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)

AUG 2025

PREPARED BY:

OTHERLAND LIMITED

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APPENDIXES & ANNEX:

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.

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.

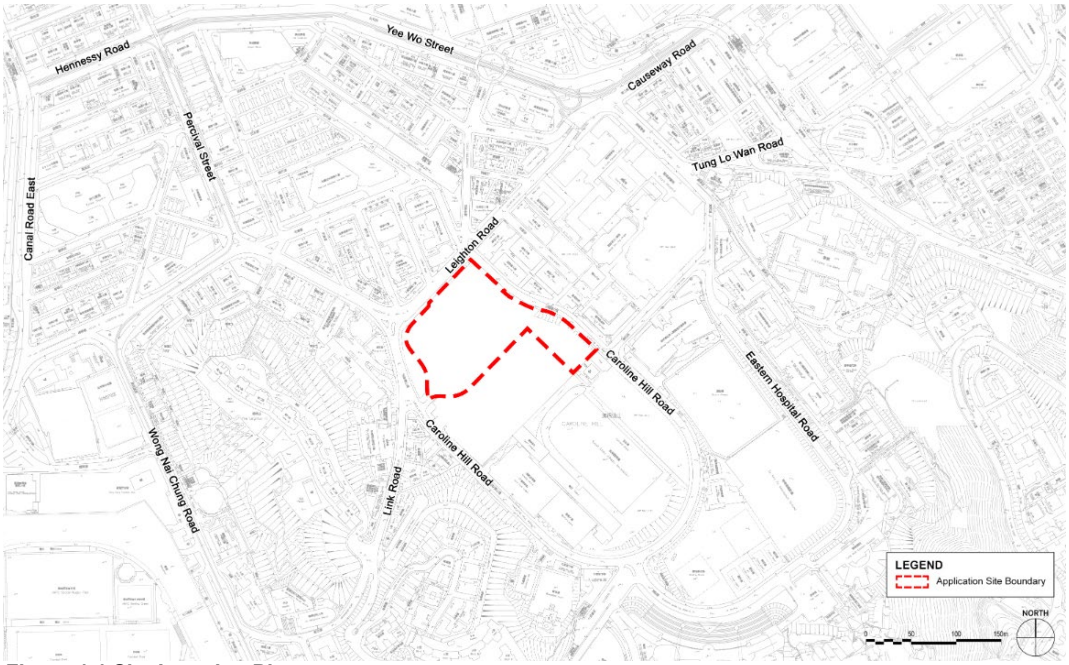


Figure 1.1 Site Location Plan

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 6,000m^2 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.

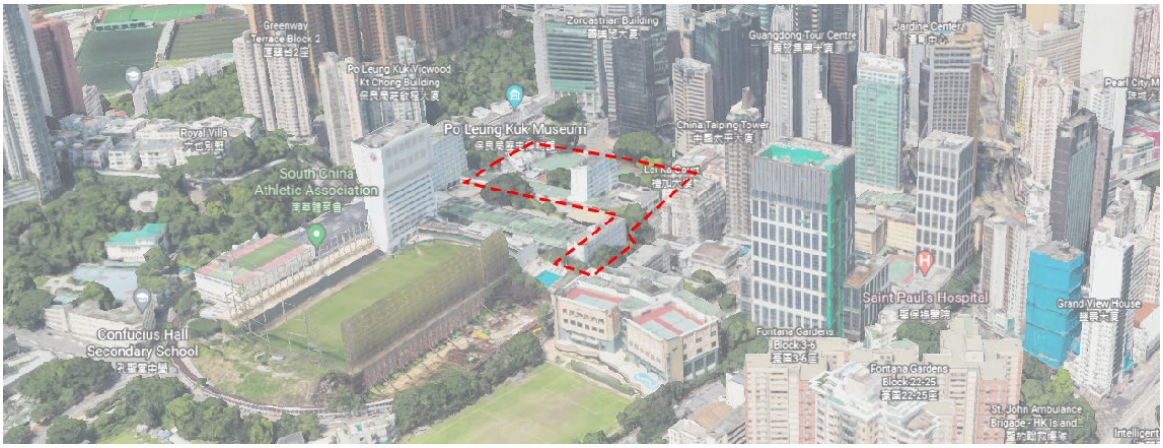
2 Site Appraisal

2.1 General

2.1.1 The Application Site covers the majority of the "C (2)" zone and has an area of about 14,802m^2. 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 Location 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. The OVT (T69) has been infected with "Brown Root Rot Disease" (BRRD) before land grant. After the land grant, the assessments of the OVT's BRRD infection was conditions by independent mycology specialist. Based on the recommendation, spent mushroom substrate harbouring *Trichoderma* was added as mulching material in August 2024 in the existing tree strip. Since the implementation of this treatment, no further decline in tree vigour has been observed. At this stage, additional testing is not considered necessary. The status of BRRD will be continually monitored to determine whether additional testing and treatments are necessary.

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	*Alangium chinense*	八角楓	2
2	*Aleurites moluccana*	石栗	2
3	*Bauhinia purpurea*	紅花羊蹄甲	4
4	*Broussonetia papyrifera*	構樹	3
5	*Casuarina equisetifolia*	木麻黃	1
6	*Celtis sinensis*	朴樹	1
7	*Cinnamomum burmannii*	陰香	2
8	*Clausena lansium*	黃皮	1
9	*Dimocarpus longan*	龍眼	6
10	*Ficus elastica*	印度橡樹	1
11	*Ficus hispida*	對葉榕	4
12	*Ficus microcarpa*	細葉榕	3
13	*Ficus variegata*	青果榕	3
14	*Ficus virens*	黃葛樹	1
15	*Ligustrum sinense*	山指甲	1
16	*Litsea glutinosa*	潺槁樹	1
17	*Litsea monopetala*	假柿木薑子	2
18	*Macaranga tanarius* var. *tomentosa*	血桐	3
19	*Mangifera indica*	杧果	7

	Species Name	Chinese Name	No. of Trees
20	*Michelia* x *alba*	白蘭	2
21	*Microcos nervosa*	布渣葉	1
22	*Morus alba*	桑	1
23	*Murraya paniculata*	九里香	1
24	*Plumeria rubra*	雞蛋花	2
	Dead tree	死樹	2
		Total	57

3.1.4 The existing surveyed trees comprise a mix of native and exotic species and their size, health, form, amenity value and suitability for transplanting vary. Detailed conditions of each surveyed tree are described in the Tree Assessment Schedule (TAS) in **Annex B**. Photographs showing the various views of the surveyed tree are shown in **Annex C**.

Criteria for Types of Trees with High Value for Priority Preservation

3.1.5 In general, any trees with high value should be preserved at their original location, and removal shall be prohibited except very special circumstances with full justifications. The criteria of the trees for priority preservation are listed as follows:

- Trees included in the Register of OVTs as mentioned in the DEVB TC(W) No. 5/2020 or any subsequent amendments thereof issued by DEVB; or
- Stonewall trees, trees of particular interest, trees of particular value, trees of rare species and other trees designed to be preserved under leases; or
- Mature trees (with an individual trunk (s) over 750mm DBH.

Identified Trees with High Value for Priority Preservation within the Lot

3.1.6 According to the findings in TAS, one Registered OVT was identified within Lot boundary. The following types of trees will high value for priority preservation are found within the Lot:

Registered OVT

3.1.7 One OVT (LANDSD(LEASED) WCH/1) (T69) - *Ficus elastica* is located within the site boundary, which is located at the slope along Leighton Road.

Tree of Rare or Protected Species

3.1.8 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). Both rare species are located on the flat lands within the vacancy land.

Mature Trees

3.1.9 Two (2) mature trees - *Ficus microcarpa* (T25 and T77) are found with 3,000mm DBH at 1.3m above ground level. T25 is located at the SIMAR slope 11SW-B/FR32, while T77 is attached on the abandoned building structure.

Detailed Assessment for the Trees with High Value for Priority Preservation

3.1.10 To minimise the loss of affected trees with high value for priority preservation, a detailed assessment for the trees with high value for priority preservation has been carried out in this report and are shown in **Section 3.7**.

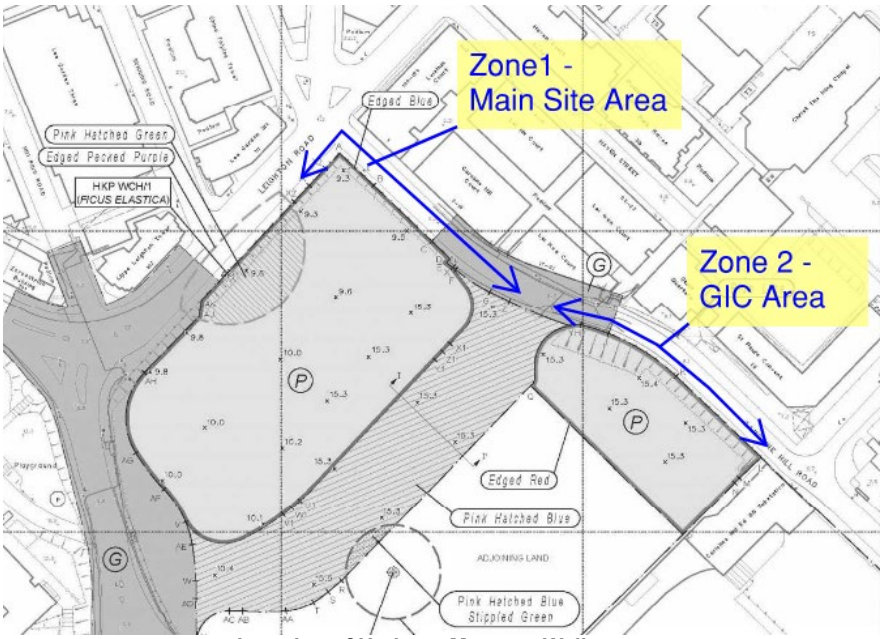
3.2 Tree Treatment (For PlanD's Reference Only)

3.2.1 Some trees will be unavoidably affected by the works by for proposed commercial towers, Public Open Space, GIC facilities, vehicular access and associated works. And some trees were felled under Emergency Tree Felling Procedure, which have been submitted to Lands Department after the removal works respectively, full set of Emergency Tree Removal Report is attached as **Annex E**.

3.2.2 The tree conditions, practicability of retaining and transplanting, and consideration for removal of trees in poor condition have been assessed on a case-by-case basis in the TAS. Detailed assessment for those trees with high value for priority preservation is presented in **Section 3.7**. The recommended tree treatment for all surveyed trees is presented in **Annex A – Tree Treatment Plan**.

3.3 Tree to be Retained (For PlanD's Reference Only)

3.3.1 According to Clause 13 – Preservation of Tree under the Lease of Inland Lot No. 8945, the OVT (T69) shall be preserved. Some of trees (including OVT (T69)) are scattered at the narrow strip that slopes down to the top of heritage masonry wall, the masonry walls are located along Caroline Hill Road to the north end of the site at Leighton Road. (refers to the figure below).



Location of Heritage Masonry Walls

3.3.2 In accordance with Clause 8.1.3 under explanatory statement of Approved Wong Nai Chung Outline Zoning Plan No. S/H7/21, *"Existing trees found within the site and trees situating on and/or abutting the stone retaining walls shall also be preserved as far as possible."* The project landscape architect has together with the project's structural and geotechnical engineer studied the feasibility on the preservation of the trees at the top of heritage walls as further elaborated in the following section.

3.4 Feasibility on the Tree Preservation along Masonry Walls (For PlanD's Reference Only)

3.4.1 Under lease, these heritage masonry walls are to be preserved and maintained. Substantial parts of the wall are approximately 3 meters to 5 meters tall with an additional sloped soil, where existing trees are located. The top of this slope is at approximately +10mPD (at Zone 1 – Main Site Area) to +15.0 mPD (at Zone 2 – GIC Area) (refers to figures below). The combined heritage retaining wall and the heritage retaining wall and the soil slope are considered as a geotechnical slope feature.

Masonry Wall at Zone 2 (GIC Area)

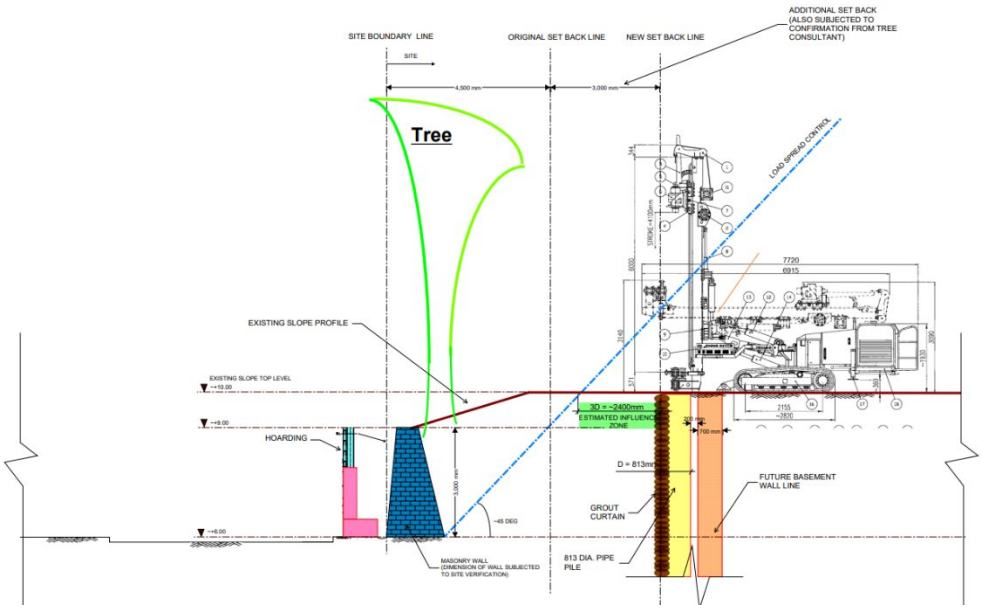
3.4.2 For Zone 2, as substantial parts of the heritage masonry walls required to be preserved under lease are approximately 5 meters above ground and are abutted directly on a narrow pedestrian pavement as adjacent to vehicular road. It is important that a proper inspection/survey and possible strengthening shall be carried out on these heritage walls to ensure their longevity.

3.4.3 Secondly, in order to satisfy the requirements of the land lease, including construction of the GIC and commercial facilities, superstructure and basement will need to be constructed very close to the existing heritage wall. To facilitate the construction of the development under lease, it is necessary to have site formation that removes the existing overburden soil above and behind the heritage wall to approximately +6.0 to +8.0 mPD (ground formation level) depending on location. If the overburden soil and slope is not removed, piling and excavation lateral support works cannot proceed. Any piling machines that operate on top of the exiting slope will induce substantial loading and vibration that will lead to instability or slope slippage of the existing slope above and behind the heritage walls at Caroline Hill Road.

3.4.4 Besides, existing slopes gradient at Zone 2 is very steep (about 35 – 40 degree) with a height of about 5m above the top of masonry wall and is non-compliance to current Factor of Safety (FOS) requirement, slope modification is required for enhancing the slope stability. Hence, as the soil is needed to be removed, the existing trees (T16 – T25) cannot be retained in-situ.

3.4.5 For Zone 1, given the heritage wall is only about 2-3m above ground, while existing slope gradient is comparatively gentle with a slope height of about 1m above the top of heritage wall, no slope modification is needed for this part of heritage wall, only further set back of the basement footprint (total of 7.5m setback) is required to prevent affecting the stability of the slope and the existing heritage wall, with strengthening on existing Masonry Wall may be required. Therefore, the trees along Zone 1 are feasible to be retained at their original location.

Masonry Wall at Zone 1 (Main Site Area)



Typical Section at Zone 1

3.4.6 For this submission, existing trees at Zone 1 situating on and/or abutting the stone retaining walls are proposed to be retained in-situ.

3.5 Tree to be Transplanted (For PlanD's Reference Only)

3.5.1 Including the trees at the slope on the top of the heritage wall at Zone 2 area, 36 nos. of surveyed trees are inevitably affected by the proposed development, or its associated works, hence, all affected trees are recommended to be transplanted or felled.

3.5.2 Various factors have been taken into consideration when deciding whether it is feasible to transplant an individual tree from the site to a new receptor site. One important consideration is whether there is a suitable receptor site similar in nature to the existing growing environment of the tree. Many of the surveyed trees within the site are situated on slopes that render it impracticable to prepare their root balls and a receptor that match. Besides, tree with restricted or constrained root systems are also poor candidates for transplanting.

3.5.3 Having reviewed the suitability of individual species, their locations within the site, particularly those on slopes, their individual sizes, the ages of the specimens, current tree form, health condition, only four (4) nos. of affected trees are recommended to be transplanted, the proposed permanent receptor site will be replanted back to the Lot. The Tree Protection Zone (TPZ) of each tree to be transplanted will be erected before site clearance, the trees will be relocated to the onsite/ offsite receptor site by the landscape contractor, and will be reinstated to the permanent receptor site with the Lot.

3.6 Tree to be Felled (For PlanD's Reference Only)

3.6.1 Apart from the trees to be retained (15 nos.) and transplanted trees (4 nos.), the rest of surveyed trees (38 nos.) (including the two rare species T31 and T33; and two mature trees (T25 and T77) are proposed to be felled with compensation. Detailed justification of the removal of rare or protected species, and mature trees are further elaborated in **Section 3.7**.

3.7 Further Assessment for the Trees with High Value for Priority Preservation (For PlanD's Reference Only)

Register OVT (T69)

3.7.1 According to *Clause 13 – Preservation of Tree* under Inland Lot No. 8945, the OVT (T69) shall be preserved. Also, given 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. And this scheme is to enlarge the planting area from about 3.5m to about 9m width for significantly improving OVT's growing environment, no significant impacts will be caused to the OVT compared to the existing condition. Details assessment is further elaborated in **Annex D**.

Tree of Rare or Protected Species

3.7.2 Two (2) mature trees - *Michelia* x *alba* (T31 and T33) identified as protected species under Forestry Regulation (Cap. 96A) are located within site. Given both trees are in direct conflict with the proposed development they cannot be retained in-situ. According to the *GLTMS DEVB – Guidelines on Tree Transplanting*, trees with the following features should not be considered for transplanting under normal circumstances, e.g. tree with large size; or with poor health, structure or form. As T31 has a large size (DBH: 995mm; Height: 28m; Crown: 10m, 28m tall). In accordance with *GLTMS DEVB – Guidelines on Tree Transplanting,* a root ball with at least 8-10m diameter is needed. To transplant such a large tree, massive scale of receptor site and lifting machine are essential, however, given the site surrounding by the high-rise building clusters with narrow vehicular paths, and inappropriate area for temporary holding nursery. After considering the mobility and survival rate, T31 is therefore not recommended to be transplanted.

3.7.3 T33 has had temporary supports installed by others consisting of heavy-duty I-beams, and have obviously been considered to be a hazard in the recent past and have had their risk of collapse mitigated. The tree's health is not in decline at present but the angle of lean is of some concern and its long-term structural stability must be questioned. Hence, the rates of survival will be low. T33 is also not feasible to transplant. Both T31 and T33 are therefore proposed to be felled with compensation.

Mature Trees

3.7.4 Two (2) mature trees - *Ficus microcarpa* (T25 and T77) are found with 3,000mm DBH at 1.3m above ground level.

3.7.5 T25 is located at Zone 2 of the heritage wall, as mentioned in **Section 3.3**, T25 is not feasible to be retained in-situ. While T77 will be in direct conflict with the further formation works for the vehicular access (Pink Hatched Blue area under lease) serving both the subject site and the adjacent District Court as required under lease, and therefore cannot be retain in-situ as well.

3.7.6 As T25 is located at slope area, while T77 is attached to the abandoned building structure (see images below), where formation of a root ball of reasonable size is not practicable, both T25 and T77 are not transplantable. Besides, given *Ficus microcarpa* is easy to reach a large size, and it is a common species in Hong Kong, both T25 and T77 are recommended to be felled with compensation.

Whole View of T77

Merged with Structure (T77)

Merged with Structure (T77)

Merged with Structure (T77)

3.7.7 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

3.8 Compensatory Tree Planting

3.8.1 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 UG/F and 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.

3.8.2 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 – New Tree Location Plan**.

