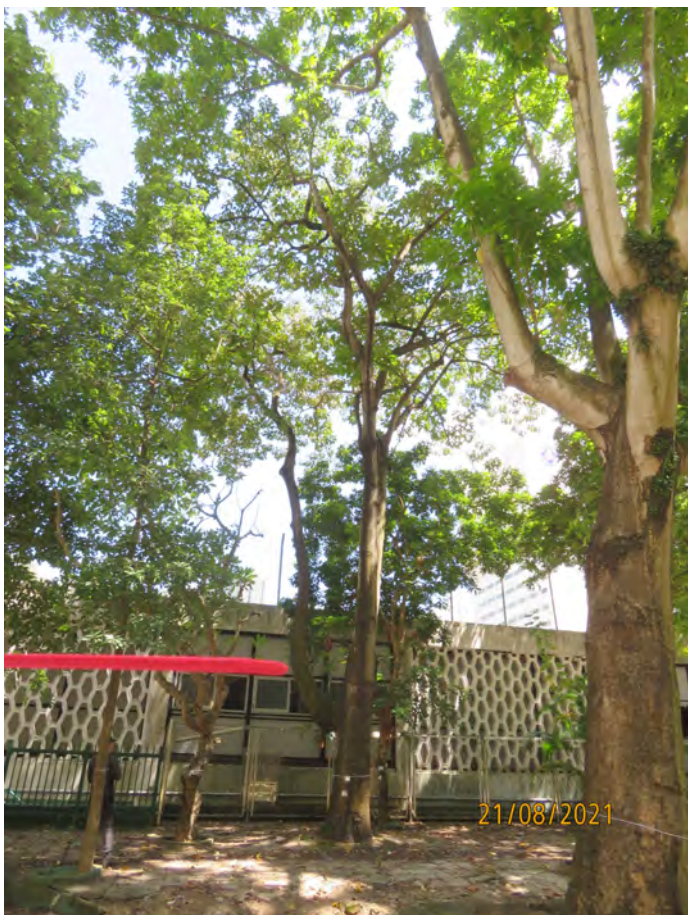
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T27 - 2 Overview.jpg