3.8.3 To maintain the landscape features and ecological functions of the existing environment, the proposal will include eight (8) 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.)
ART.NIT.	*Artocarpus nitidus subsp. Lingnanensis*	紅桂木	5,000	3,000	Heavy Standard	Exotic	6
CAM.CRA.	*Camellia crapnelliana*	克氏茶	4,000	2,500	Heavy Standard	Native	1
CIN.BUR.	*Cinnamomum burmannii*	陰香	5,000	3,000	Heavy Standard	Native	3
DRA.DUP.	*Dracontomelon duper reanum*	人面子	5,000	3,000	Heavy Standard	Exotic	10
OSM.AUR	*Osmanthus fragrans var. aurantiacus*	金桂	4,000	3,000	Heavy Standard	Exotic	4
OSM.FRA.	*Osmanthus fragrans*	桂花	4,000	2,500	Heavy Standard	Exotic	15
TER.MAN.	*Terminalia mantaly*	小葉欖仁	6,000	2,500	Heavy Standard	Exotic	11
VIB.ODO.	*Viburnum odoratissimum*	珊瑚樹	4,000	2,500	Heavy Standard	Native	10

3.8.4 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 atop a historic masonry wall 2 to 3 metres above Leighton Road, stands as a prominent natural landmark in the urban fabric. Its expansive canopy and aerial roots extend nearly 40 metres along the street, forming a green threshold between city and nature. The proposed Banyan Garden, entrance plaza, and internal street at the G/F level, covering approximately 2,850m² will form a vital pedestrian linkage, connecting Leighton Road to an interim platform at +8.9mPD and ultimately to the Landscape Bridge at +18.75mPD (i.e. finished floor level).

4.2.2 The Banyan Garden is conceived as a restorative civic space that celebrates and safeguards the OVT while offering a dynamic public realm. Informed by expert input from ITS, the scheme significantly improves the tree’s long-term growing conditions through the expansion of the rooting zone from the current 3.5-metre-wide strip to a total soil width of approximately 19 metres. This includes the addition of a subterranean soil crescent beneath the plaza, filled with uncompacted, fabricated soil mix within modular soil cell systems to facilitate healthy root development. Detailed proposal with protection measures is prepared by Independent Tree Specialist Professor Jim Chi Yung, BH, JP, and can be referred to the **Annex K under Planning Statement**.

4.2.3 The Banyan Garden represents a refined integration of ecological infrastructure and urban design. By merging technical tree rehabilitation with multifunctional public use, the scheme creates a layered landscape that serves both environmental and social needs. The information related to tree protection measures for the OVT, as outlined in this section and throughout the submission, is for PlanD’s reference and subject to detailed design.

4.3 Open Space at 2/F and UG/F

4.3.1 A total area of approximately 3,165m2 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 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.

4.3.4 The POS at G/F Banyan Garden and 2/F podium will be accessible to the public 24-hours a day with barrier-free access. To cater for the heavy pedestrian flows and at the same time provide a natural urban environment, there will be an appropriate balance between hard (paved) and soft (planted) landscape.

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;
- Tall shrubs are proposed to be scattered within the covered landscape bridge with transparent cover;
- 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;
- Lawn area is recommended to be installed at T3 3F and 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.

Table 4.1 General Planting Sizes and Densities

Planting Type/ Design Function	Size	Spacing (mm)
Shrub and Groundcover		
Intended choices of species: - *Acacia podalyriifolia* (銀葉金合歡) - *Buxus microphylla* (小葉黃楊) - *Carmona microphylla* (福建茶) - *Fatsia japonica* (八角金盤) - *Ficus microcarpa* var. *crassifolia* (火山榕) - *Hydrangea macrophylla* (繡球花) - *Ilex crenata* (龜甲冬青球) - *Monsteria Deliciosa* (龜背竹) - *Murraya paniculata* (九里香) To create a multi-level layered planting, to define different outdoor spatial arrangement.	Shrubs – 400 to 1000mm in height Groundcovers – Min. 100mm in height	Shrubs – 300 to 900mm Groundcovers – 100 to 250mm
Lawn		
Intended choices of species: - *Zoysia japonica* (朝鮮草) To soften the hardscape of the Application Site and provide lawn area for multiple purposes.	30mm height	-
Climber		
Intended choices of species: - *Epipremnum aureum* (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 Gardan 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 2,835m2, 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 6.2.5 The Banyan Garden is conceived as a restorative civic space that celebrates and safeguards the OVT while offering a dynamic public realm. Informed by expert input from ITS, the Current Scheme significantly improves the tree's long-term growing conditions through the expansion of the rooting zone from the current 3.5-metre-wide strip to a total soil width of approximately 19 metres. This includes the addition of a subterranean soil crescent beneath the plaza, filled with uncompacted, fabricated soil mix within modular soil cell systems to facilitate healthy root development. Detailed proposal with protection measures is prepared by Independent Tree Specialist Professor Jim Chi Yung, BH, JP, and can be referred to the **Annex K under Planning Statement**.

5.2.3 The installation of balustrades, use of lightweight planting materials, and creation of a functional circulation area demonstrate a commitment to both tree preservation, public enjoyment and 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.

5.2.4 The current alternative design of the Banyan Garden will provide a flexible and multi-functional open space located around the OVT for non-commercial cultural and arts events, such as outdoor performances, installations and light shows 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. 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 3,165m2 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**.

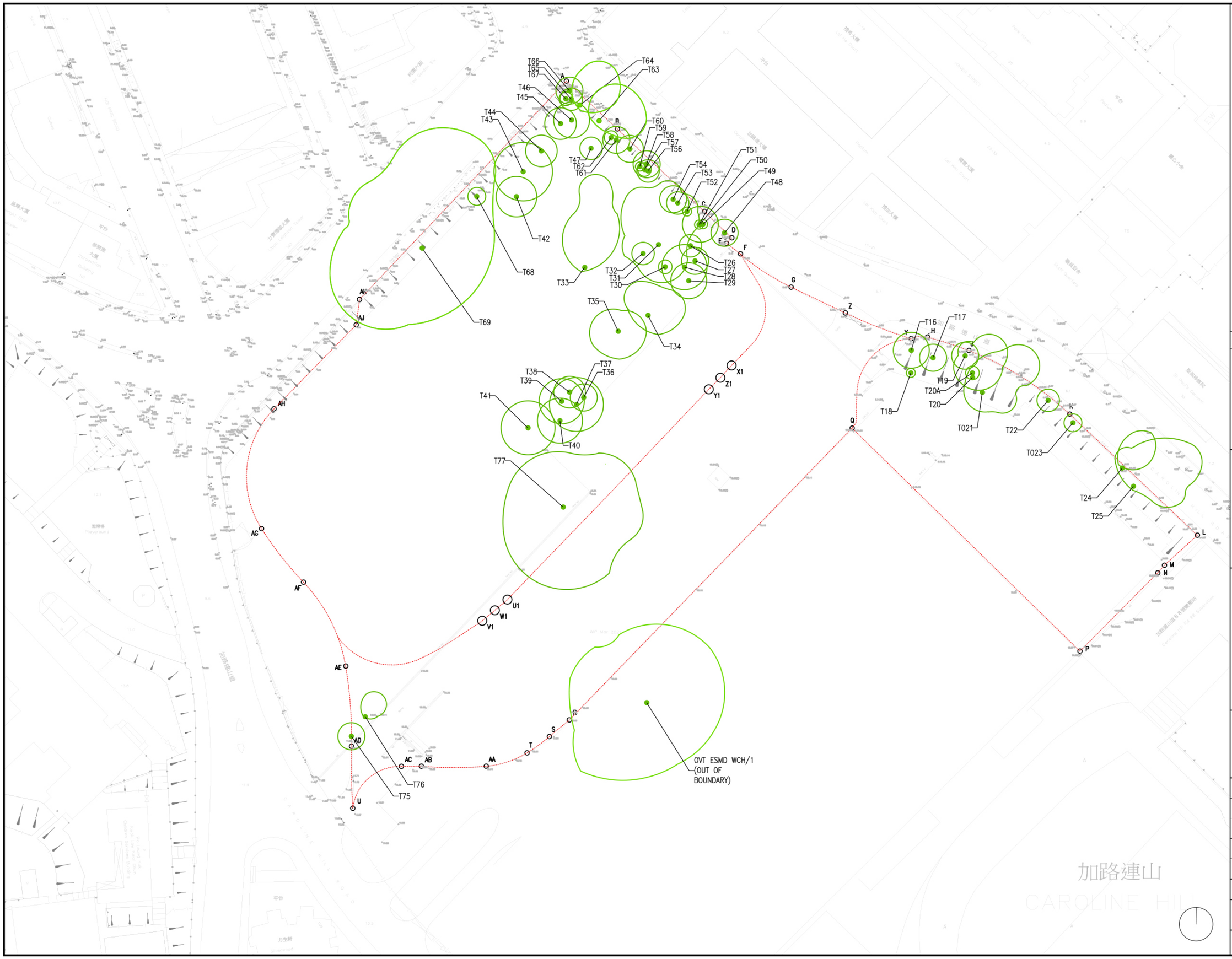
Table 6.1 Maintenance Routine for Soft Landscape Elements

	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



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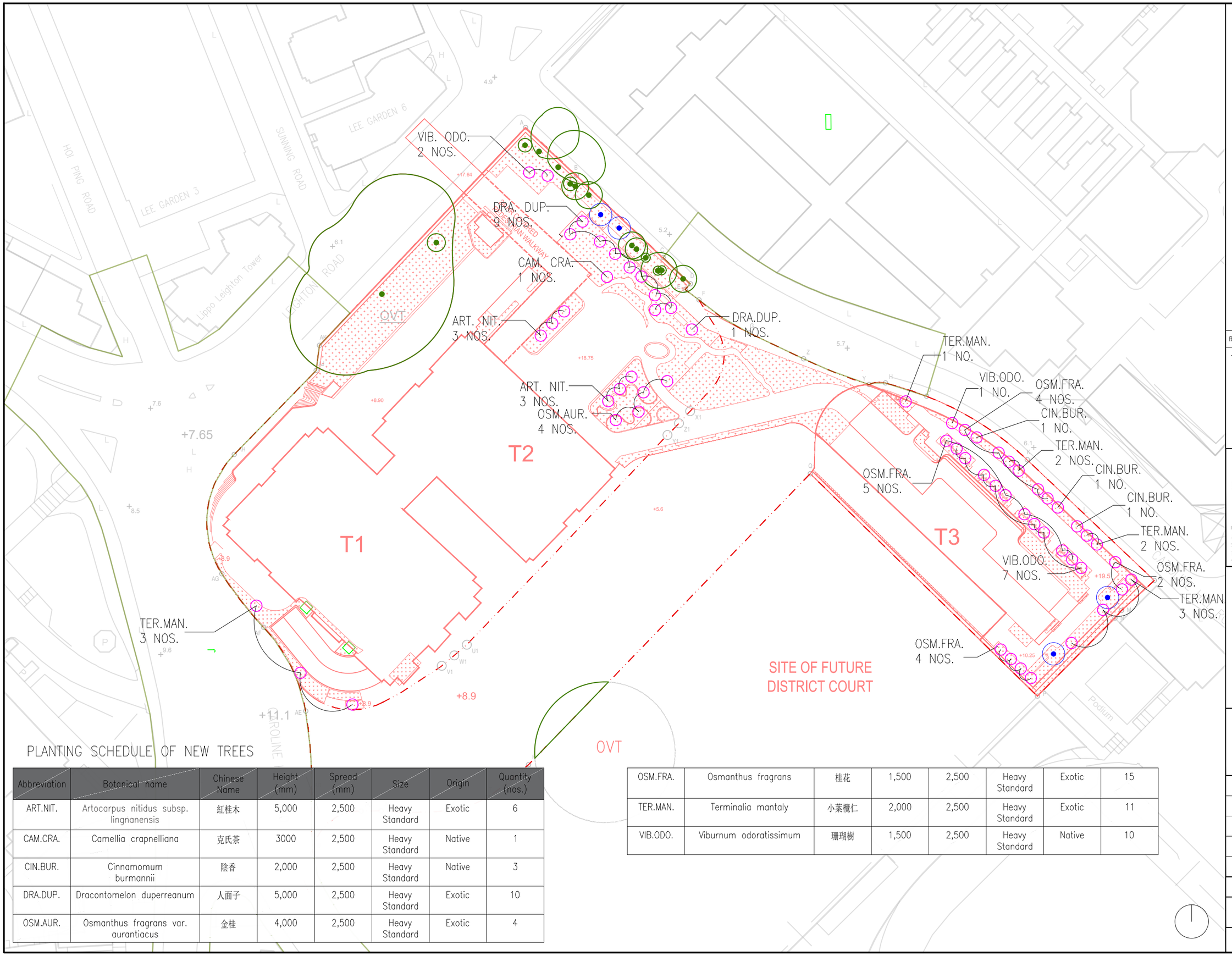
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX A-
TREE LOCATION PLAN

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	JUN 2022
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-A-1	REV: –

Appendix B
New Tree Planting Plan



PLANTING SCHEDULE OF NEW TREES

Abbreviation	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Size	Origin	Quantity (nos.)
ART.NIT.	Artocarpus nitidus subsp. lingnanensis	紅桂木	5,000	2,500	Heavy Standard	Exotic	6
CAM.CRA.	Camellia crapnelliana	克氏茶	3000	2,500	Heavy Standard	Native	1
CIN.BUR.	Cinnamomum burmannii	陰香	2,000	2,500	Heavy Standard	Native	3
DRA.DUP.	Dracontomelon duperreanum	人面子	5,000	2,500	Heavy Standard	Exotic	10
OSM.AUR.	Osmanthus fragrans var. aurantiacus	金桂	4,000	2,500	Heavy Standard	Exotic	4
OSM.FRA.	Osmanthus fragrans	桂花	1,500	2,500	Heavy Standard	Exotic	15
TER.MAN.	Terminalia mantaly	小葉欖仁	2,000	2,500	Heavy Standard	Exotic	11
VIB.ODO.	Viburnum odoratissimum	珊瑚樹	1,500	2,500	Heavy Standard	Native	10

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PROJECT:
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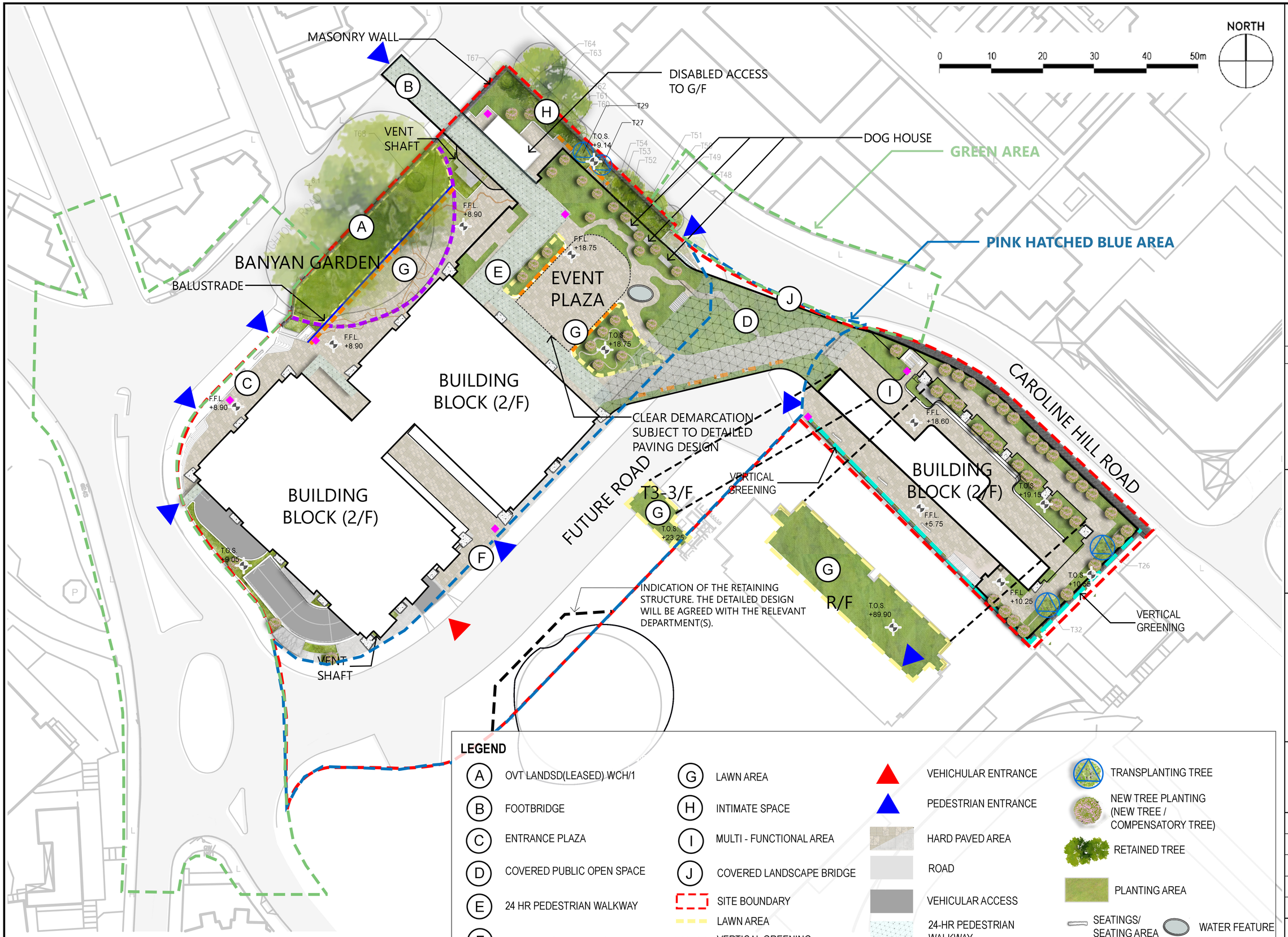
TITLE:
APPENDIX B –
NEW TREE PLANTING PLAN

SCALE:	1:750@A3
DRAWN BY:	WL
CHECKED BY:	OY
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02–LMP–B–3	REV: –

Appendix C
Landscape Master Plan



LEGEND

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

REV	DATE	DESCRIPTION
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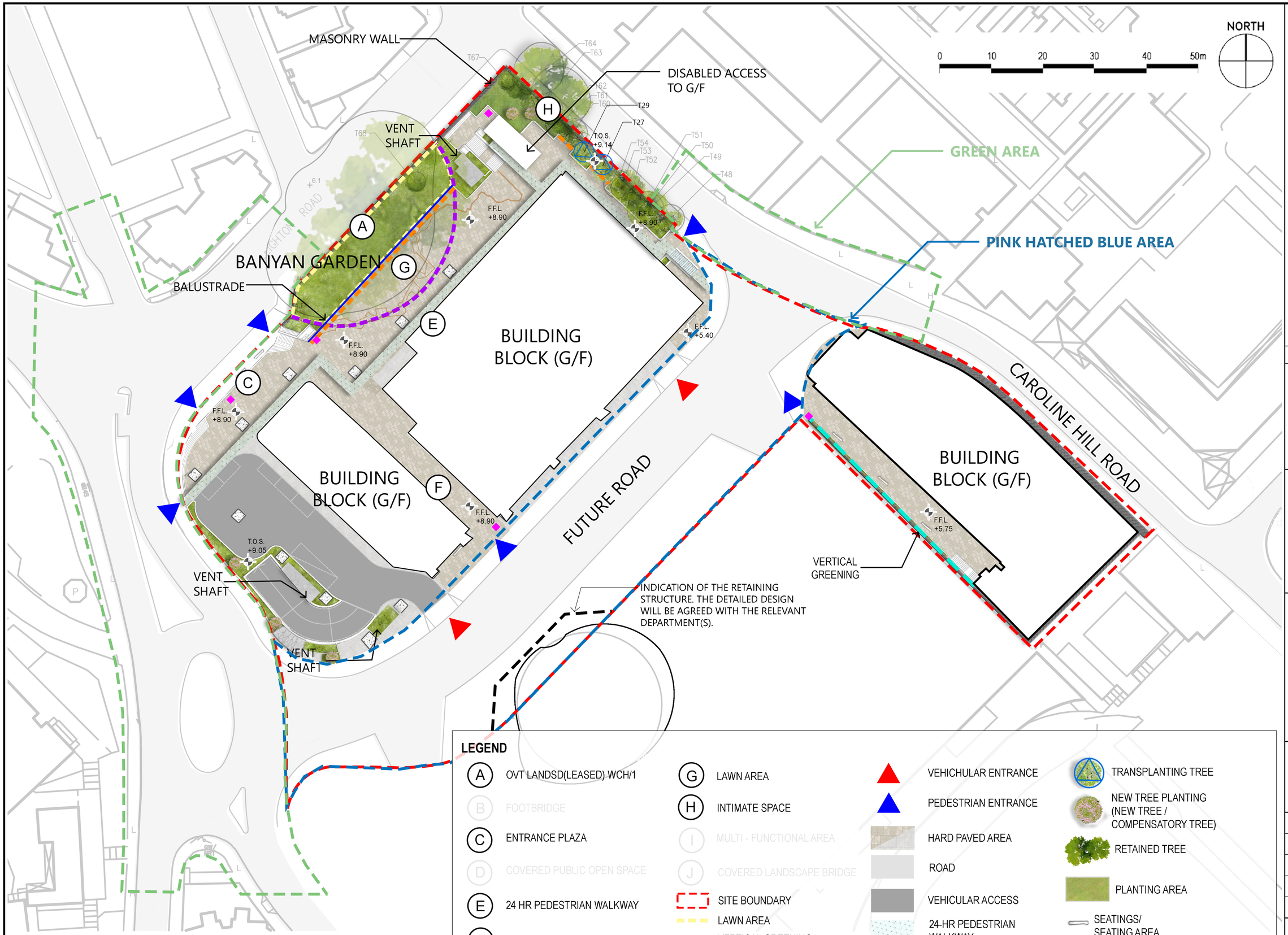
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX C1 -
LANDSCAPE MASTER PLAN (OVERALL)