T28 - 0 Tag.JPG



T28 - 1 Overview.JPG



T29 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



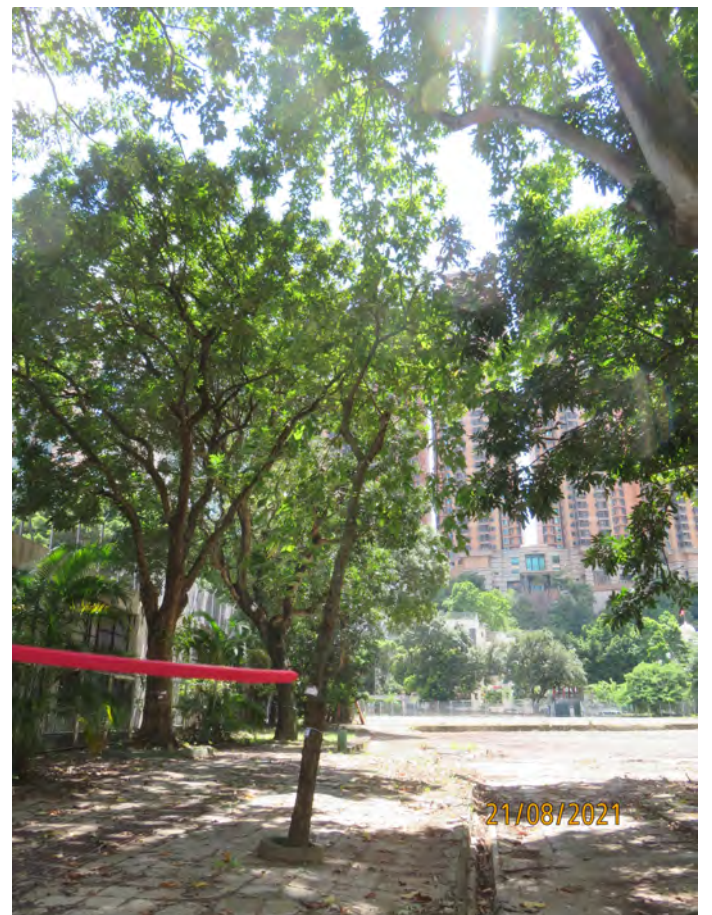
T29 - 1 Overview.JPG



T29 - 2 Overview.jpg



T30 - 0 Tag.JPG



T30 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T31 - 0 Tag.JPG



T31 - 1 Overview.JPG



T31 - Branch wound.JPG



T32 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



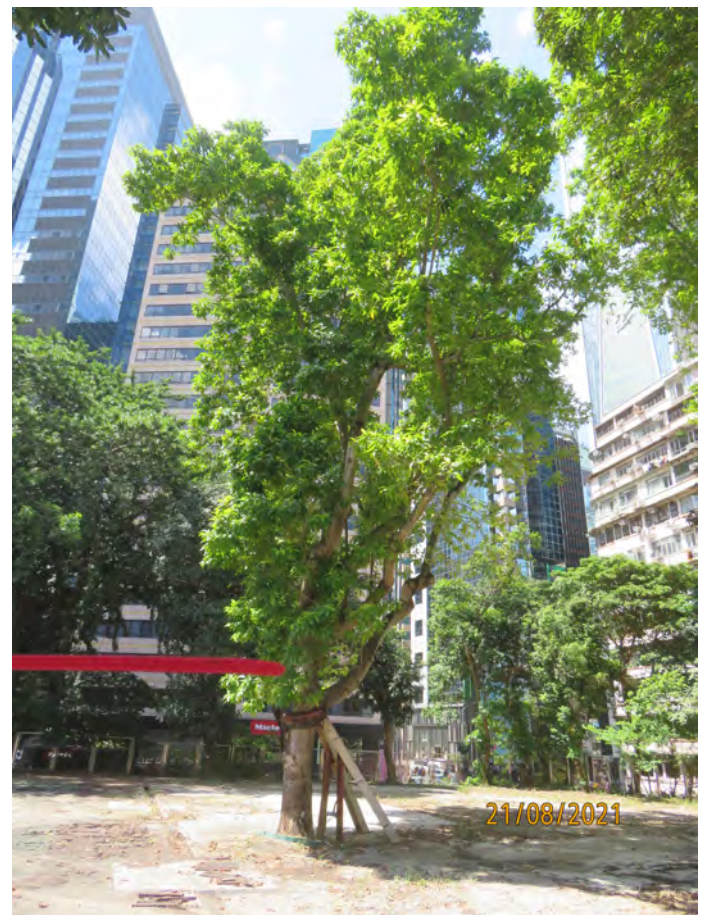
T32 - 1 Overview.JPG



T32 - 2 Overview.jpg



T33 - 0 Tag.JPG



T33 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



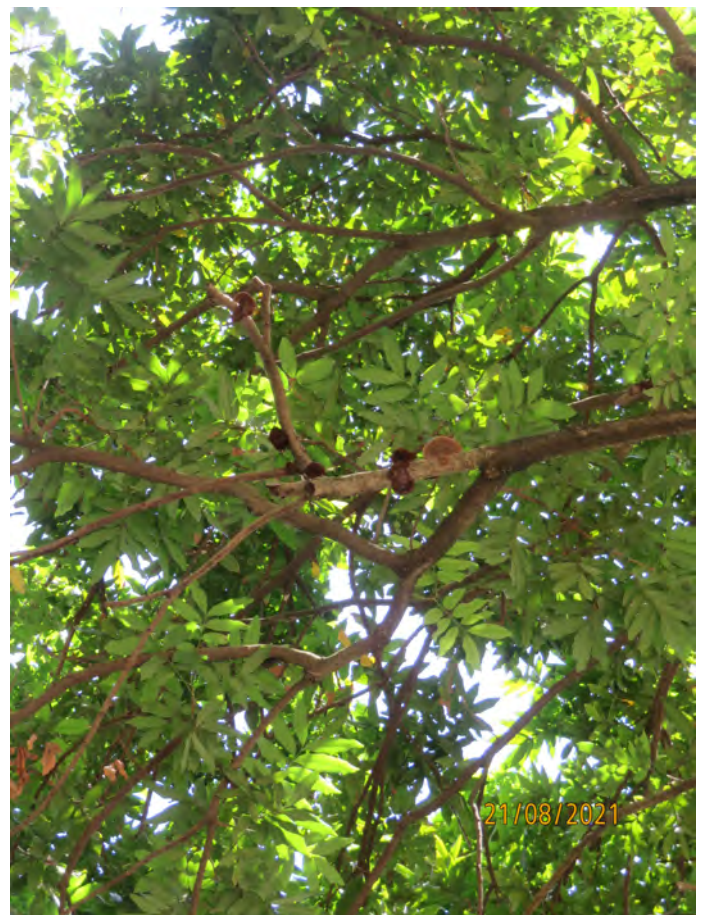
T33 - Branch wound.JPG



T34 - 0 Tag.JPG



T34 - 1 Overview.JPG



T34 - Dead branches.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T35 - 0 Tag.JPG



T35 - 1 Overview.JPG



T35 - Dead branches.JPG



T36 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T36 - 1 Overview.JPG



T36 - Trunk wound.JPG



T37 - 0 Tag.JPG



T37 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T38 - 0 Tag.JPG



T38 - 1 Overview.JPG



T38 - Trunk wound.JPG



T39 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



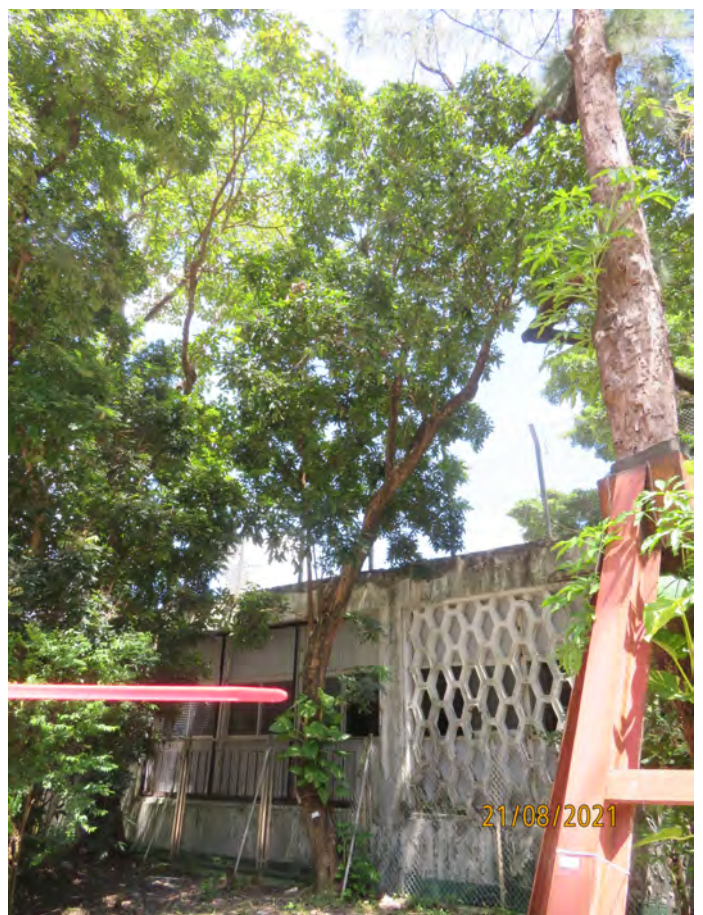
T39 - 1 Overview.JPG



T39 - Epicorms and climbers.JPG



T40 - 0 Tag.JPG



T40 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



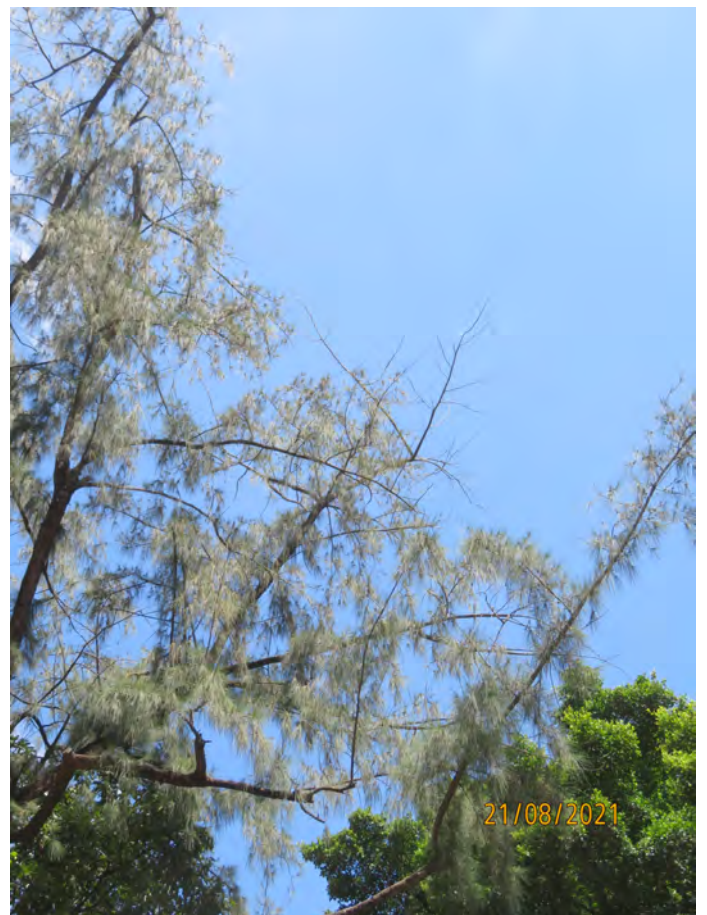
T41 - 0 Tag.JPG



T41 - 1 Overview.JPG



T41 - Severe basal cavity.JPG



T41 - Sparse and dieback.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T42 - 0 Tag.JPG