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-C1-2	REV: –



LEGEND

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

REV	DATE	DESCRIPTION
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PROJECT:
CAROLINE HILL ROAD

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

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-C2-2	REV: –

NORTH

0 10 20 30 40 50m

DISABLED ACCESS TO G/F

DOG HOUSE

GREEN AREA

PINK HATCHED BLUE AREA

BANYAN GARDEN

EVENT PLAZA

F.F.L. +18.75

T.O.S. +18.75

BUILDING BLOCK (2/F)

BUILDING BLOCK (2/F)

BUILDING BLOCK (2F)

FUTURE ROAD

CAROLINE HILL ROAD

CLEAR DEMARCATION SUBJECT TO DETAILED PAVING DESIGN

F.F.L. +18.60

T.O.S. +19.15

F.F.L. +10.25

T.O.S. +10.55

T26

T32

VERTICAL GREENING

LEGEND

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

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PROJECT:
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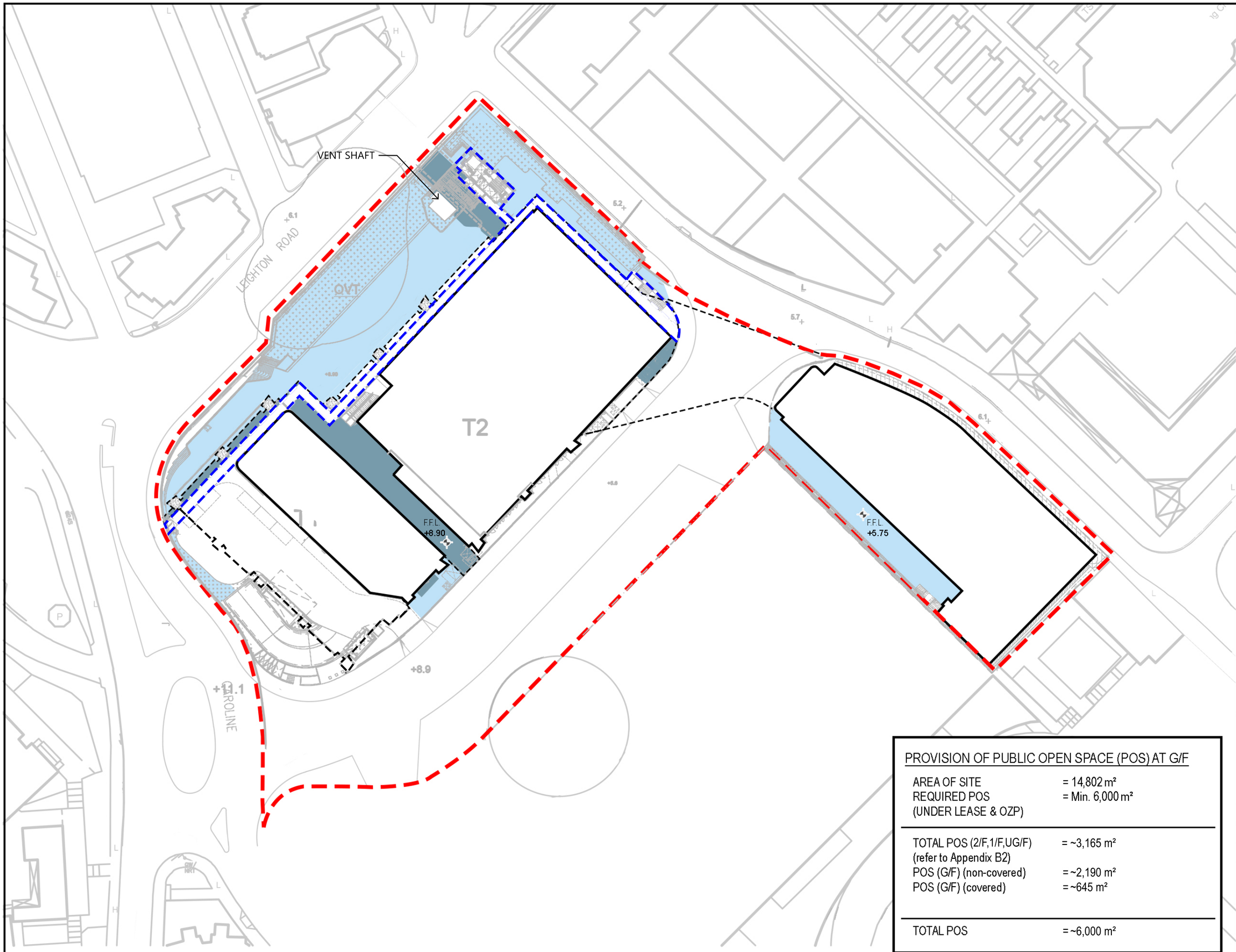
TITLE:
APPENDIX C3 -
LANDSCAPE MASTER PLAN (2/F)

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-C3-2	REV: –

Appendix E
Provision of Public Open Spaces



PROVISION OF PUBLIC OPEN SPACE (POS) AT G/F

AREA OF SITE	= 14,802 m²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m²
TOTAL POS (2/F,1/F,UG/F) (refer to Appendix B2)	= ~3,165 m²
POS (G/F) (non-covered)	= ~2,190 m²
POS (G/F) (covered)	= ~645 m²
TOTAL POS	= ~6,000 m²

REV	DATE	DESCRIPTION
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PROJECT:
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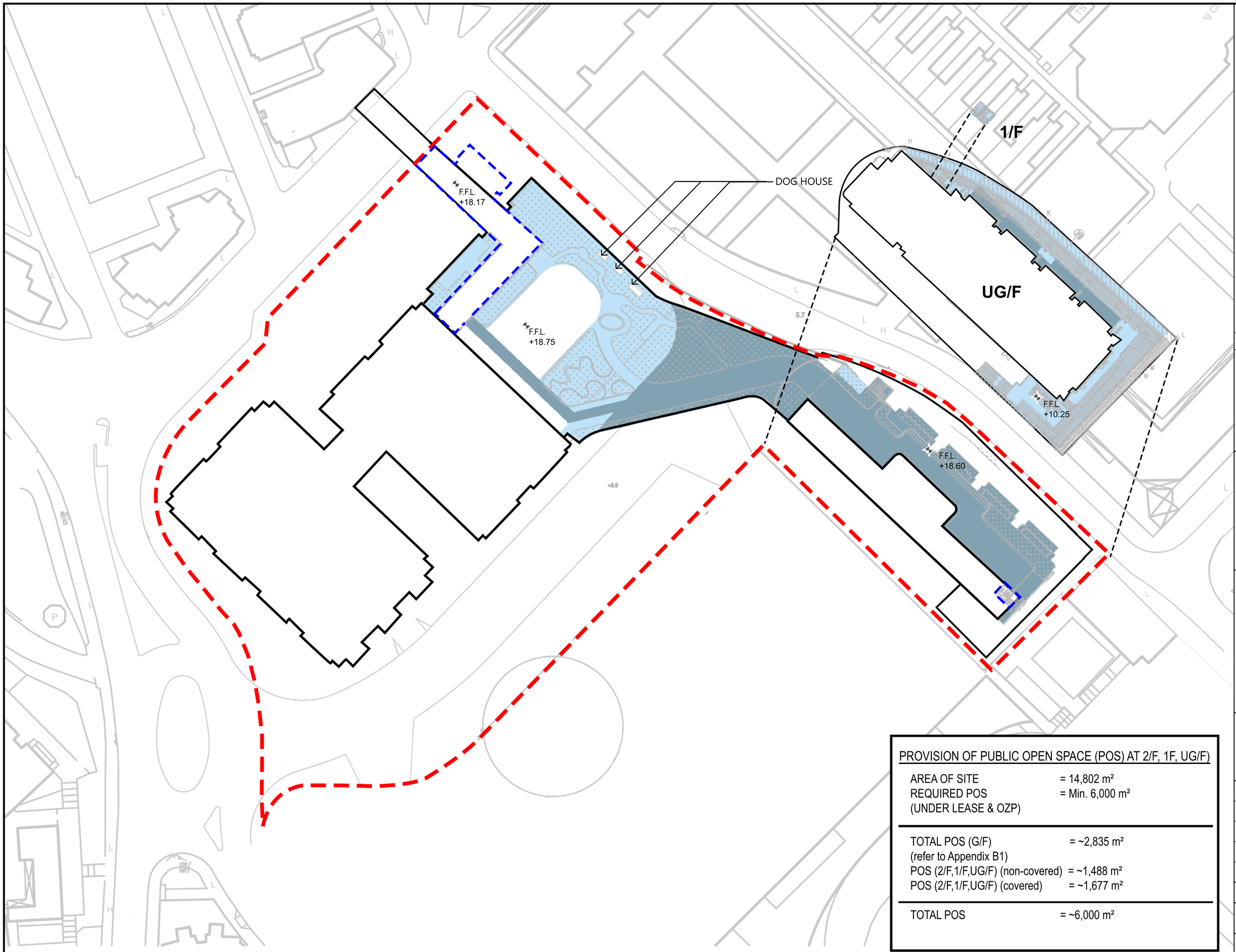
TITLE:
APPENDIX E1 -
PROVISION OF PUBLIC OPEN SPACE (G/F)

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-E1-0	REV: –



PROVISION OF PUBLIC OPEN SPACE (POS) AT 2/F, 1F, UG/F)

AREA OF SITE	= 14,802 m²
REQUIRED POS (UNDER LEASE & OZP)	= Min. 6,000 m²
TOTAL POS (G/F) (refer to Appendix B1)	= ~2,835 m²
POS (2/F,1/F,UG/F) (non-covered)	= ~1,488 m²
POS (2/F,1/F,UG/F) (covered)	= ~1,677 m²
TOTAL POS	= ~6,000 m²

REV	DATE	DESCRIPTION
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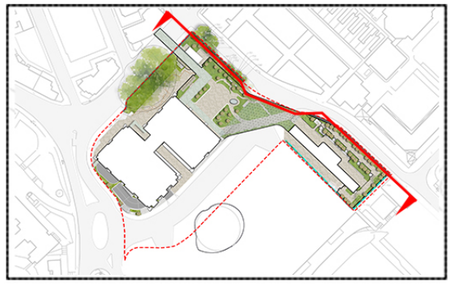
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

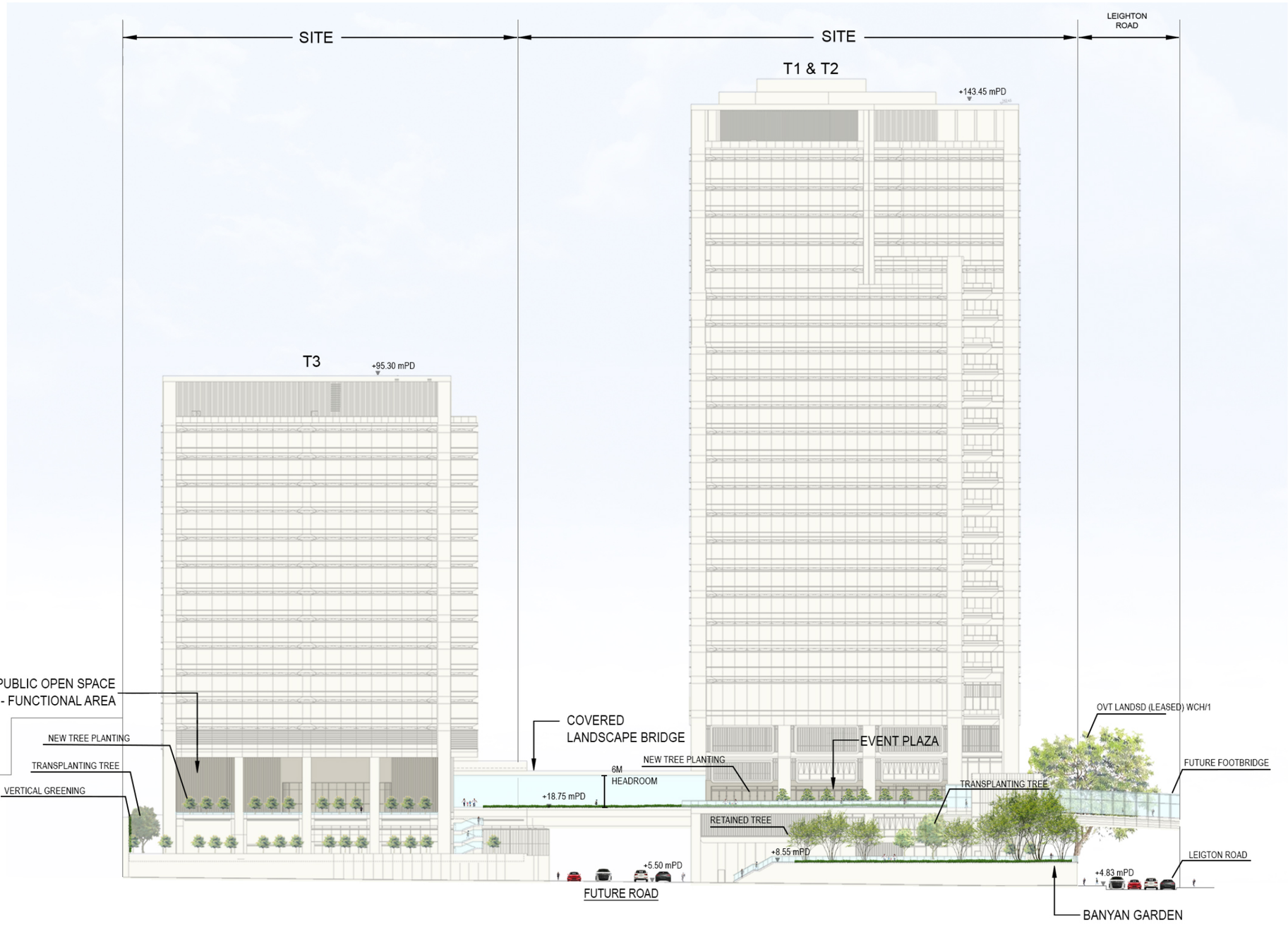
TITLE:
APPENDIX E2 -
PROVISION OF PUBLIC OPEN SPACE (2/F,1/F,UG/F)

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-E2-1	REV: –

Appendix F
Landscape Sections



KEY PLAN



REV	DATE	DESCRIPTION
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CLIENT:
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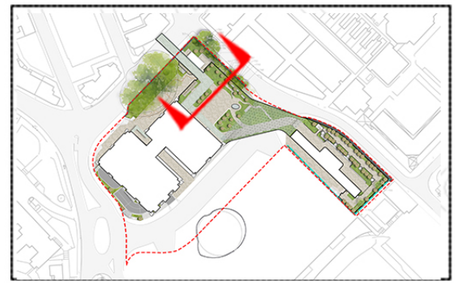
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F1 -
LANDSCAPE ELEVATION

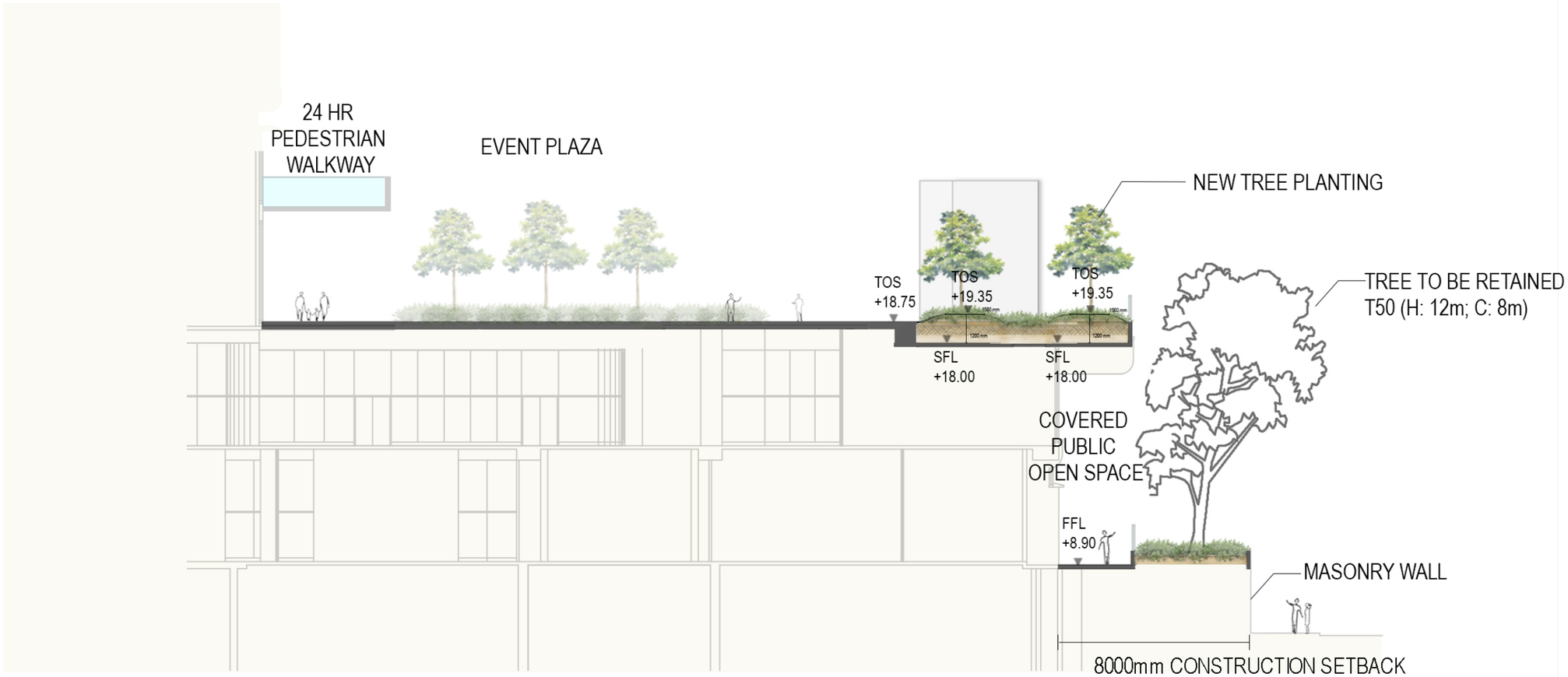
SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F1-1	REV: –



KEY PLAN

T1 & T2

CAROLINE
HILL ROAD



0 1 2 3 4 5m

REV	DATE	DESCRIPTION
–		

otherland

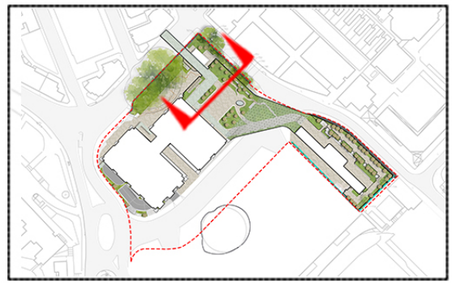
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F2 -
LANDSCAPE SECTION
(BETWEEN DEVELOPMENT & MASONRY WALL)