T42 - 1 Overview.JPG



T43 - 0 Tag.JPG



T43 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T43 - Trunk cavity.JPG



T44 - 0 Tag.JPG



T44 - 1 Overview.JPG



T44 - Broken branch.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T44 - Broken top.JPG



T45 - 0 Tag.JPG



T45 - 1 Overview.JPG

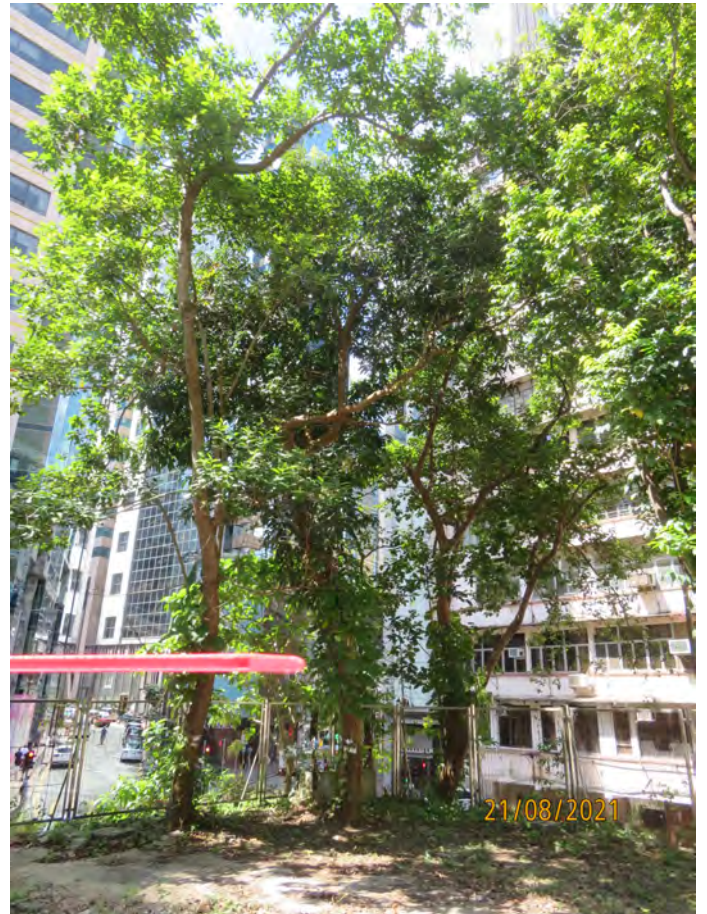


T45 - Dead branches.JPG

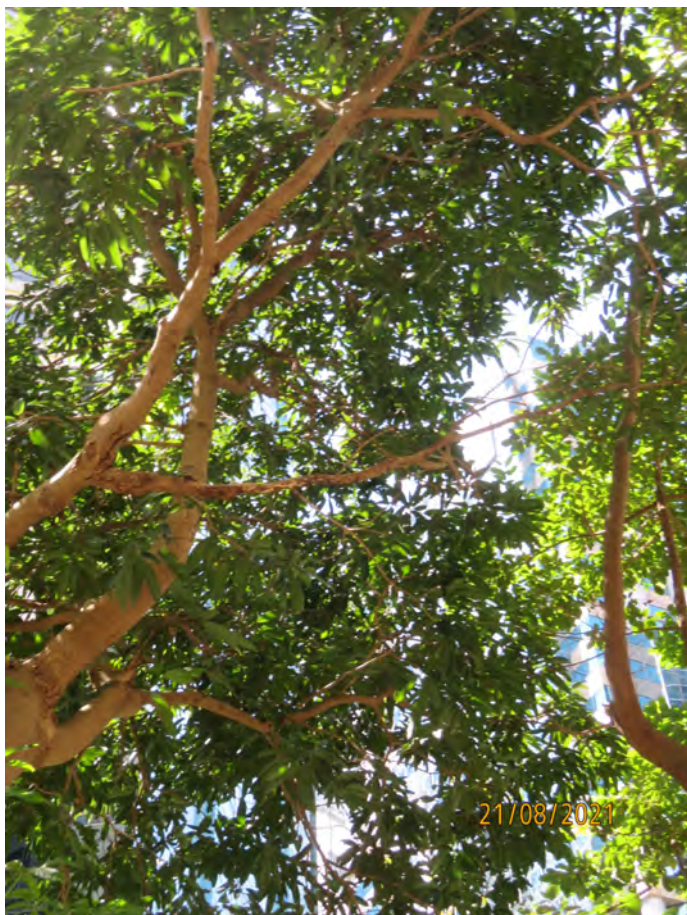
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T46 - 0 Tag.JPG



T46 - 1 Overview.JPG



T46 - Dead branches.JPG



T46 - Trunk cavity.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T47 - 0 Tag.JPG



T47 - 1 Overview.JPG



T48 - 0 Tag.JPG



T48 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



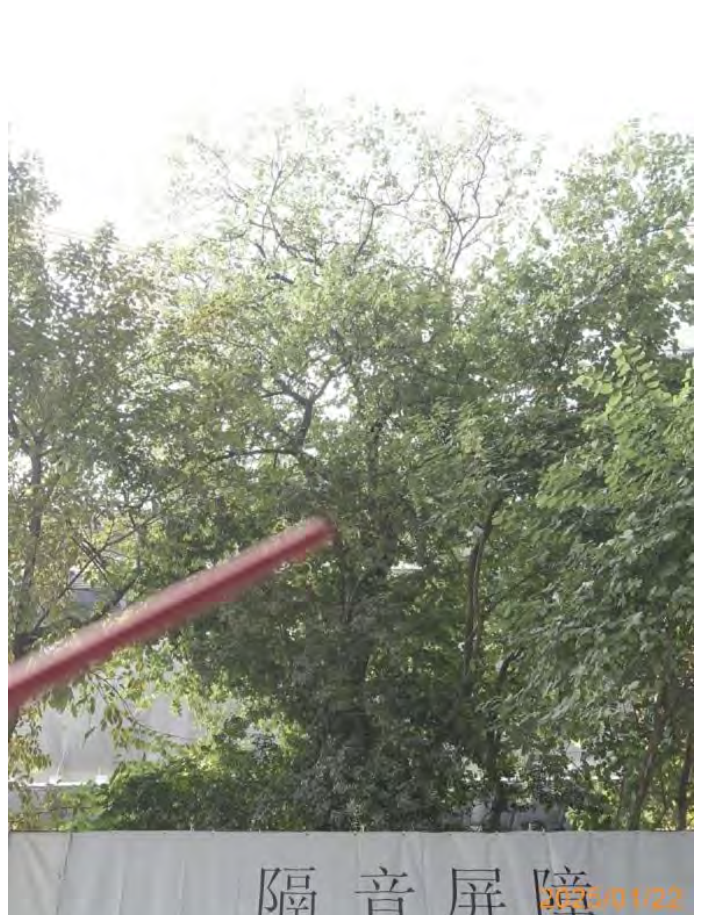
T48 - 2 Overview.jpg



T49 - 0 Tag.JPG



T49 - 1 Overview.JPG



T49 - 2 Overview.jpeg

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T50 - 0 Tag.JPG



T50 - 1 Overview.JPG



T50 - 2 Overview.jpg

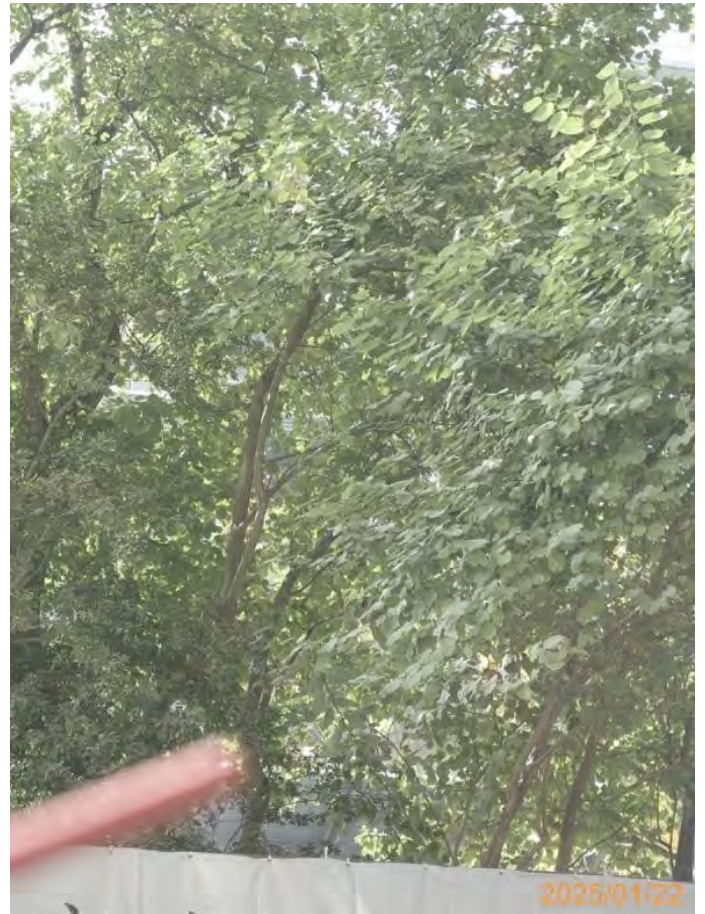


T51 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



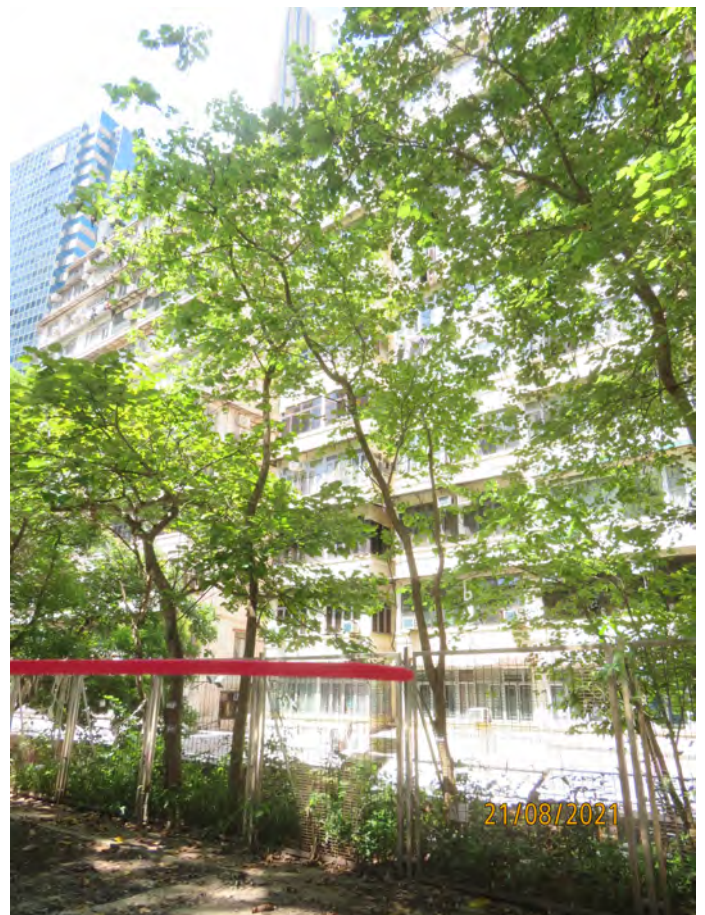
T51 - 1 Overview.JPG



T51 - 2 Overview.jpg



T52 - 0 Tag.JPG



T52 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T52 - 2 Overview.jpg



T53 - 0 Tag.JPG



T53 - 1 Overview.JPG



T53 - 2 Overview.jpg

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T54 - 0 Tag.JPG



T54 - 1 Overview.JPG



T54 - 2 Overview.jpg

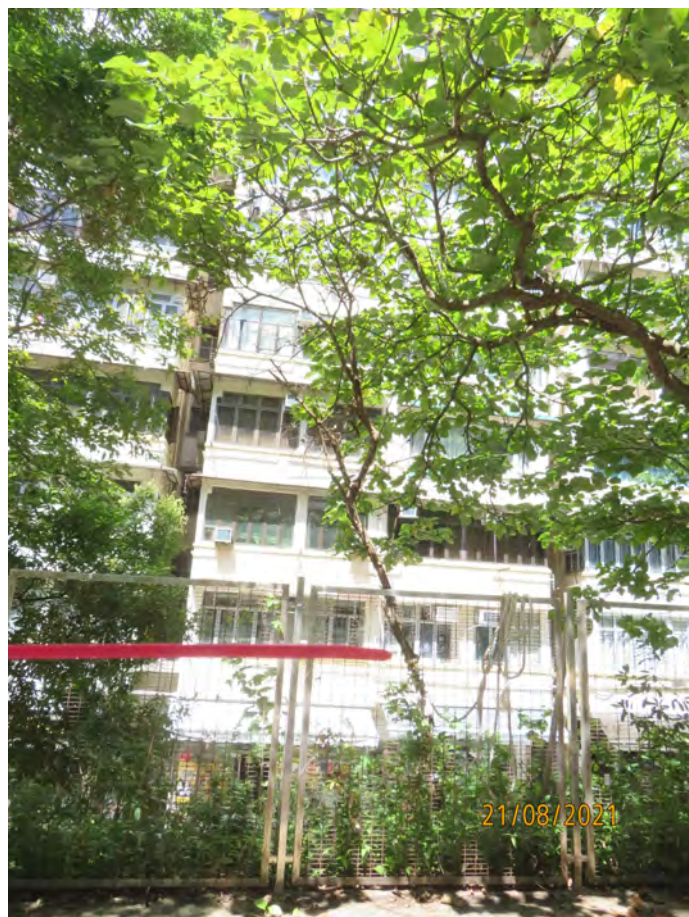


T54 - Trunk embedded.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T55 - 0 Tag.JPG