SCALE:	1:200 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F2-1	REV: –



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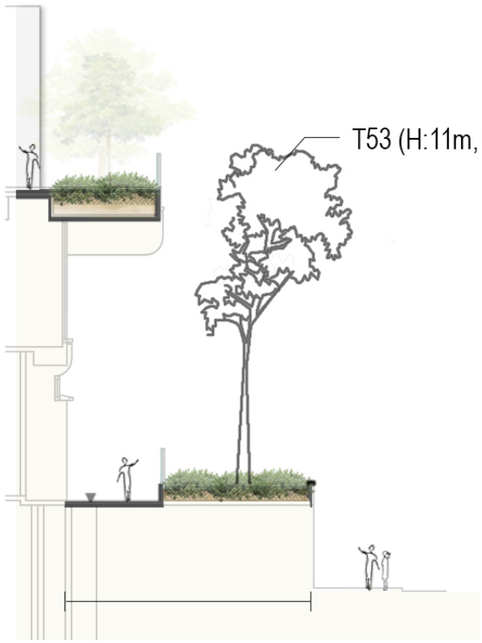


Cross Section of Retained Tree (T53)

Cross Section of Retained Tree (T54)

0 1 2 3 4 5m

REV	DATE	DESCRIPTION
–		

otherland

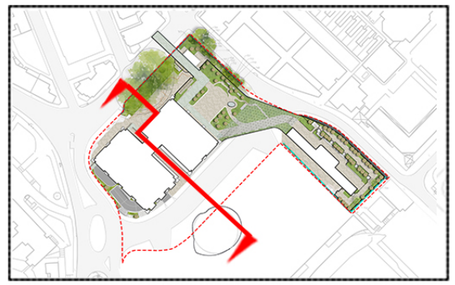
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F2A -
LANDSCAPE SECTION
(BETWEEN DEVELOPMENT & MASONRY WALL)

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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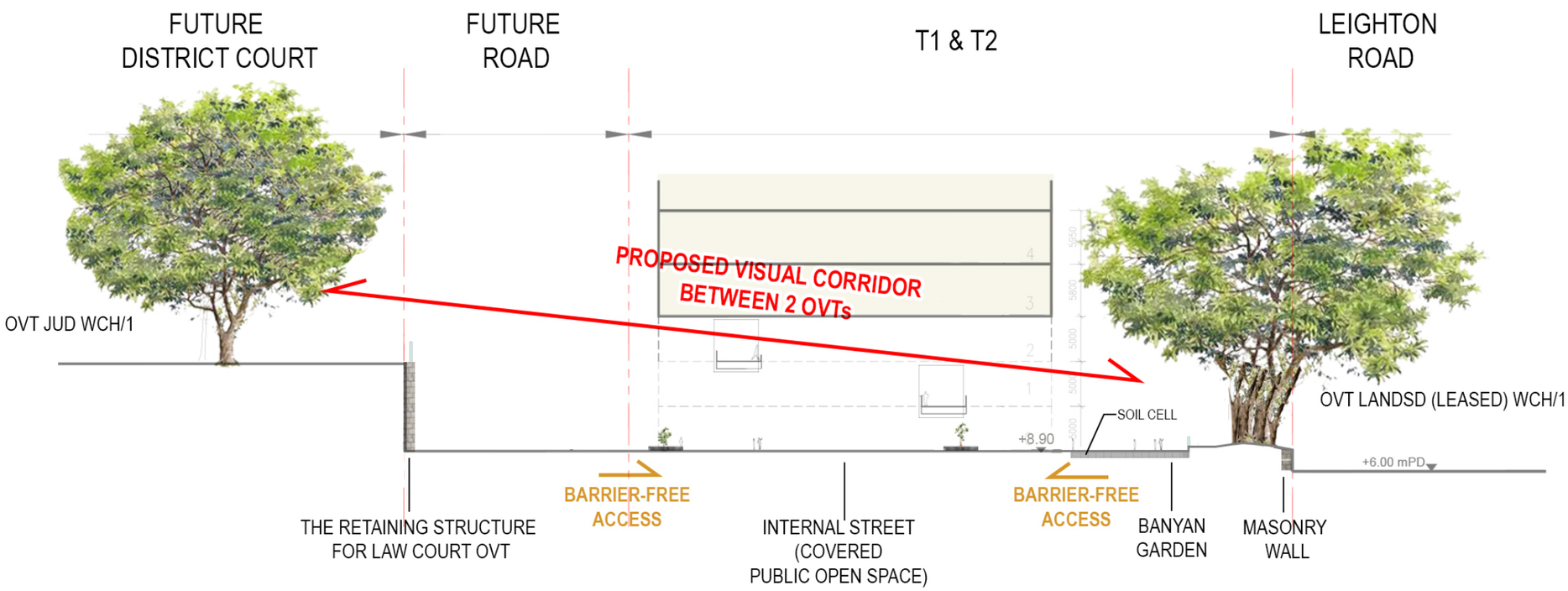

REV	DATE	DESCRIPTION
–		

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34 TAI YAU STREET
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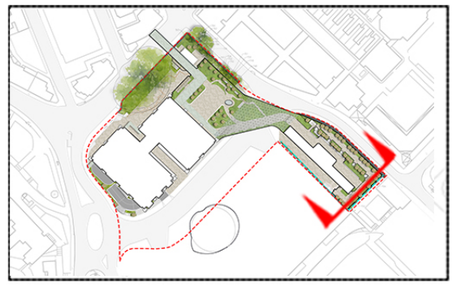
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F3 -
LANDSCAPE SECTION
(VISUAL CORRIDOR BETWEEN TWO OVTS)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F3-1	REV: –



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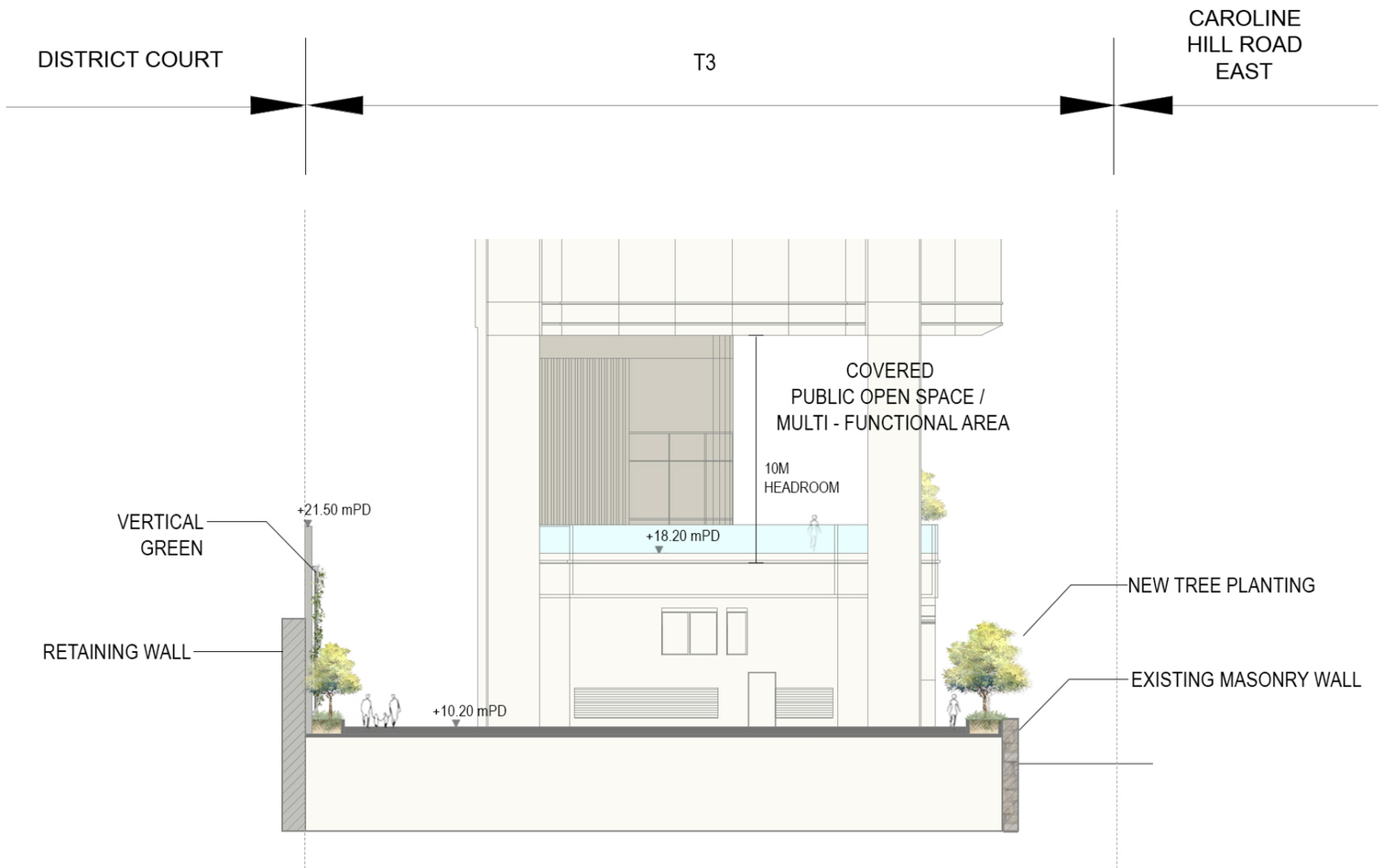

REV	DATE	DESCRIPTION
–		

otherland

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34 TAI YAU STREET
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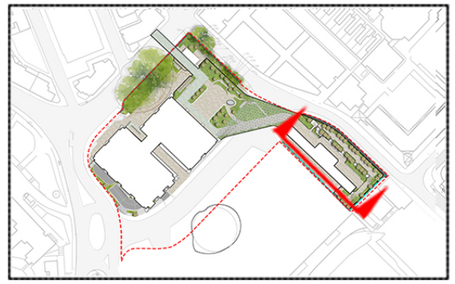
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

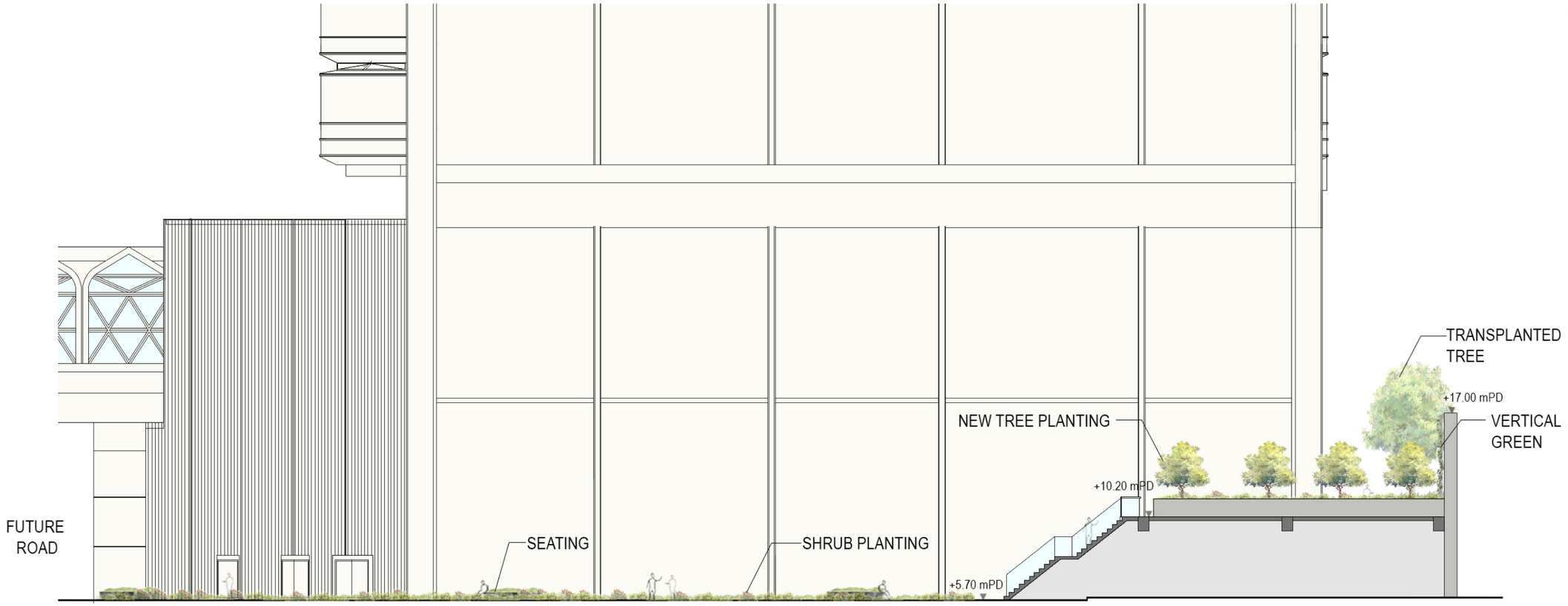
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F4 -
LANDSCAPE SECTION (TOWER 3)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F4-1	REV: –



KEY PLAN



REV	DATE	DESCRIPTION
–		

otherland

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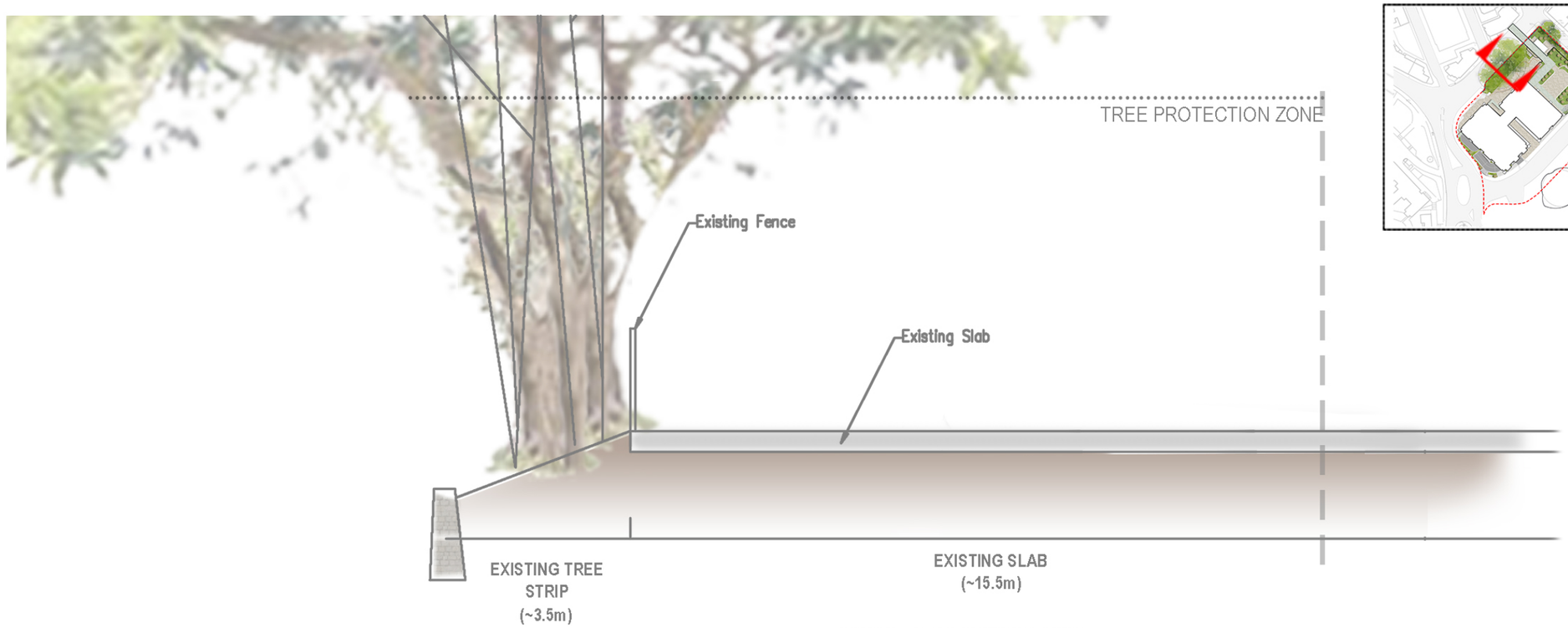
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

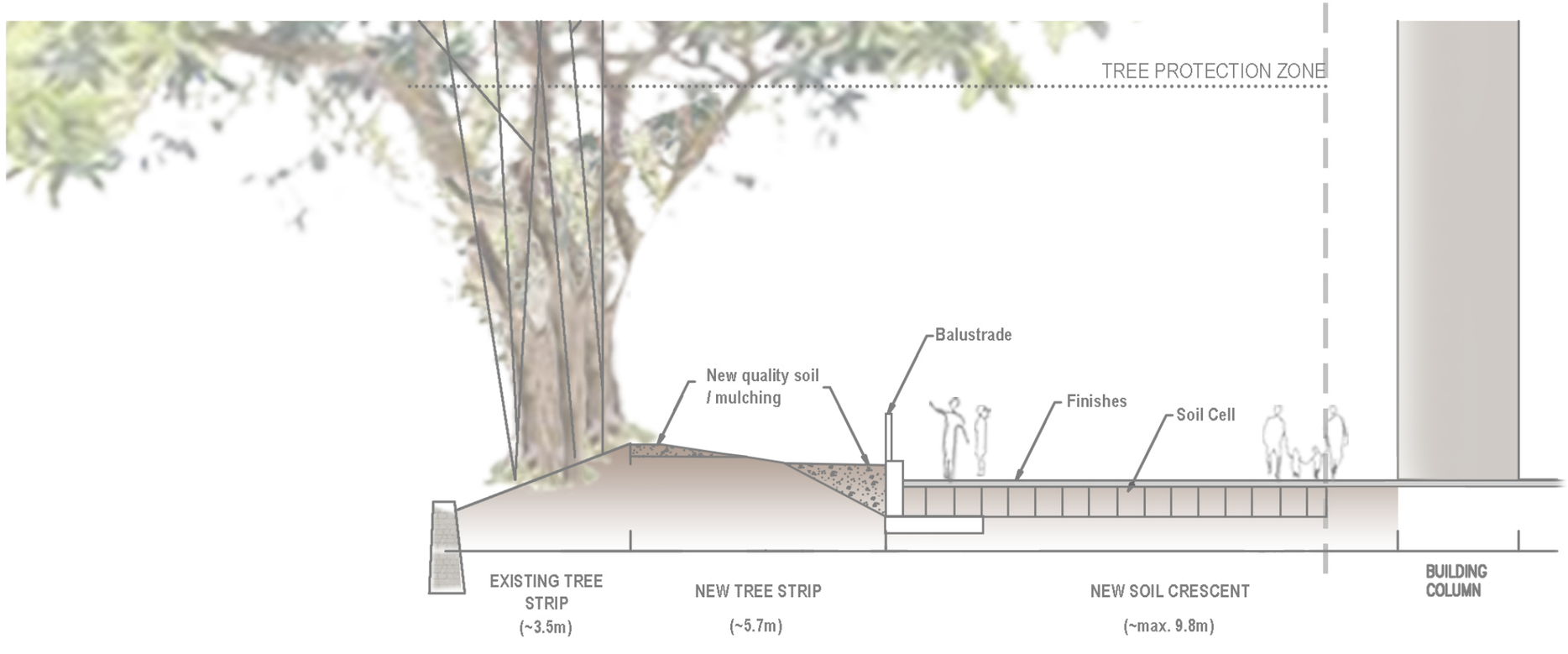
PROJECT:
CAROLINE HILL ROAD

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

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F5-1	REV: –

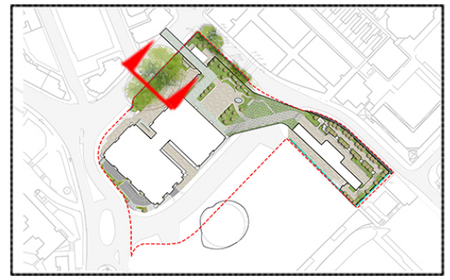


EXISTING CONDTION



Noted: Details refer to Annex K Tree Protection Proposal for OVT; the detailed design will be further developed and submitted to the relevant government departments at the next stage.