T55 - 1 Overview.JPG



T56 - 0 Tag.JPG



T56 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T57 - 0 Tag.JPG



T57 - 1 Overview.JPG



T58 - 0 Tag.JPG



T58 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T59 - 0 Tag.JPG



T59 - 1 Overview.JPG



T60 - 0 Tag.JPG



T60 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T60 - 2 Overview.jpg



T60 - Cut on trunk.JPG



T60 - Dead branches.JPG



T61 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T61 - 1 Overview.JPG



T61 - 2 Overview.jpg



T62 - 0 Tag.JPG



T62 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T62 - 2 Overview.jpg



T63 - 0 Tag.JPG



T63 - 1 Overview.JPG



T63 - 2 Overview.jpg

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T64 - 0 Tag.JPG



T64 - 1 Overview.JPG



T64 - 2 Overview.jpg



T65 - 0 Tag.JPG

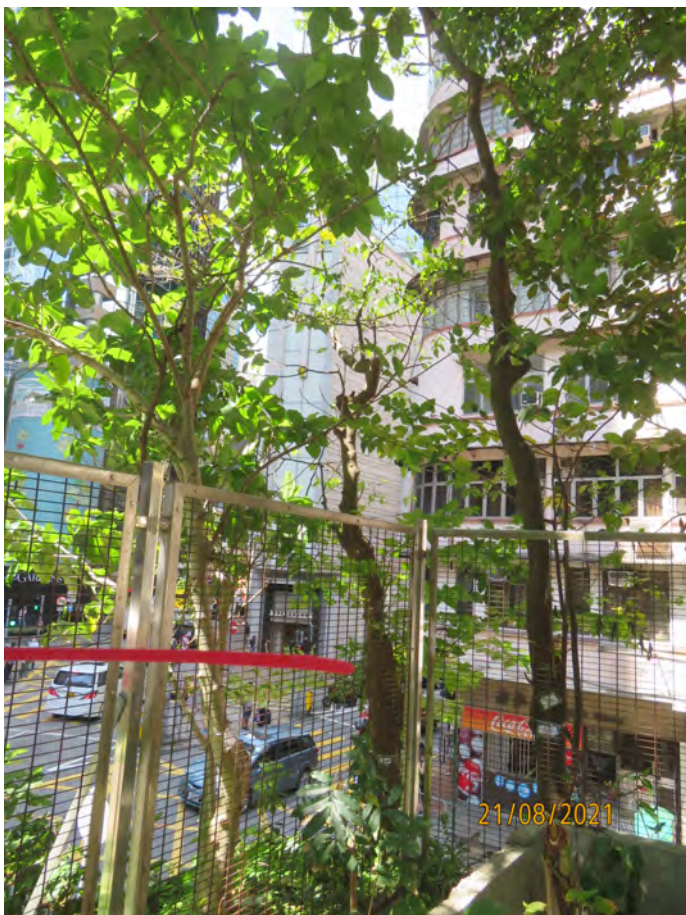
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T65 - 1 Overview.JPG



T66 - 0 Tag.JPG



T66 - 1 Overview.JPG



T67 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T67 - 1 Overview.JPG



T67 - 2 Overview.jpg



T67 - Trunk cavity.JPG



T68 - 0 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T68 - 1 Tag.JPG



T68 - 2 Overview.jpg



T69 - 0 Tag.JPG



T69 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T69 - 2 Overview.jpg



T69 - Abnormal leaf size at treetop.JPG



T69 - Branch wound (1).JPG



T69 - Branch wound (2).JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T69 - Branch wound (3).JPG



T69 - Dead branches (1).JPG



T69 - Dead branches (2).JPG



T69 - Exposed dead wood (1).JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T69 - Exposed dead wood (2).JPG



T69 - Exposed dead wood (3).JPG



T75 - 0 Tag.JPG



T75 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T76 - 0 Tag.JPG



T76 - 1 Overview.JPG



T77 - 0 Tag.JPG



T77 - 1 Overview.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T77 - Trunk embedded.JPG

Annex D
Banyan Garden Proposal

BANYAN GARDEN PROPOSAL

Planning Application: A/H7/186

Valuable of OVT

OVT

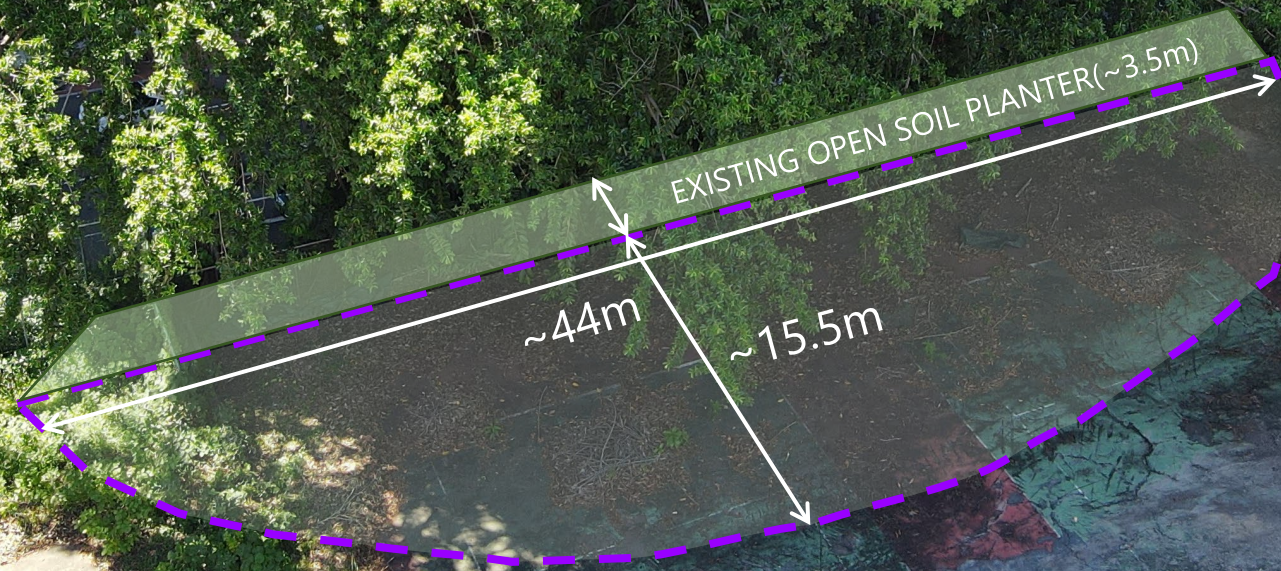
Based on the unique character of the Site identified in the urban design analysis, landscape design should embrace on the one hand, this part of Causeway Bay to the north as having a higher-end commercial and retail character, but on the other hand, it should respect the tranquility of the neighbourhood to its south. The key distinctive features namely the OVT and the masonry wall will be integrated into the landscape design alongside the functional and aesthetic requirements of the Application Site.

T SITE

Tree Protection
Zone of OVT

The Tree Protection Zone for the OVT is identified within an abandoned sports court. The OVT is currently growing under compacted soil which is covered by a significantly large concrete slab.

The SITE

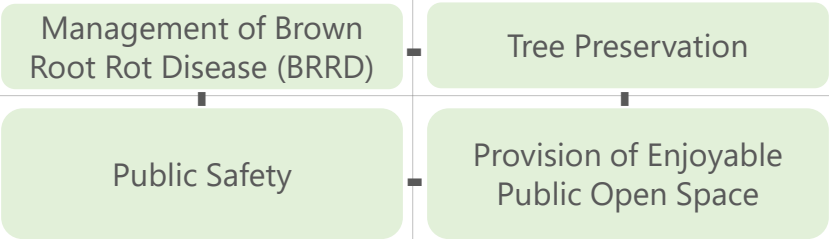


The OVT is currently suffering from BRRD where the open soil planter of the OVT is relatively narrow. Over 80% of such tree protection zone is situated under an existing slab with compacted and infected BRRD soil.

Key Consideration Factor

- The OVT is infected with BRRD, an incurable disease prevalent in tropical and subtropical regions. As outlined in *DEVB's Manual on Management of BRRD*, the disease could spread through root contact or contaminated soil. Public access near infected OVT shall be restricted to prevent soil contamination on footwear.
- Hence, installation of physical barrier to restrict people from encroaching to the OVT soil surfaces to avoid the spread of BRRD to adjacent plants in the development.

- The OVT has thrived for years under harsh condition, growing under a substantially large concrete slab with no significant health deterioration. While only a portion of its trunk remains within the open soil planter which is fully exposed beyond the slab's coverage, the tree has adapted to survive with severely limited access to air and water at its root zone.
- Recognizing that proper air/water is critical for sustainable root development, given the opportunities of the development, proposal of planter expansion is targeted with 2 major initiatives:
- 1. Expansion of open soil Planting Area: Increasing the extent of exposed soil area to improve air/water exchange for root growth with non-compacted soil; and
- 2. Minimize disturbance from slab removal: While removing the slab benefits the growth of the OVT, the removal works would have implication to the existing tree condition and cause disturbance to the established subsurface roots. A balanced approach shall be adopted in striking the maximum benefit for the future OVT growth.



- With a major level difference between the periphery of the development, abutting the OVT and the existing pavement at Leighton Road, a protective barrier is considered necessary to be installed within the Tree Protection Zone (but not on top of the masonry wall due to its heritage value) to prevent persons from passing through or toppling over onto an adjacent lower level to secure public safety.
- Such protective barrier is necessary in compliance with Buildings Department (BD) safety requirements

- The development is committed in delivering ≥ 500 sqm of accessible POS per Public Open Space in respect of the *Private Developments Design and Management Guidelines*.
- The creation of this public open space under the OVT fosters public interaction with the OVT within a safe and enjoyable context.
- The tree's big canopy will provide a natural shade to public to enjoy.
- The hard and soft landscape ratio of the area needs to be balanced for barrier free access/ proper circulation and array of activities opportunities to be held for public enjoyment.

Design Intention

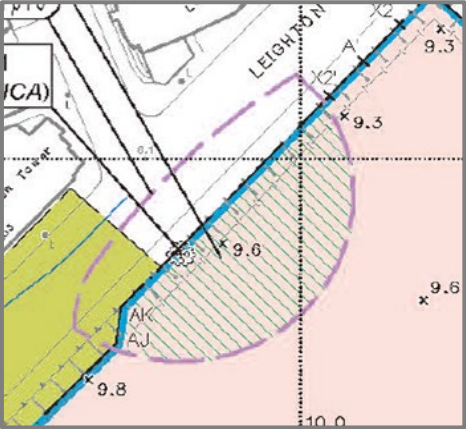
Through collaboration with independent tree expert, landscape architect, architect, and structural engineer, an enhanced scheme has been developed to ensure both the preservation of the OVT and the creation of a vibrant and accessible POS. The proposed amendments include:

- **Enlarging the Open-air planting area** – Enlarge the planting area from about 3.5m to about 9m width for significantly improving OVT's growing environment.
- **Minimizing impact on the OVT** – A portion of the existing slab is proposed to be maintained to reduce construction works within the Tree Protection Zone (TPZ) in order to minimize interference with subsurface roots for maintaining the tree's health.
- **Reduced disturbance within the TPZ** – Minimal excavation is proposed only at the far periphery of the TPZ to create a functional and comfortable circulation space between the TPZ and the building structure at Ground Floor level. This can reduce adverse impact on the OVT and create a holistic and usable POS.
- **Mitigation of BRRD** – The retained slab acts as an impermeable separation layer within the TPZ, mitigating the spread of BRRD. This allows for the creation of new landscape and planting areas using lightweight planting media for public enjoyment with enhanced greening.
- **Balustrade for safety** – To comply with Buildings Department (BD) requirement and ensure a safe POS environment, a new balustrade is proposed along the edge of the proposed lawn area where the public can access. This provides a safety barrier to address the level difference between the development and the surrounding natural slope atop the masonry wall.

These thoughtful adjustments aim to harmonize the preservation of this natural landmark and the community's need for accessible, high-quality POS.

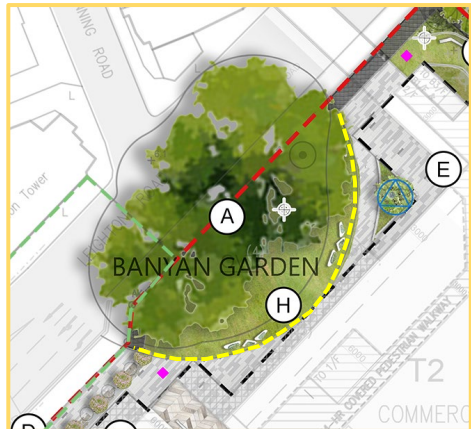
Banyan Garden Scheme Comparison

Existing Condition



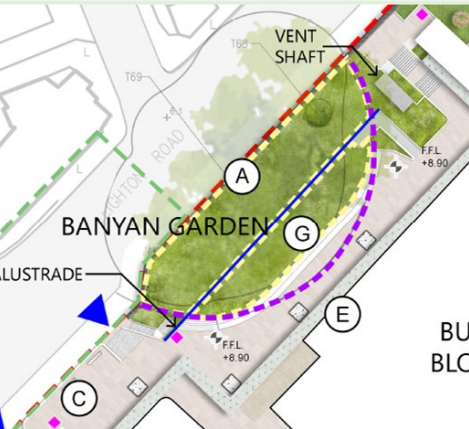
The whole area is an abandoned sport court and is covered by hard pavement with compacted soil