PROPOSED SCHEME (at the balustrade footing position)



KEY PLAN

REV	DATE	DESCRIPTION
–		

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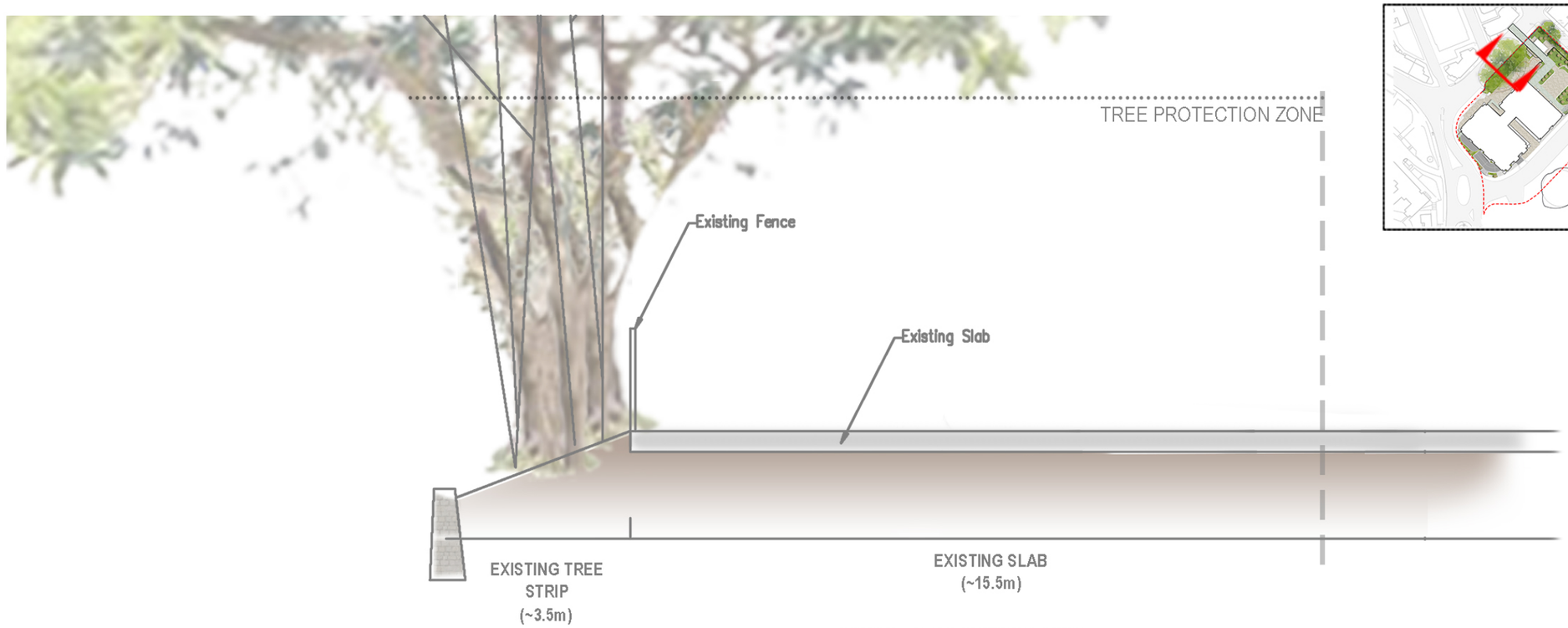
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

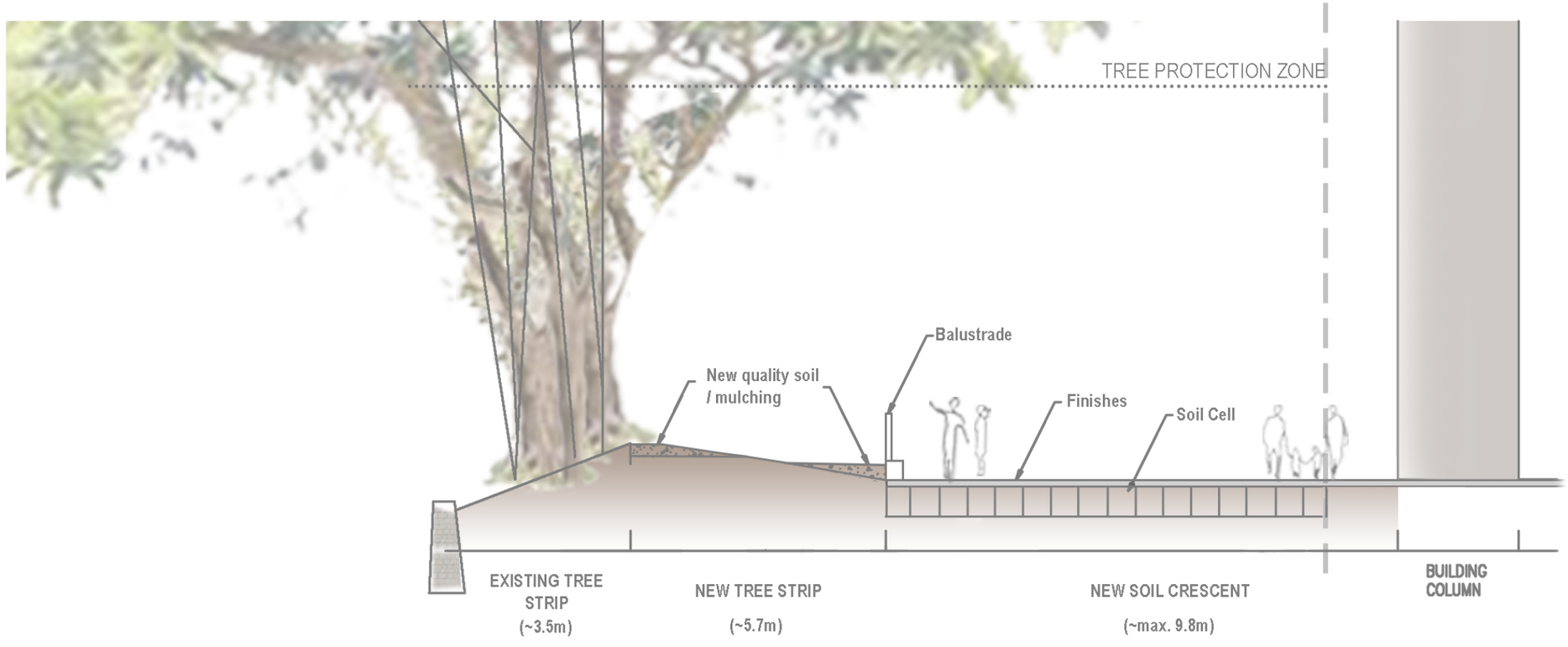
PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F6 -
LANDSCAPE SECTION
(BANYAN GARDEN)

SCALE:	1:100 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F6-1	REV: –

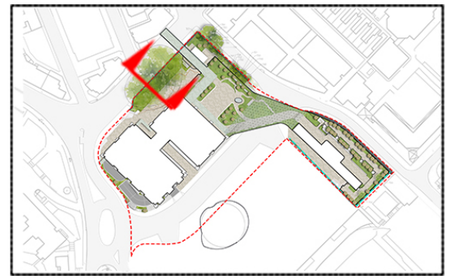


EXISTING CONDTION



Noted: Details refer to Annex K Tree Protection Proposal for OVT; the detailed design will be further developed and submitted to the relevant government departments at the next stage.

PROPOSED SCHEME (between the balustrade footing position)



KEY PLAN

REV	DATE	DESCRIPTION
–		

otherland
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34 TAI YAU STREET
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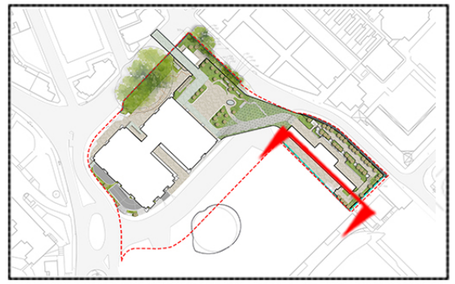
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F6A -
LANDSCAPE SECTION
(BANYAN GARDEN)

SCALE:	1:100 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F6-1	REV: –



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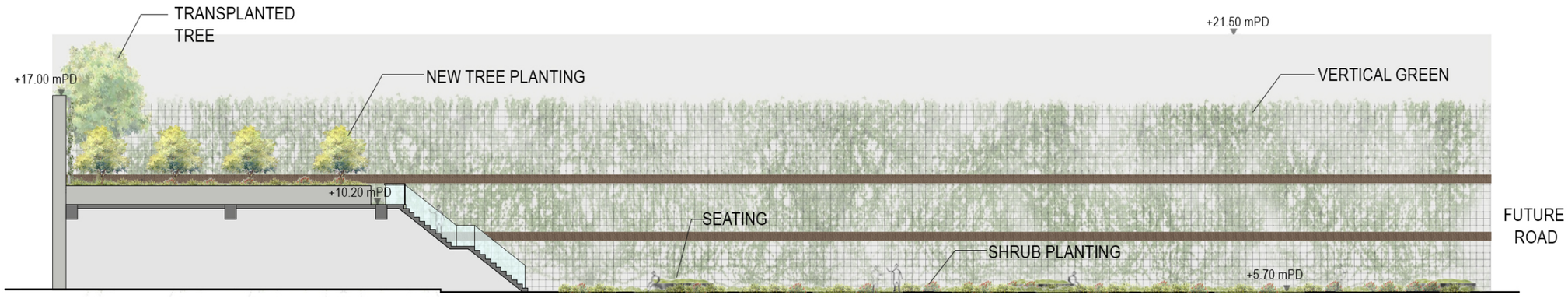

REV	DATE	DESCRIPTION
–		

otherland

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34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

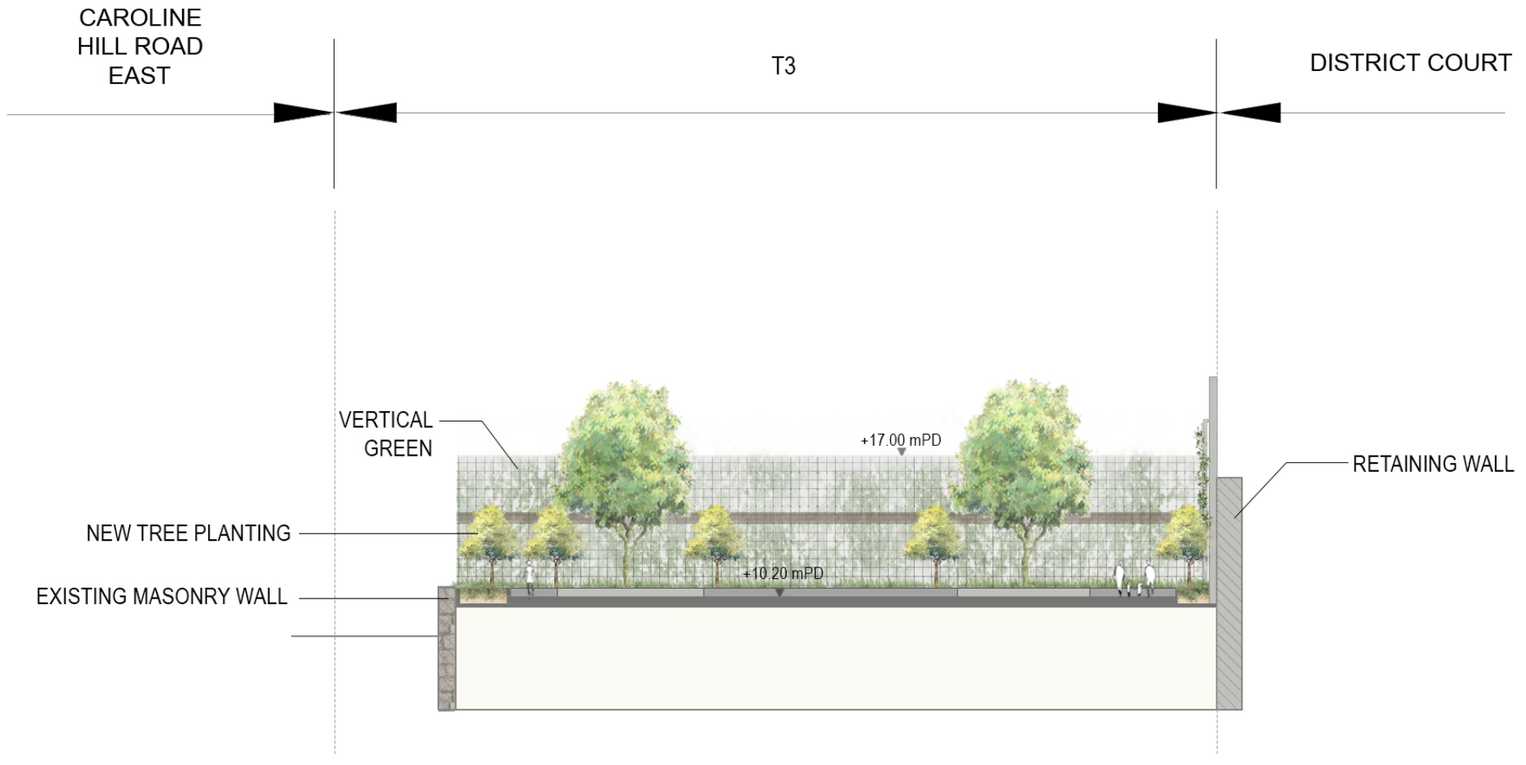
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

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:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F7-1	REV: –

KEY PLAN



REV	DATE	DESCRIPTION
–		

otherland

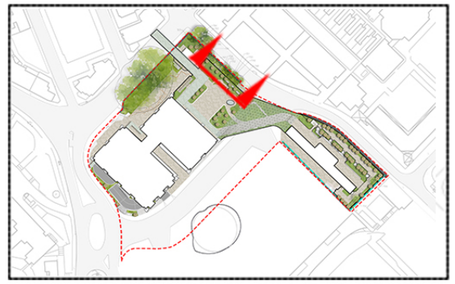
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F7A -
LANDSCAPE SECTION
(VERTICAL GREEN WALL 2)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F7A-1	REV: –



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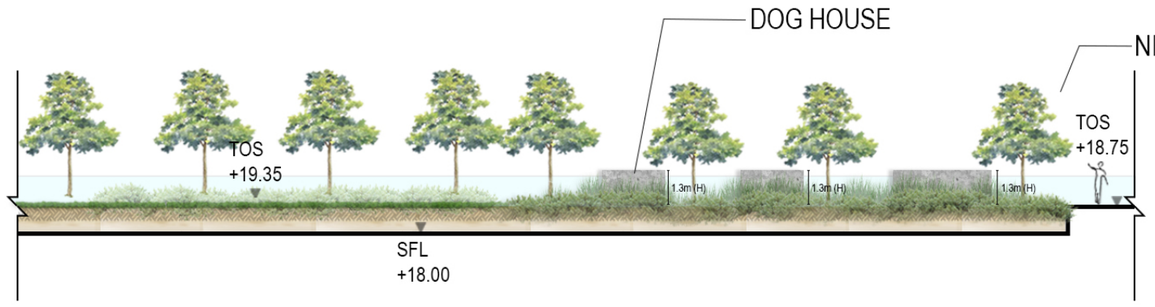


REV	DATE	DESCRIPTION
–		

otherland

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

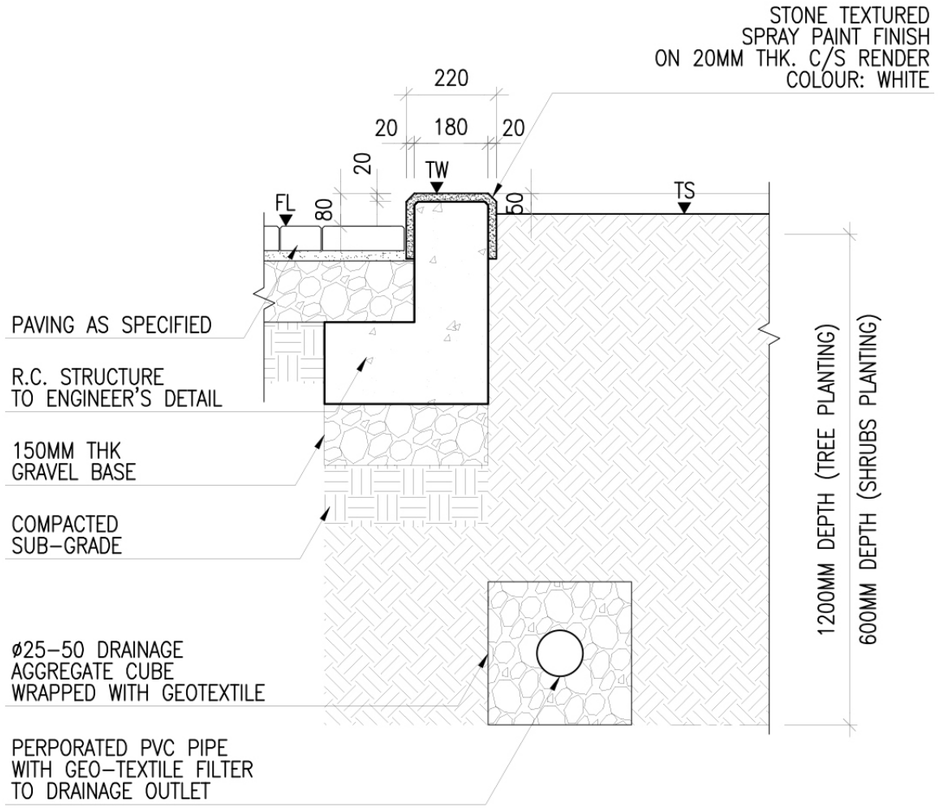
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX F8 -
LANDSCAPE SECTION
(2/F Planter Section - Dog House)

SCALE:	AS SHOWN
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-F8-1	REV: –

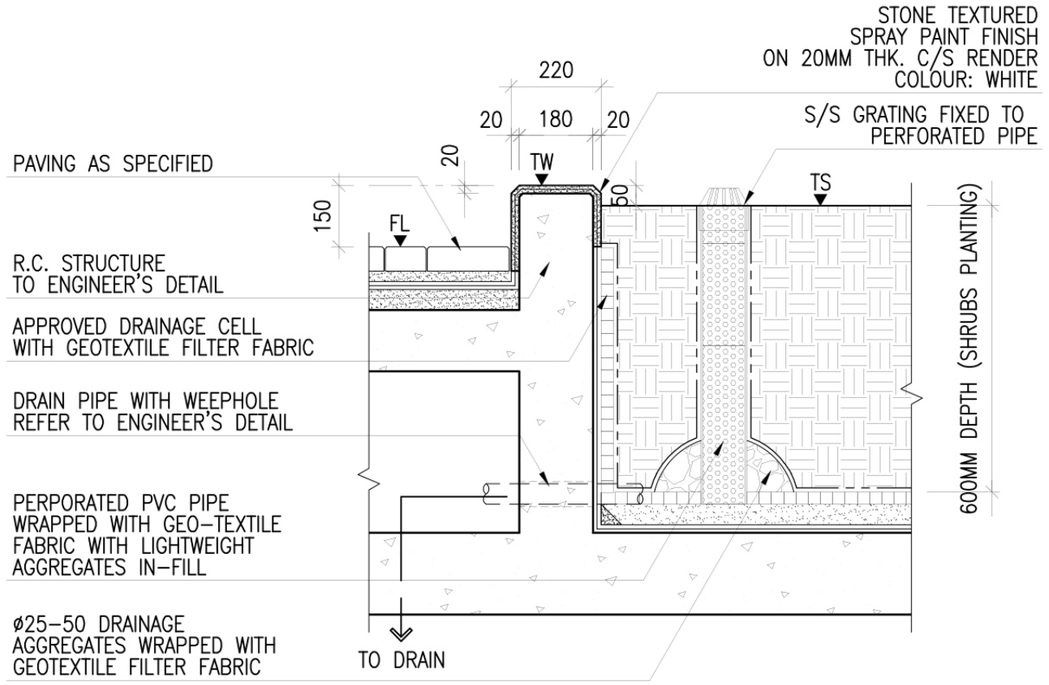
Appendix G
Typical Detail Drawings



A
–

CURB PLANTER DETAIL 1 (ON-GRADE)