Pervious Scheme

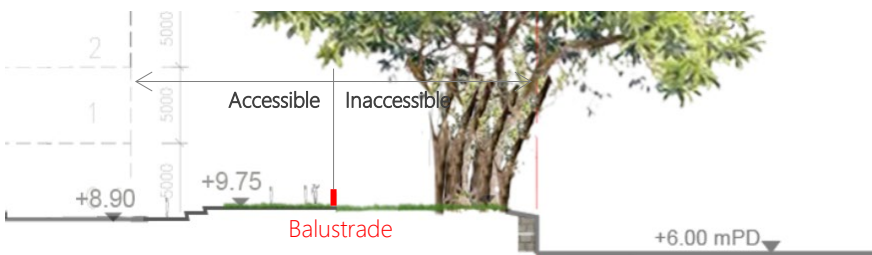
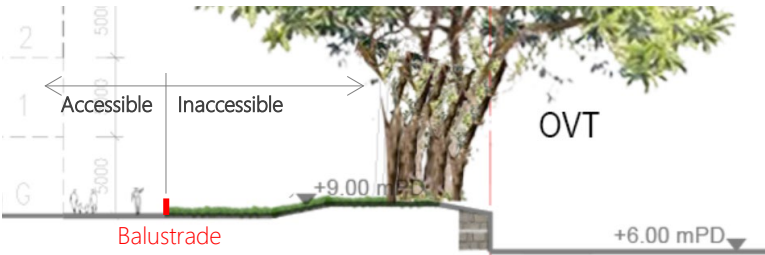
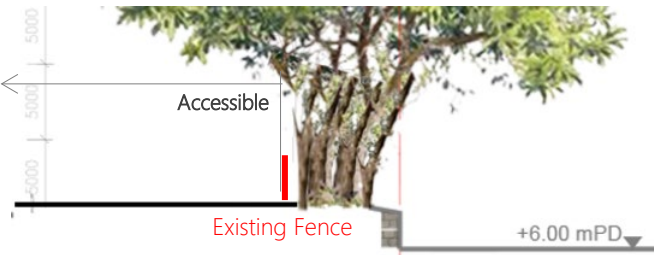


Erect the balustrade outside the lawn area to avoid spreading of BRRD, however, visitors cannot access and enjoy the lawn

Proposed Scheme



Erection of a balustrade along the planter expansion, and placement of the lawn area (which is accessible) on top of the existing slab without interfering with the roots and contaminated soil underneath.



Full Compacted Soil Area
✓ Public Enjoyment

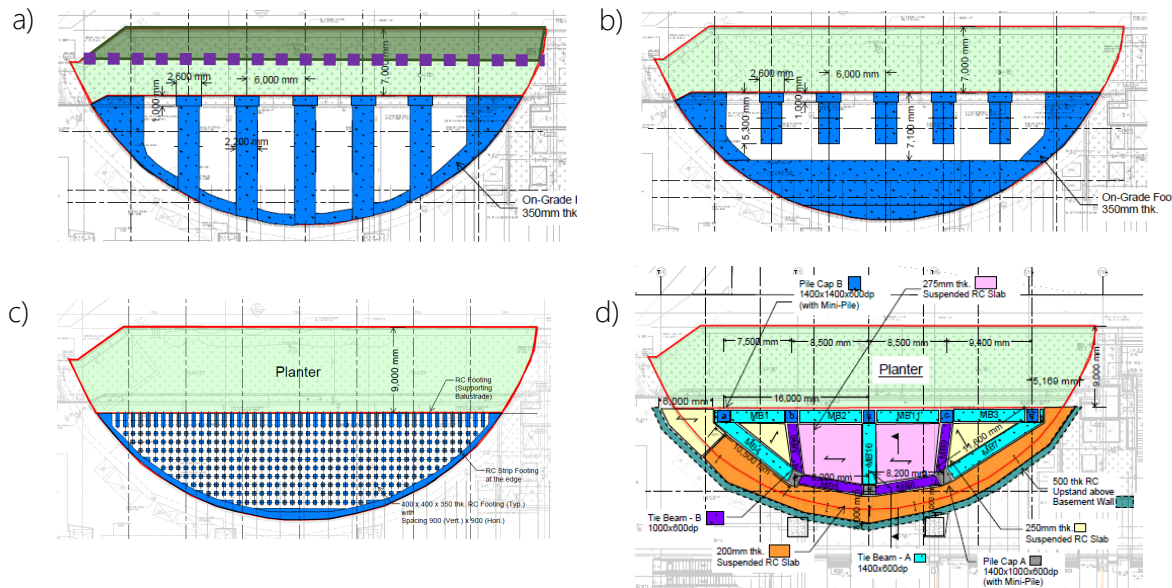
No Compacted Soil Area
X Public Enjoyment

Less Compacted Soil Area
✓ Public Enjoyment

Technical Study

To achieve a constructible design while preserving key design intentions, we have conducted extensive studies with independent tree expert, landscape architect, architect, and structural engineer on the below proposals:

- Strip footing proposal**
- Ring beam proposal**
- Individual footing proposal**
- Mini pile proposal**

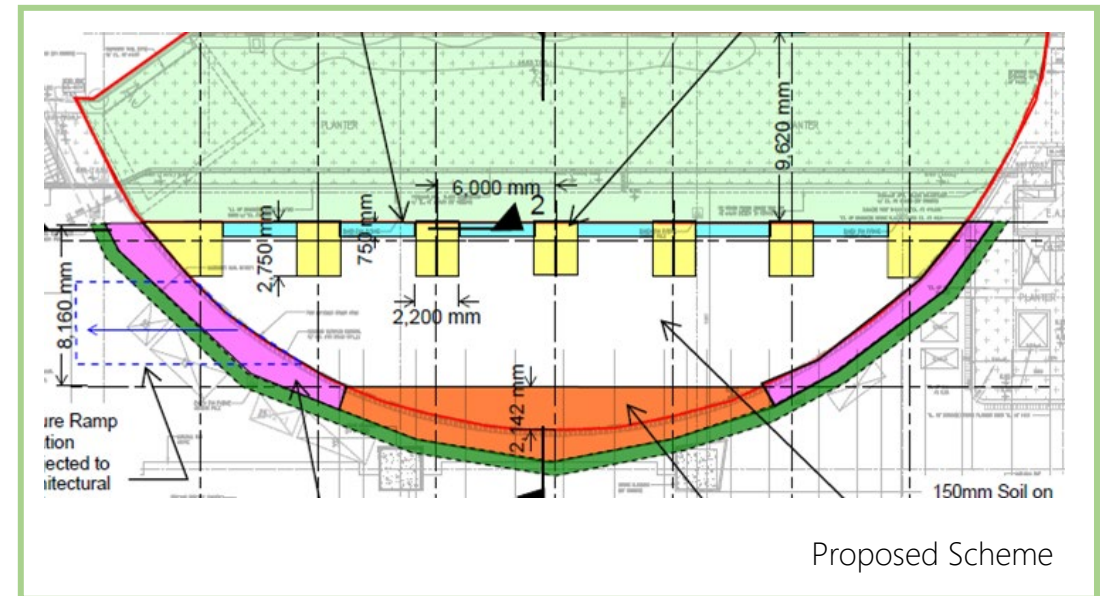


Note:

- Coordinated with Structural Engineer.
- The full implementation works and tree preservation measures will be submitted to relevant departments, such as GLMTS, DevB and LandsD at the later stage.

However, these proposals require substantial construction works within the TPZ, potentially causing significant adverse impacts to the OVT. Therefore, we finally propose the below scheme in order to:

- Enhance the OVT's growth with extended open soil for additional air and water exchange**
- Minimize the impact to the OVT with portion of existing slab retained**
- Allow accessible POS for public's enjoyment without the risk of spread of BRRD**
- Comply with building safety regulation**



Proposed Scheme

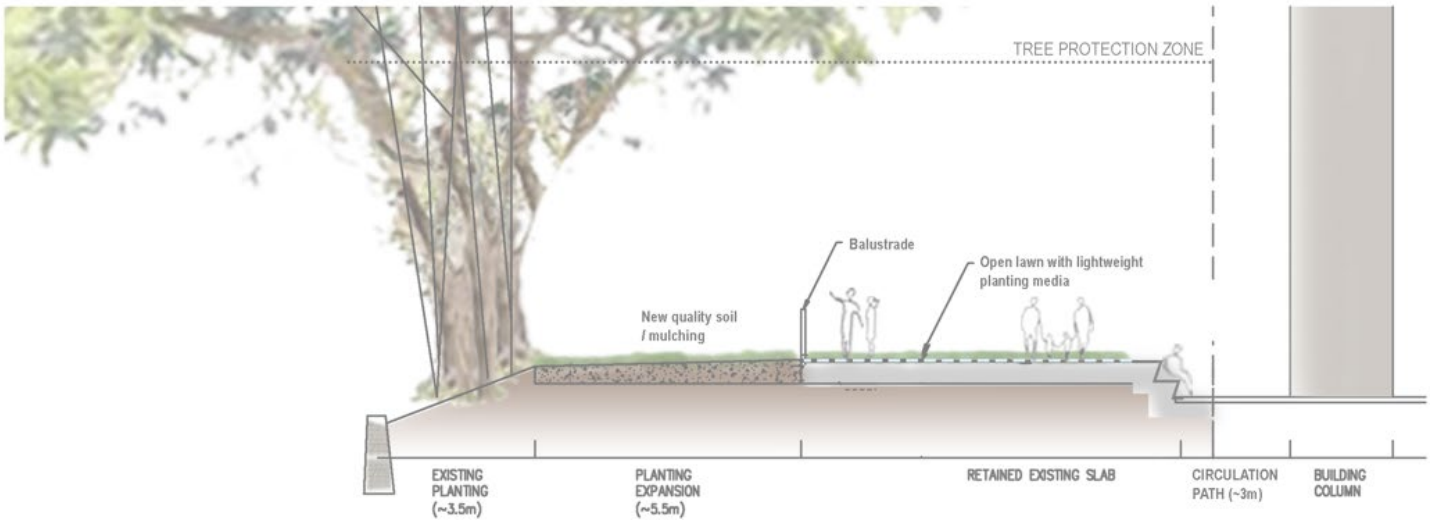
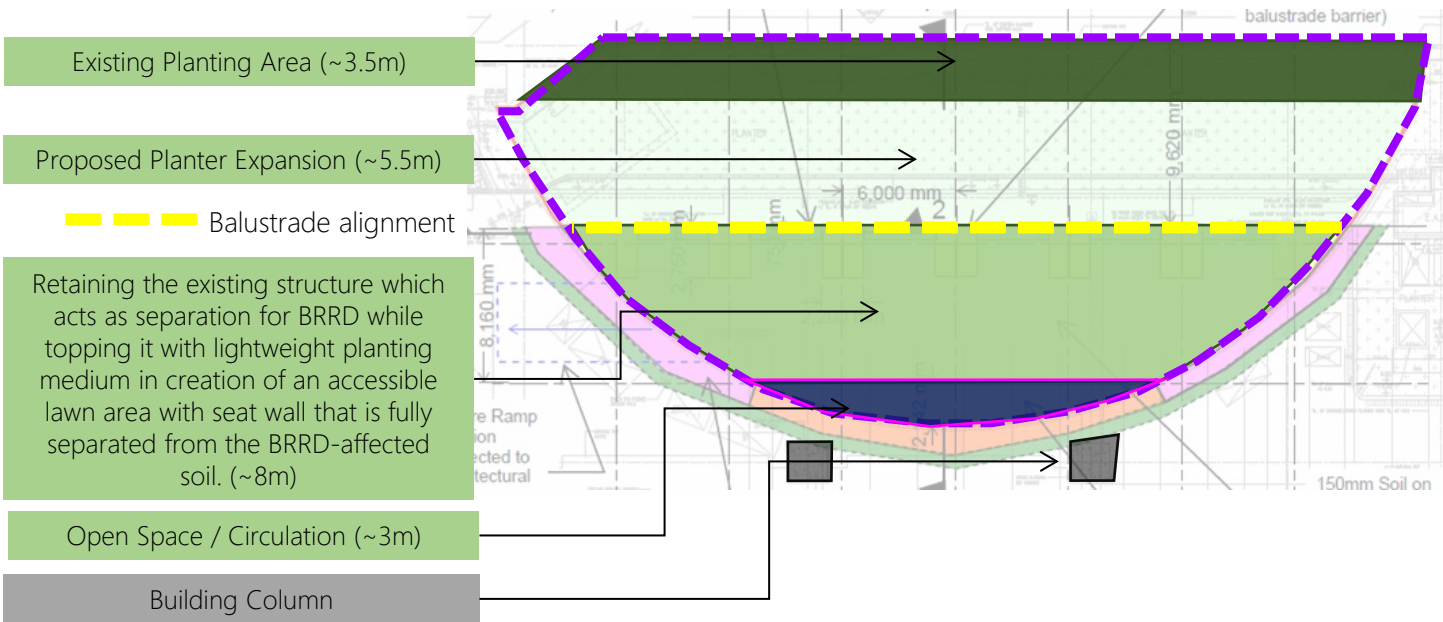
Layout of Banyan Garden

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 to enhance the OVT’s future growth.

The retained slab acts as an impermeable separation layer between the BRRD-affected soil and new planting soil, which can prevent the spread of BRRD to the proposed greenery. The lawn area proposed in the approved scheme will remain, with 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. Balustrade is proposed at location with significant level difference to comply with BD safety requirement.

In addition, the Amended Scheme proposes an approximate 3-meter-wide circulation path between the proposed raised lawn area and the development columns for public free access of the POS at Ground Floor.

- Note:
- The current scheme has been reviewed by Individual Tree Expert James Ian Robinson, who confirmed no significant adverse impact on the OVT. The detailed design will be further developed and coordinated with relevant professionals and government departments in subsequent stages.



Artist's Impression



OVT

ACCESSIBLE LAWN AREA

Balustrade

Note*: Reference only, detailed design will be further developed in the later stage.

Artist's Impression



OVT

Note*: Reference only, detailed design will be further developed in the later stage.

-END-