SCALE 1:15



B
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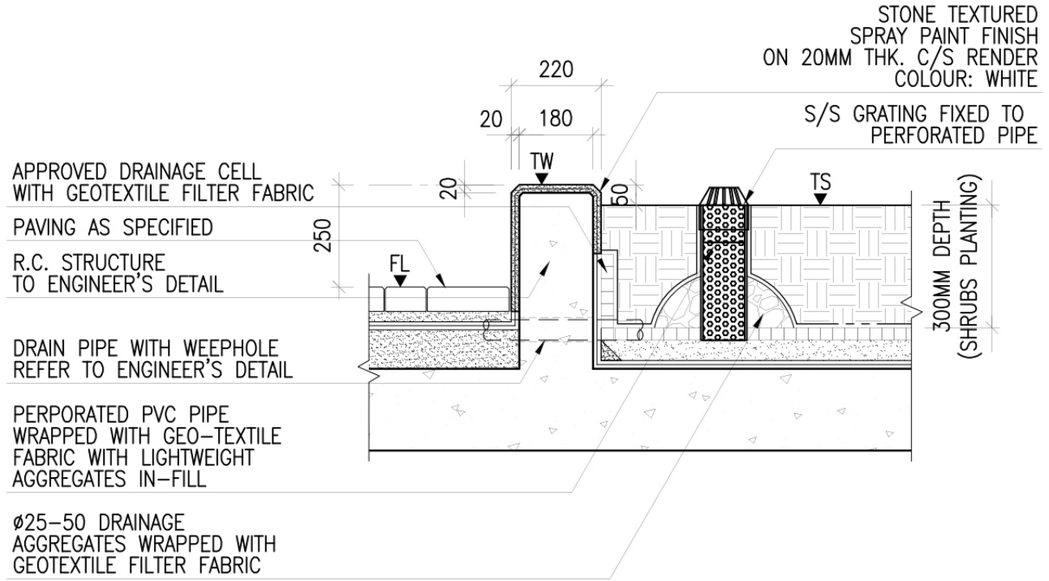
CURB PLANTER DETAIL 2 (ON-SLAB)

SCALE 1:15



C
–

CURB PLANTER DETAIL 3 (ON-SLAB)

SCALE 1:15

REV	DATE	DESCRIPTION
–		

otherland

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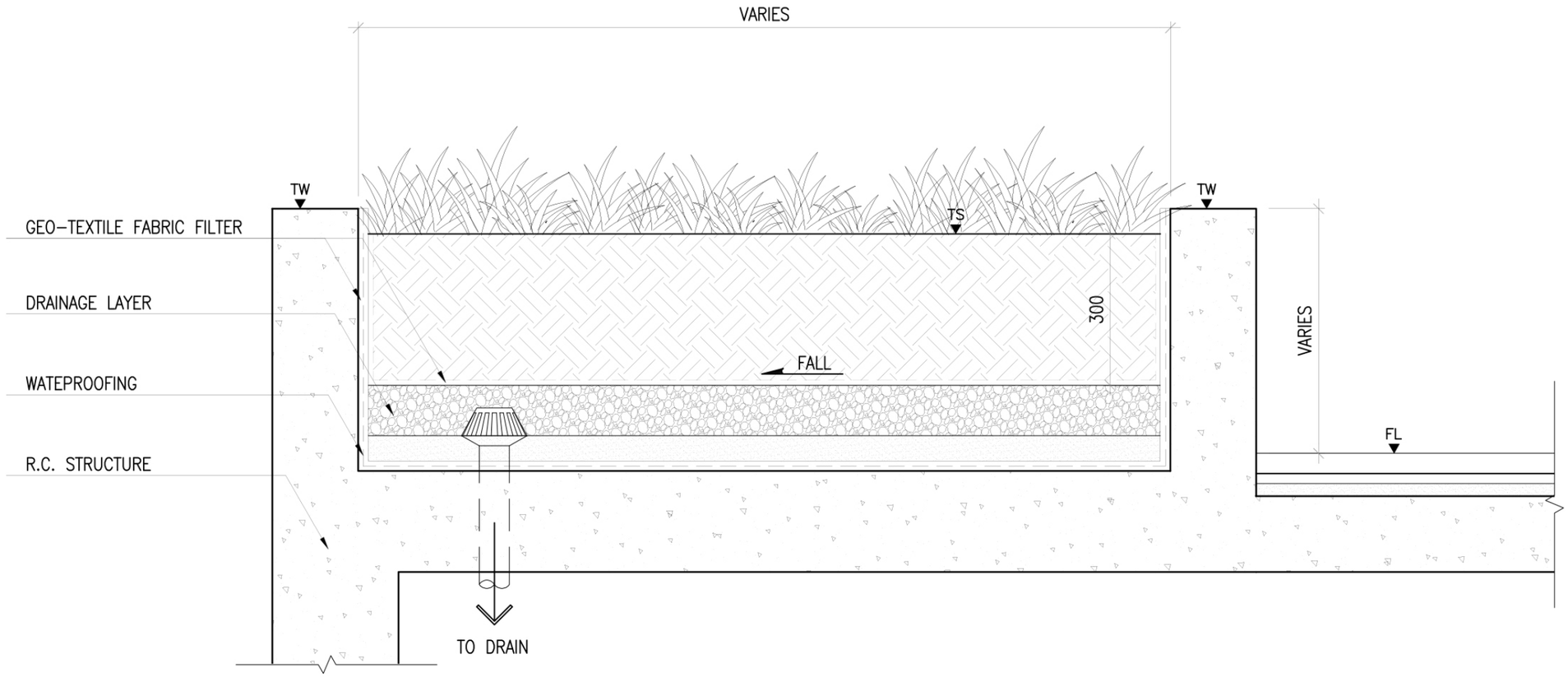
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX G1 -
PLANTER CURB DETAILS

SCALE:	1:15 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	MAY 2022
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-G1-0	REV: –



PLANTER SECTION
SCALE 1:10

FL ▼ FINISH LEVEL
TS ▼ TOP OF SOIL
TW ▼ TOP OF WALL

REV	DATE	DESCRIPTION
–		

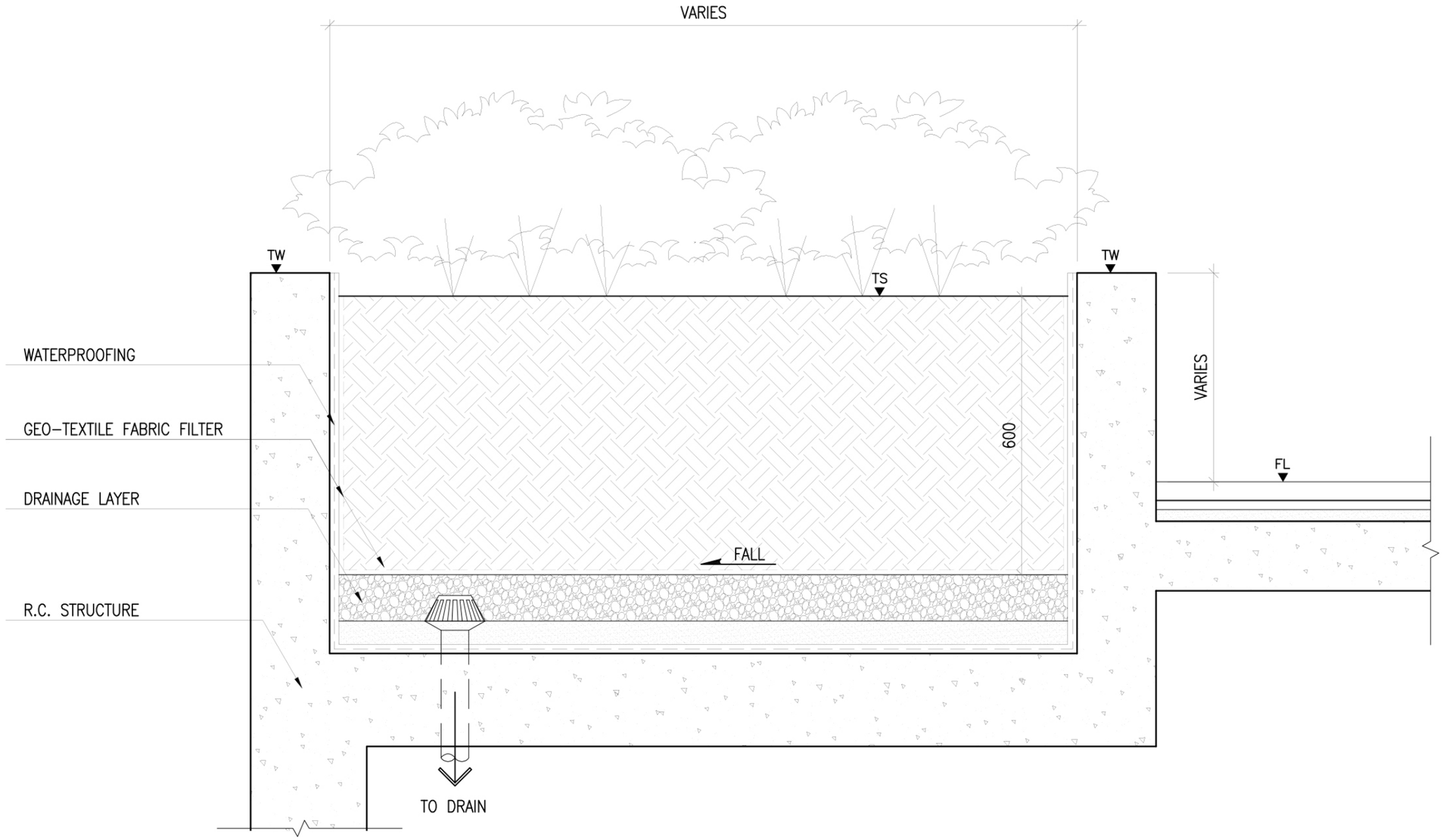
otherland
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX 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: –



PLANTER SECTION
SCALE 1:10

FL ▼ FINISH LEVEL
TS ▼ TOP OF SOIL
TW ▼ TOP OF WALL

REV	DATE	DESCRIPTION
–		

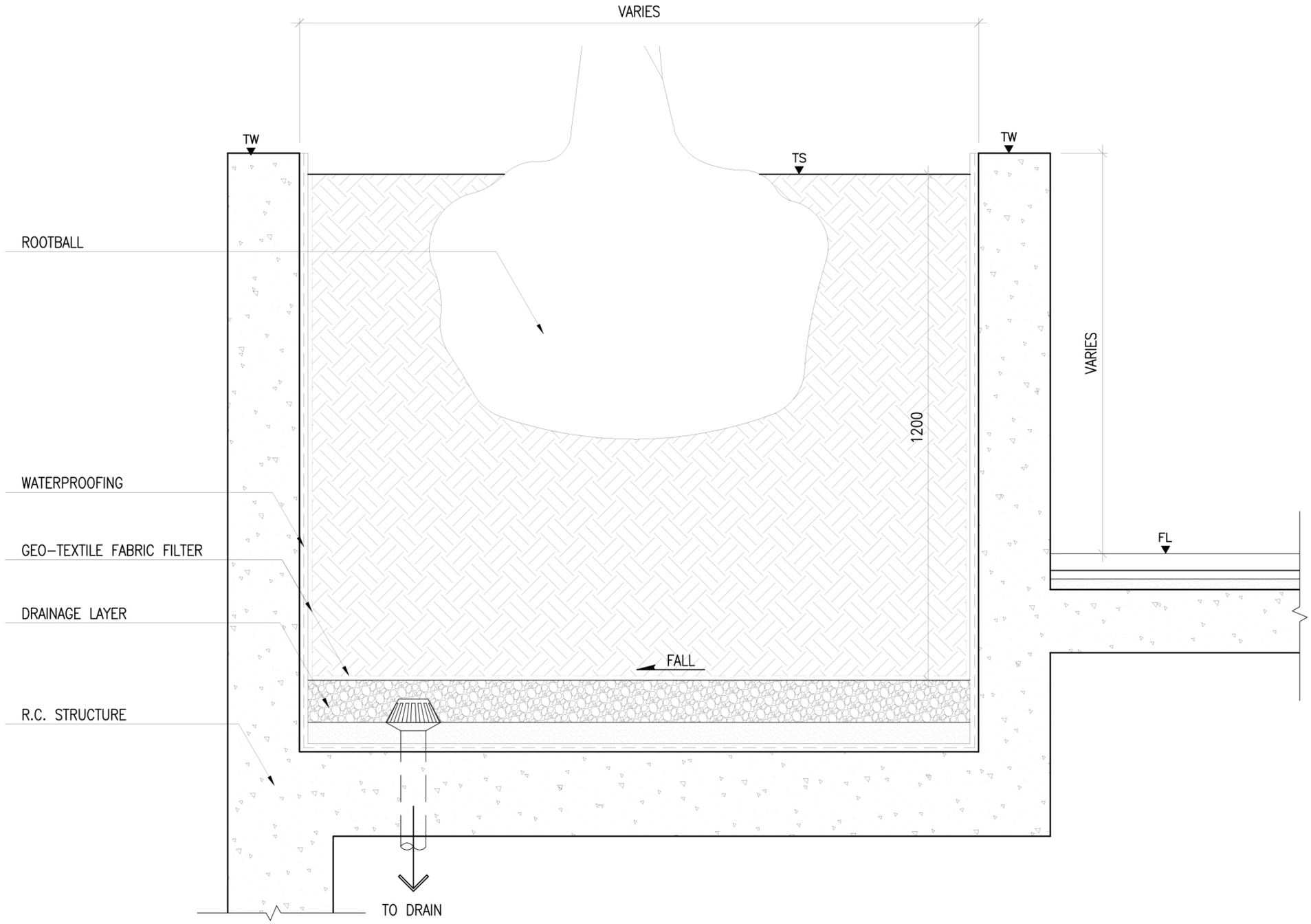
otherland
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX 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: –



PLANTER SECTION
SCALE 1:10

FL FINISH LEVEL
TS TOP OF SOIL
TW TOP OF WALL

REV	DATE	DESCRIPTION
–		

otherland

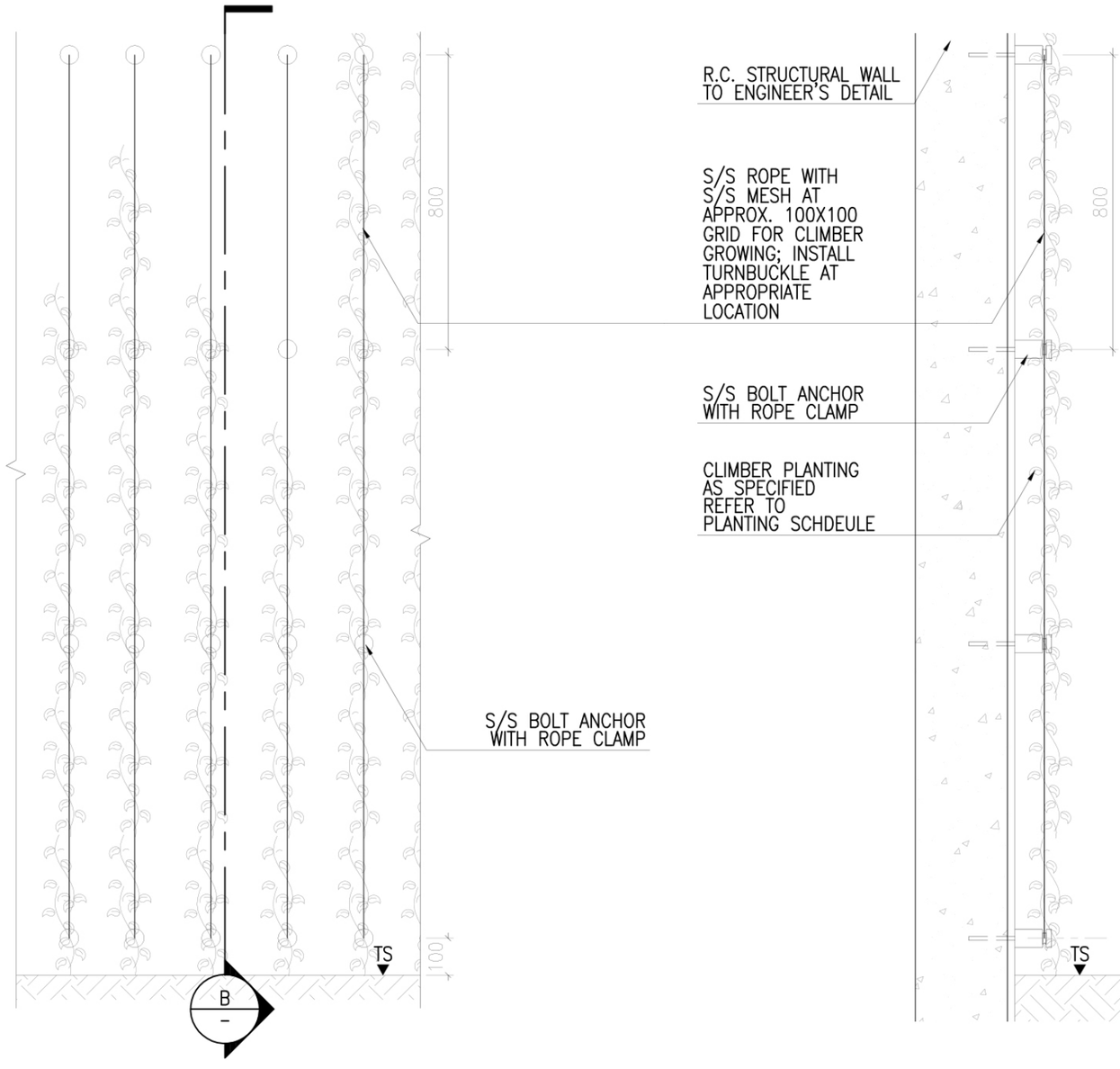
UNIT 2307-08, 23/F, NEW TECH PLAZA,
34 TAI YAU STREET
SAN PO KONG KOWLOON, HONG KONG,
Tel: (852) 2893 0370 Fax: (852) 2893 3139
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX 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: –



A ELEVATION
SCALE: 1:15

B SECTION
SCALE: 1:15

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
–		

otherland
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 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: –

Appendix H
Irrigation Plan

SITE BOUNDARY
GREENERY AREA -G/F
GREENERY AREA -G/F (COVERED)
GREENERY AREA- 2/F & UG/F
GREENERY AREA-2/F (COVERED)
GREENERY AREA-R/F
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)
IRRIGATION POINT (R/F) (40m dia - COVERED AREA)
IRRIGATION POINT (T3-3/F) (40m dia - COVERED AREA)

REV	DATE	DESCRIPTION
–		

otherland
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

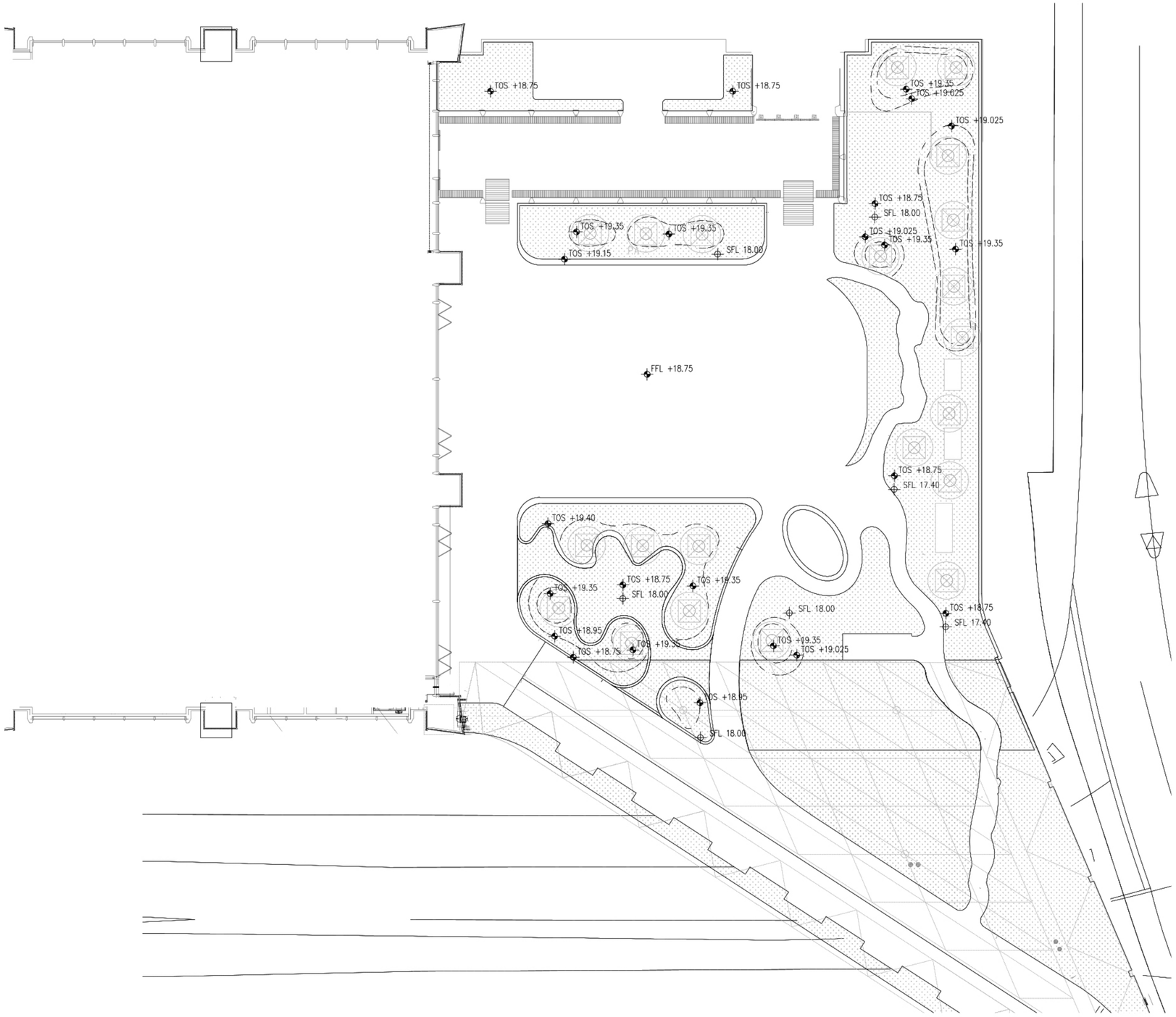
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX H -
IRRIGATION PLAN

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-H-1	REV: –

Appendix I
Levelling Plan (2/F)



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
WWW.OTHERLAND.COM.HK

CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

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

SCALE:	1:300 @ A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	AUG 2024
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LLP-0	REV: –

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

REV	DATE	DESCRIPTION
–		

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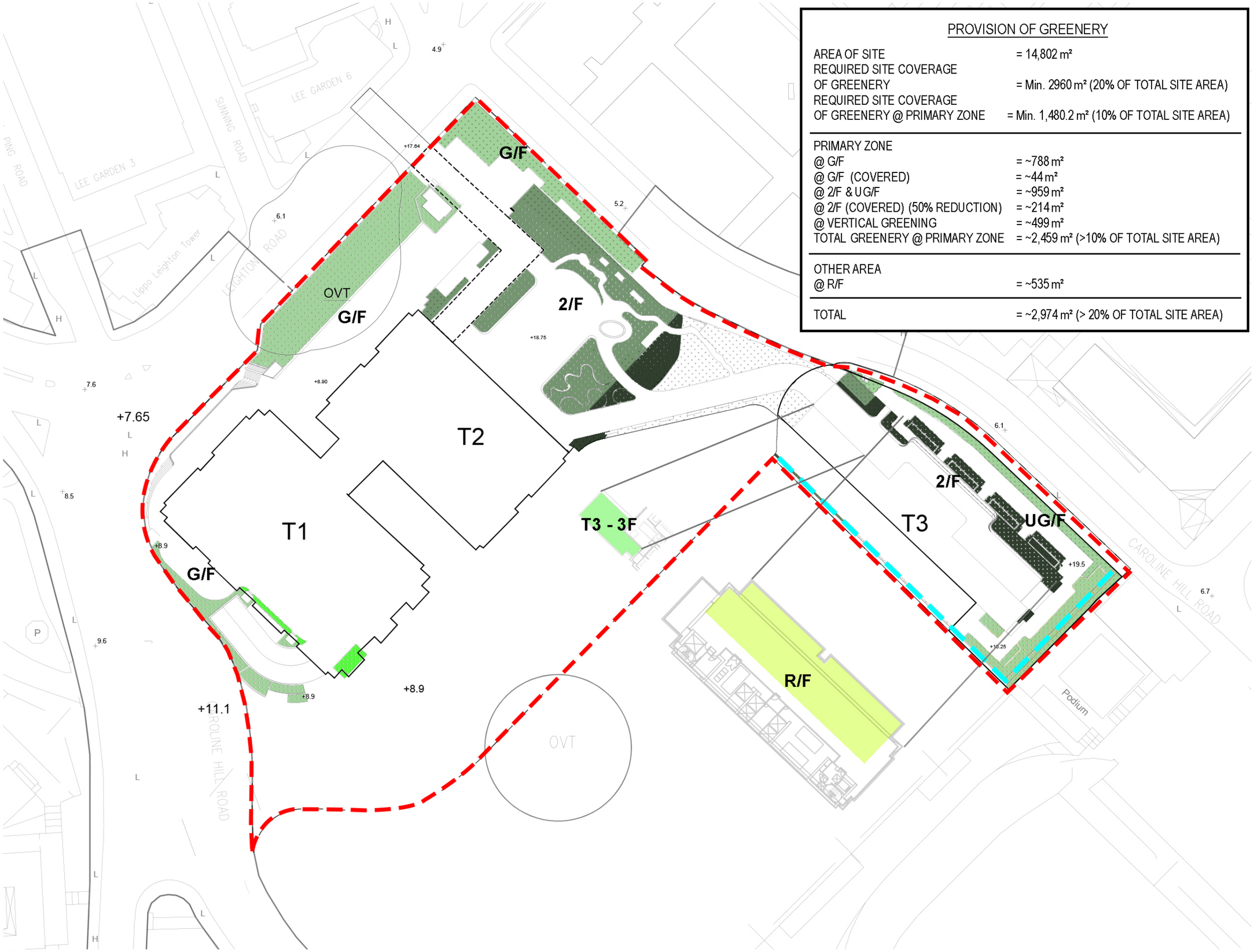
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

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: –

Appendix J
Provision of Greenery Coverage (For PlanD' s Reference Only)



PROVISION OF GREENERY

AREA OF SITE	= 14,802 m²
REQUIRED SITE COVERAGE OF GREENERY	= Min. 2960 m² (20% OF TOTAL SITE AREA)
REQUIRED SITE COVERAGE OF GREENERY @ PRIMARY ZONE	= Min. 1,480.2 m² (10% OF TOTAL SITE AREA)
PRIMARY ZONE	
@ G/F	= ~788 m²
@ G/F (COVERED)	= ~44 m²
@ 2/F & UG/F	= ~959 m²
@ 2/F (COVERED) (50% REDUCTION)	= ~214 m²
@ VERTICAL GREENING	= ~499 m²
TOTAL GREENERY @ PRIMARY ZONE	= ~2,459 m² (>10% OF TOTAL SITE AREA)
OTHER AREA @ R/F	= ~535 m²
TOTAL	= ~2,974 m² (> 20% OF TOTAL SITE AREA)

SITE BOUNDARY
GREENERY AREA -G/F
GREENERY AREA -G/F (COVERED)
GREENERY AREA-2/F & UG/F
GREENERY AREA-2/F (COVERED)
GREENERY AREA-R/F
VERTICAL GREENING

REV	DATE	DESCRIPTION
–		

(For Planning Department's Reference only)

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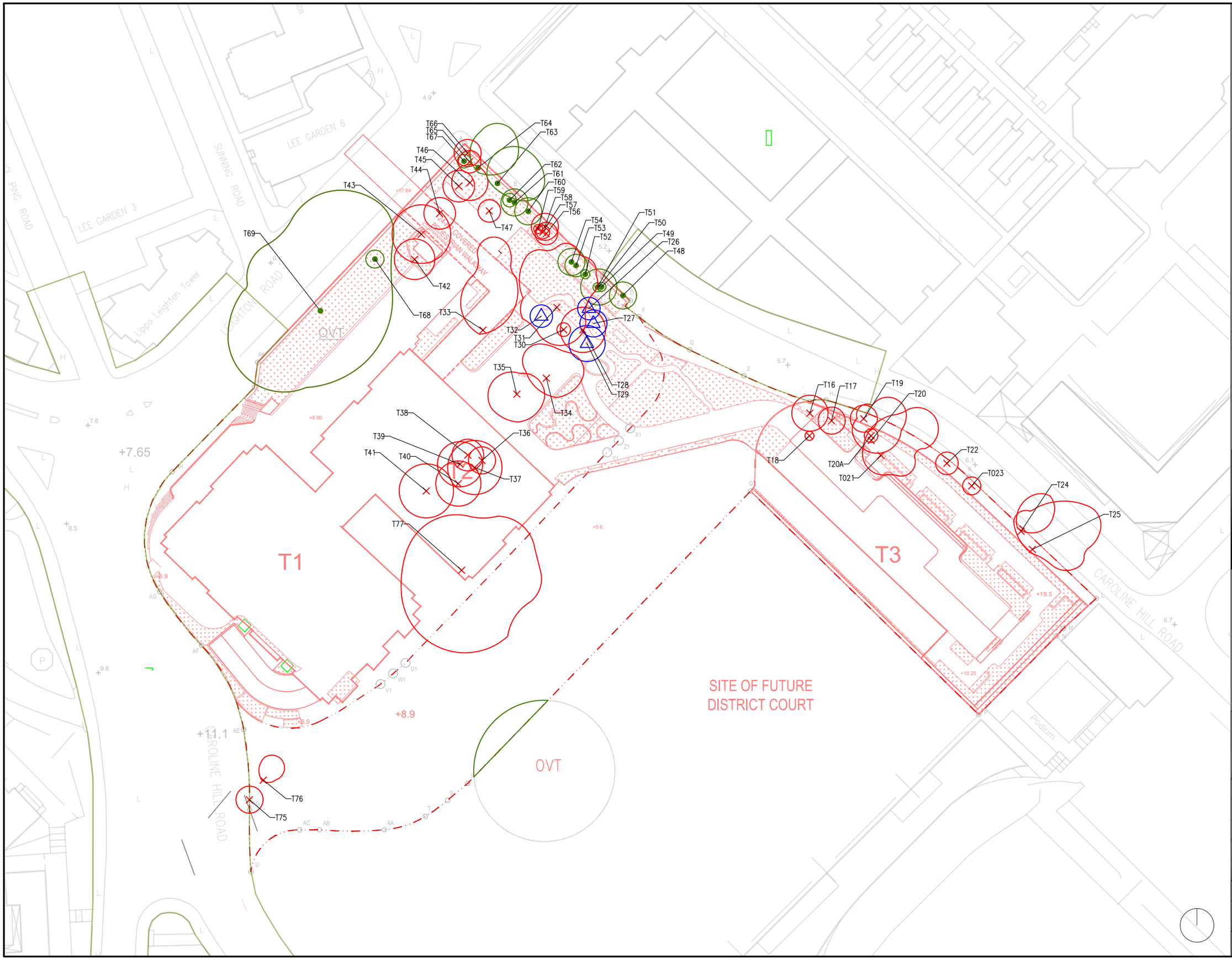
CLIENT:
PATCHWAY HOLDINGS (HK) LIMITED

PROJECT:
CAROLINE HILL ROAD

TITLE:
ANNEX J -
PROVISION OF GREENERY COVERAGE

SCALE:	1:750@A3
DRAWN BY:	OY
CHECKED BY:	PC
APPROVED BY:	PC
DRAWING DATE:	APR 2025
PROJECT No:	HYSAN02
SHEET No: HYSAN02-LMP-J-1	REV: –

Annex A
Tree Treatment Plan



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:
ANNEX A –
TREE TREATMENT PLAN

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

Xref \\LMP\Annex A Tree Treatment Plan\X_GBP.dwg

Annex B
Tree Treatment Schedule

Annex B - Tree Treatment Schedule
Commerical 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	*Aleurites moluccana*	石栗	500	16	8	Fell	
T17	*Ficus hispida*	對葉榕	150	5	6	Fell	
T18	*Ficus microcarpa*	細葉榕	150	3	2	Fell	
T19	*Broussonetia papyrifera*	構樹	250	13	6	Fell	
T20	*Broussonetia papyrifera*	構樹	300	13	10	Fell	
T20A	*Broussonetia papyrifera*	構樹	110	8	3	Fell	
T21	*Ficus variegata*	青果榕	500	17	8	Fell	
T22	*Ficus hispida*	對葉榕	210	4	5	Fell	
T23	*Macaranga tanarius* var. *tomentosa*	血桐	350	8	4	Fell	
T24	*Celtis sinensis*	朴樹	300	8	10	Fell	
T25	*Ficus microcarpa*	細葉榕	3000	23	20	Fell	
T26	*Litsea glutinosa*	潺槁樹	150	11	5	Transplant	
T27	*Plumeria rubra*	雞蛋花	500	10	6	Transplant	
T28	*Aleurites moluccana*	石栗	750	19	10	Fell	
T29	*Dimocarpus longan*	龍眼	200	10	8	Transplant	
T30	*Morus alba*	桑	180	9	3	Fell	emergent tree felling due to natural causes on 7 Nov 2022
T31	*Michelia x alba*	白蘭	995	28	10	Fell	
T32	*Dimocarpus longan*	龍眼	230	11	5	Transplant	
T33	*Michelia x alba*	白蘭	600	25	14	Fell	
T34	*Dimocarpus longan*	龍眼	600	13	11	Fell	
T35	*Mangifera indica*	杧果	650	15	12	Fell	
T36	*Mangifera indica*	杧果	220	11	6	Fell	
T37	*Ficus variegata*	青果榕	450	17	12	Fell	
T38	*Mangifera indica*	杧果	220	11	7	Fell	emergent tree felling due to natural causes on 27 Oct 2023
T39	*Dimocarpus longan*	龍眼	600	13	10	Fell	
T40	*Dimocarpus longan*	龍眼	400	11	10	Fell	
T41	*Casuarina equisetifolia*	木麻黃	650	25	12	Fell	
T42	*Mangifera indica*	杧果	550	12	9	Fell	
T43	*Mangifera indica*	杧果	800	15	13	Fell	
T44	*Mangifera indica*	杧果	450	11	7	Fell	emergent tree felling due to natural causes on 17 May 2023
T45	*Litsea monopetala*	假柿木薑子	300	17	7	Fell	emergent tree felling due to natural causes on 6 Sep 2022
T46	*Mangifera indica*	杧果	380	12	8	Fell	
T47	*Clausena lansium*	黃皮	450	9	5	Fell	emergent tree felling due to natural causes on 7 Nov 2022
T48	*Ficus virens*	黃葛樹	380	15	6	Retain	
T49	*Murraya paniculata*	九里香	160	4	2	Retain	
T50	*Bauhinia purpurea*	紅花羊蹄甲	420	12	8	Retain	
T51	*Bauhinia purpurea*	紅花羊蹄甲	150	6	2	Retain	
T52	*Bauhinia purpurea*	紅花羊蹄甲	120	9	4	Retain	
T53	*Bauhinia purpurea*	紅花羊蹄甲	150	11	5	Retain	
T54	*Macaranga tanarius* var. *tomentosa*	血桐	200	9	6	Retain	
T56	*Cinnamomum burmannii*	陰香	200	10	5	Fell	emergent tree felling due to natural causes on 8 Nov 2024
T57	*Cinnamomum burmannii*	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	*Macaranga tanarius* var. *tomentosa*	血桐	290	8	6	Retain	
T61	*Ficus hispida*	對葉榕	250	7	6	Retain	
T62	*Ligustrum sinense*	山指甲	100	5	3	Retain	
T63	*Ficus variegata*	青果榕	500	18	10	Retain	
T64	*Litsea monopetala*	假柿木薑子	570	17	11	Retain	
T65	*Alangium chinense*	八角楓	200	12	5	Fell	emergent tree felling due to natural causes on 30 May 2024
T66	*Alangium chinense*	八角楓	270	10	6	Fell	emergent tree felling due to natural causes on 30 May 2024
T67	*Ficus hispida*	對葉榕	150	9	3	Retain	
T68	*Microcos nervosa*	布渣葉	120	7	4	Retain	
T69	*Ficus elastica*	印度橡樹	4000	29	50	Retain	OVT (confirmed positive of brown root rot disease (BRRD))
T75	*Dimocarpus longan*	龍眼	300	10	6	Fell	
T76	*Plumeria rubra*	雞蛋花	350	7	4	Fell	
T77	*Ficus microcarpa*	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

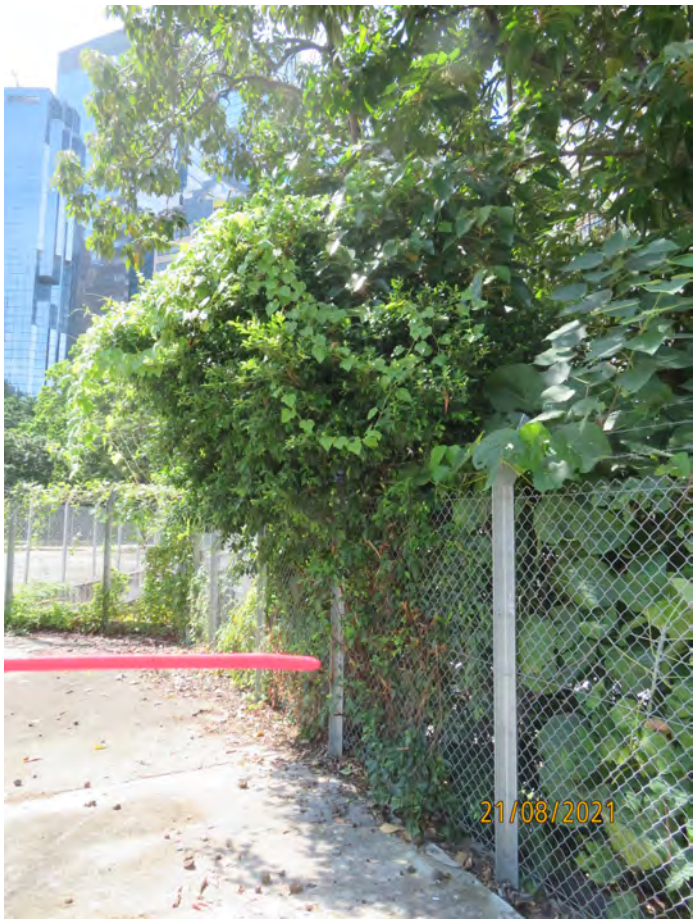
Annex C
Tree Photo Records of Individual Tree

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE

T16 - 1 Overview.JPG

T16 - Branch wound.JPG

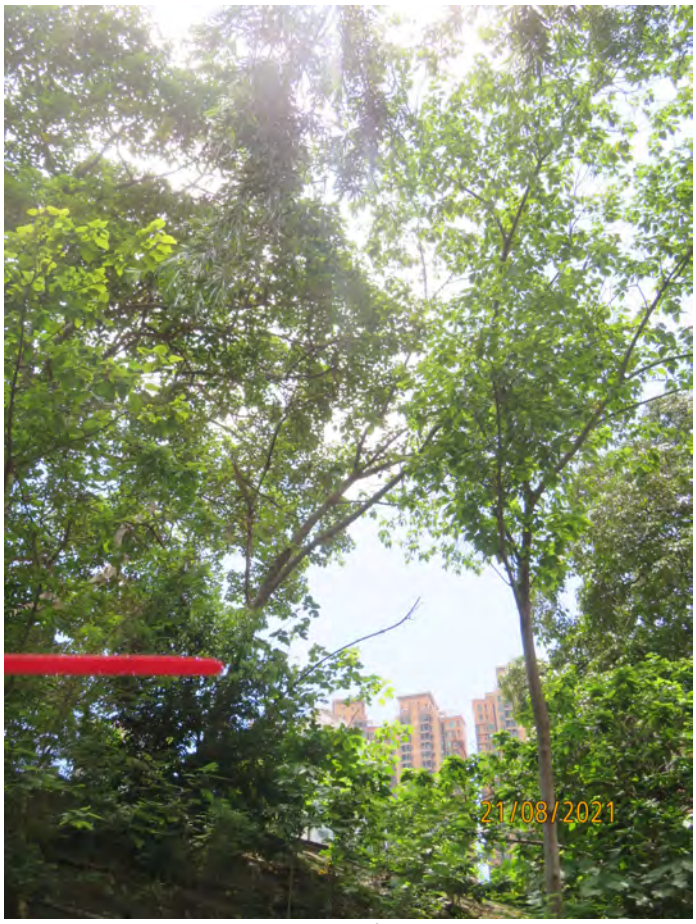
T17 - 1 Overview.JPG



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

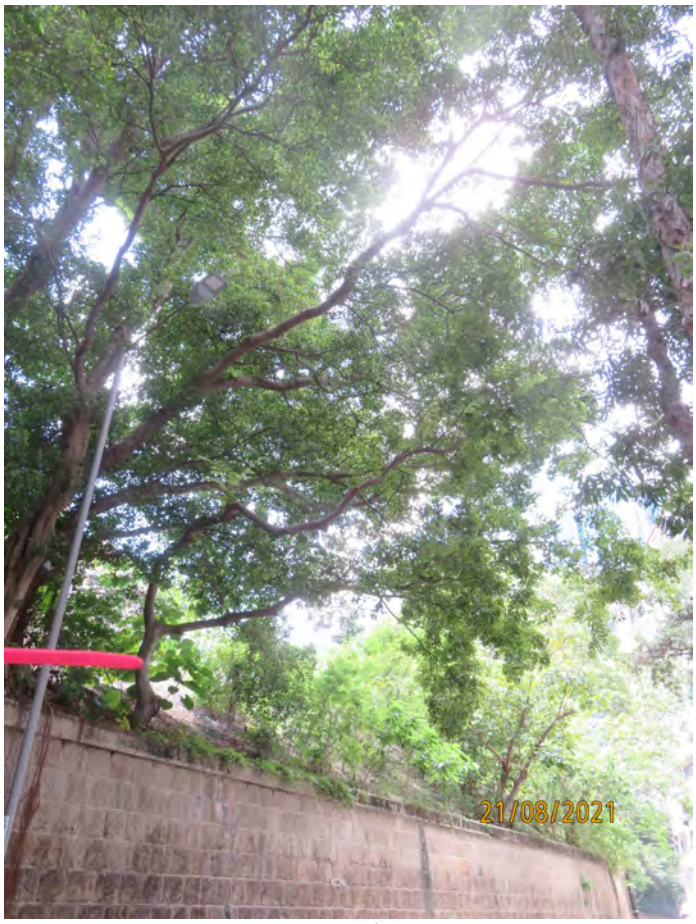
T21 - 1 Overview.JPG

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

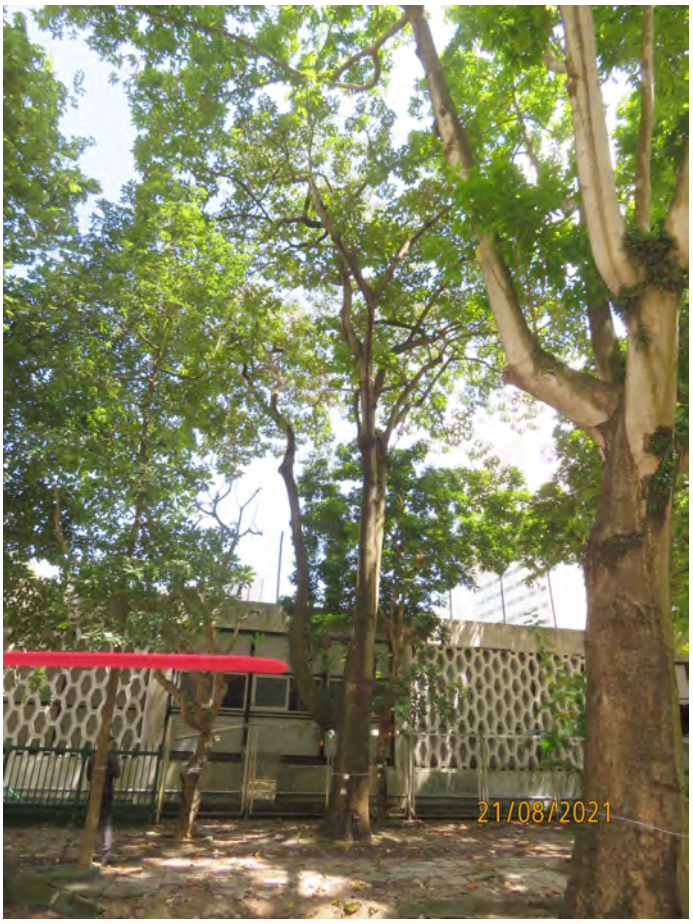
T27 - 0 Tag.JPG

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

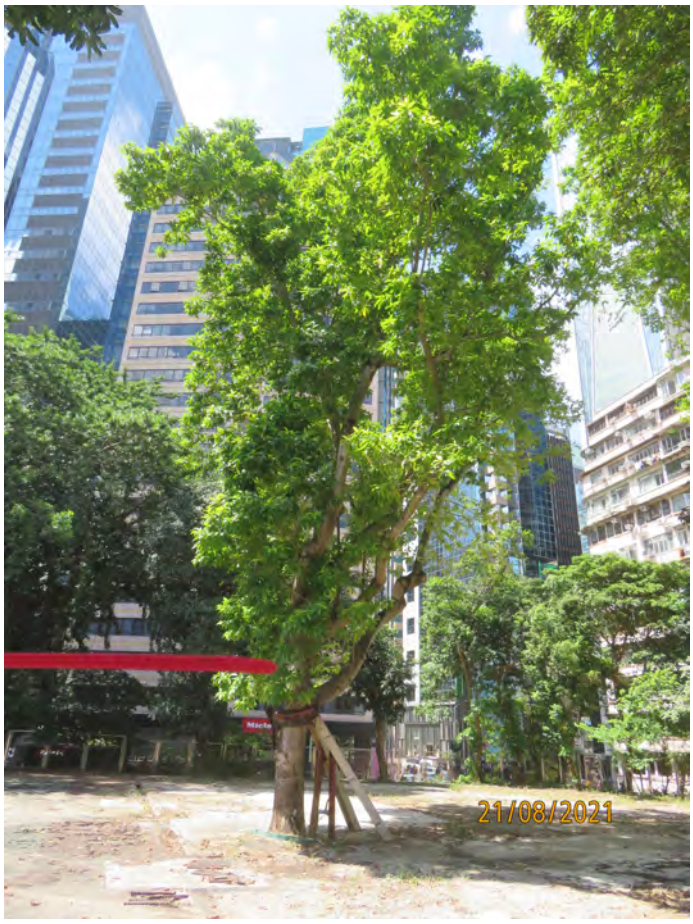
T32 - 0 Tag.JPG

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 - Epicormcis 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

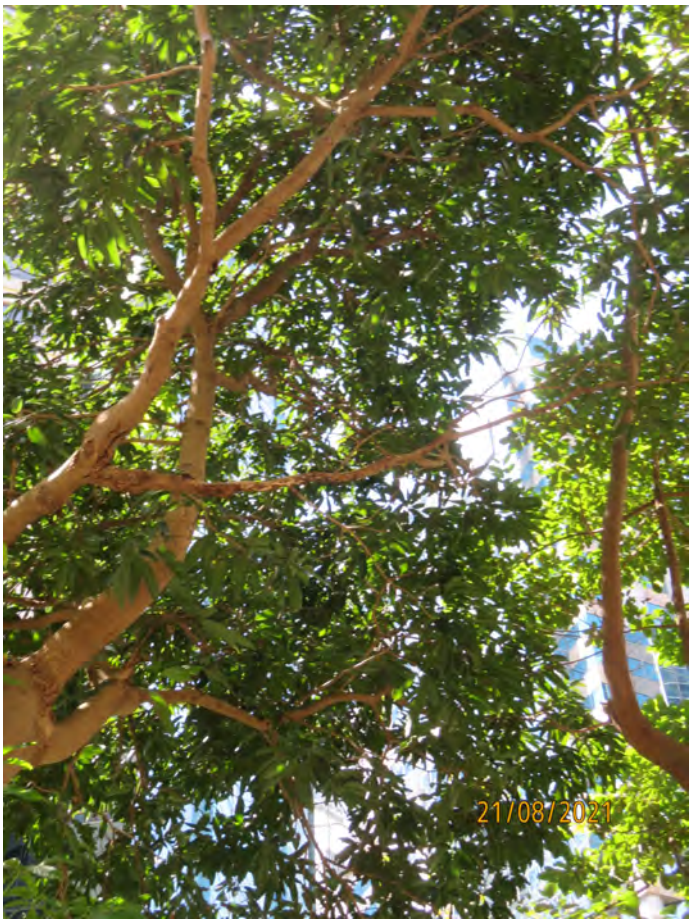
T45 - 1 Overview.JPG

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

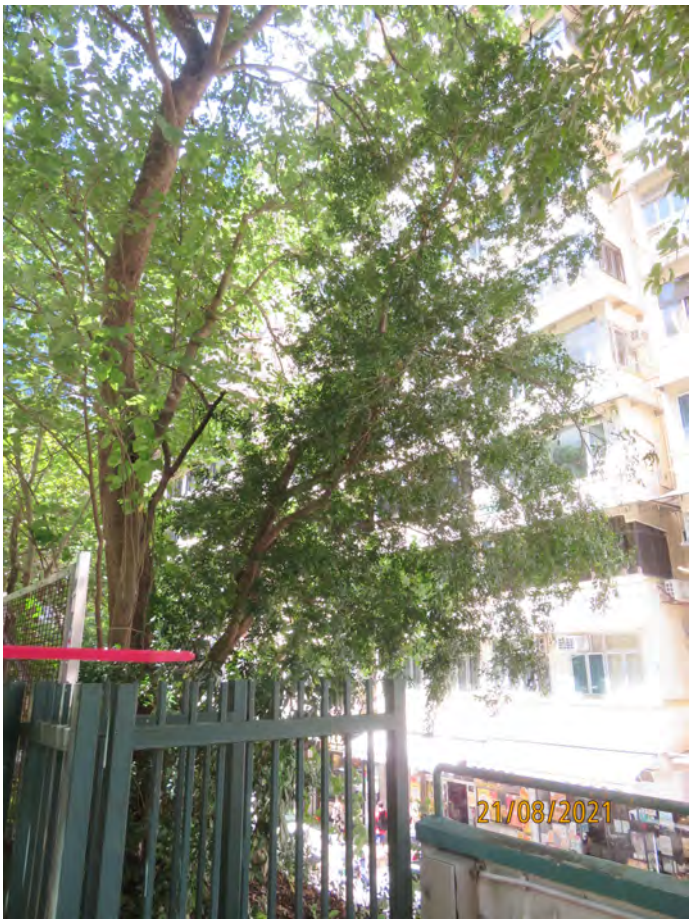
T48 - 0 Tag.JPG

T48 - 1 Overview.JPG

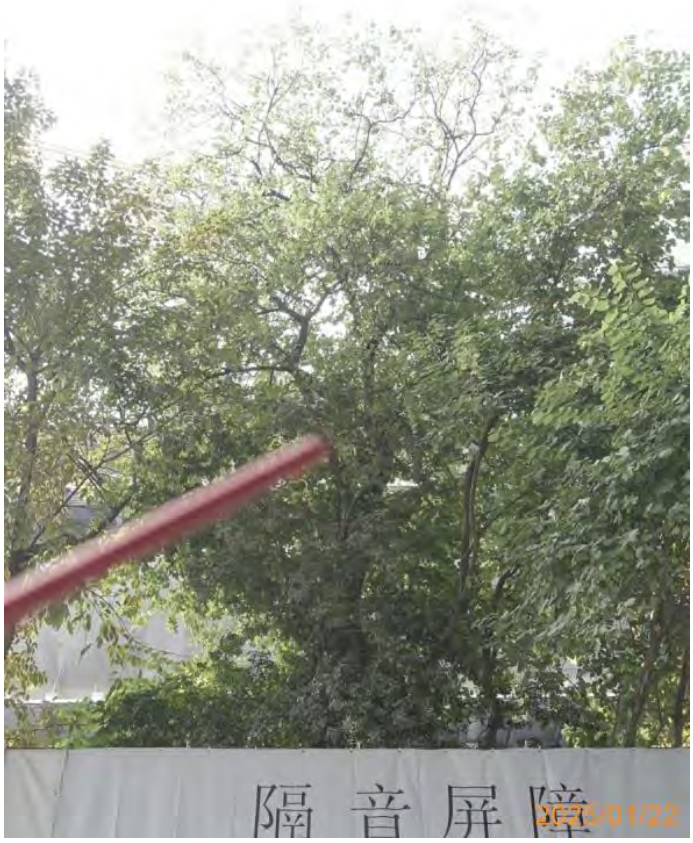
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE

T48 - 2 Overview.jpg

T49 - 0 Tag.JPG



T49 - 1 Overview.JPG

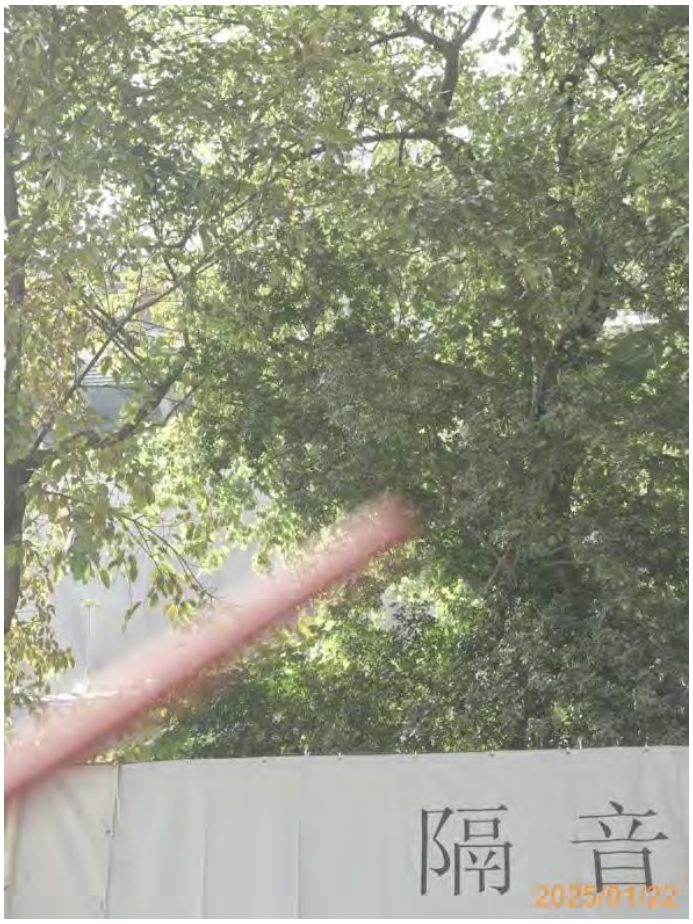


T49 - 2 Overview.jpeg

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE

T50 - 0 Tag.JPG

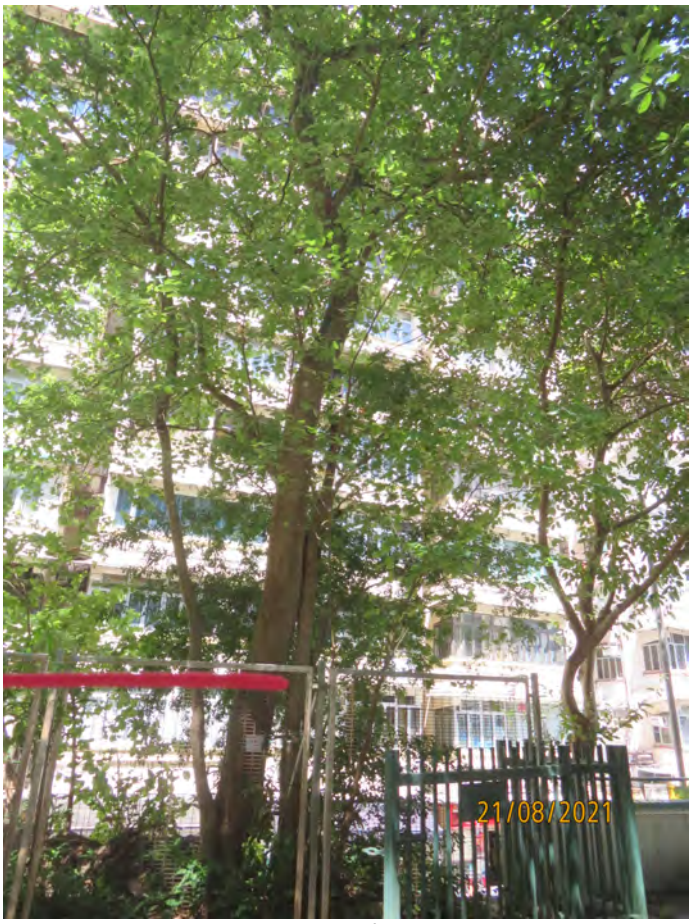
T50 - 1 Overview.JPG



T50 - 2 Overview.jpg

T51 - 0 Tag.JPG

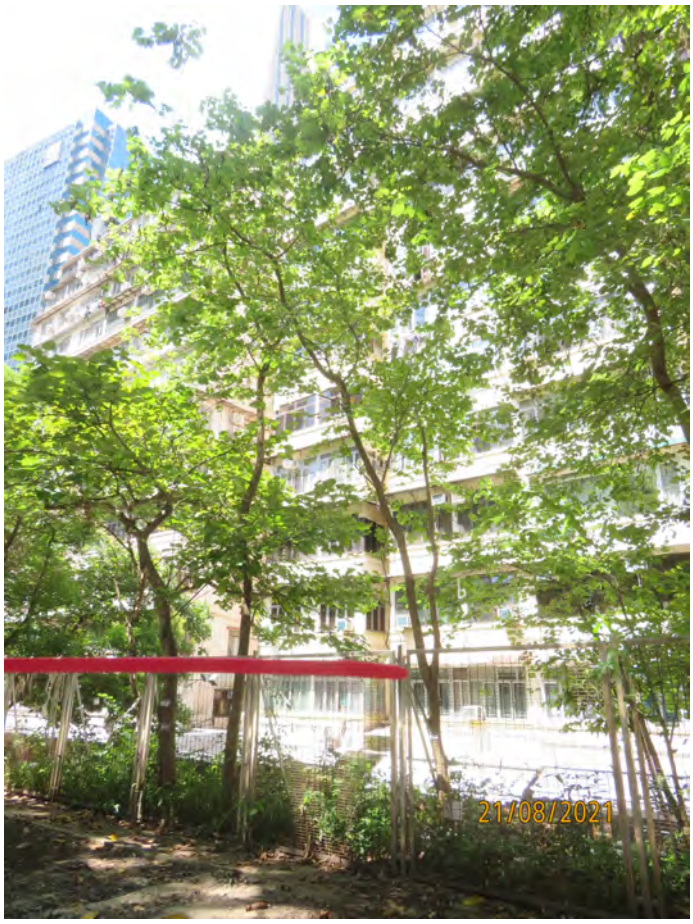
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE



T51 - 1 Overview.JPG

T51 - 2 Overview.jpg

T52 - 0 Tag.JPG

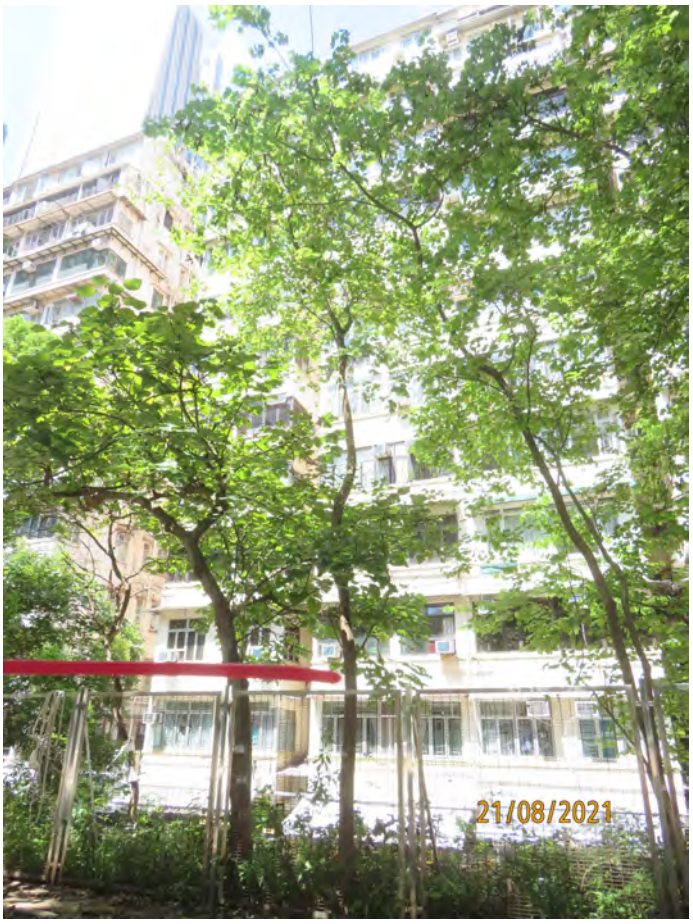


T52 - 1 Overview.JPG

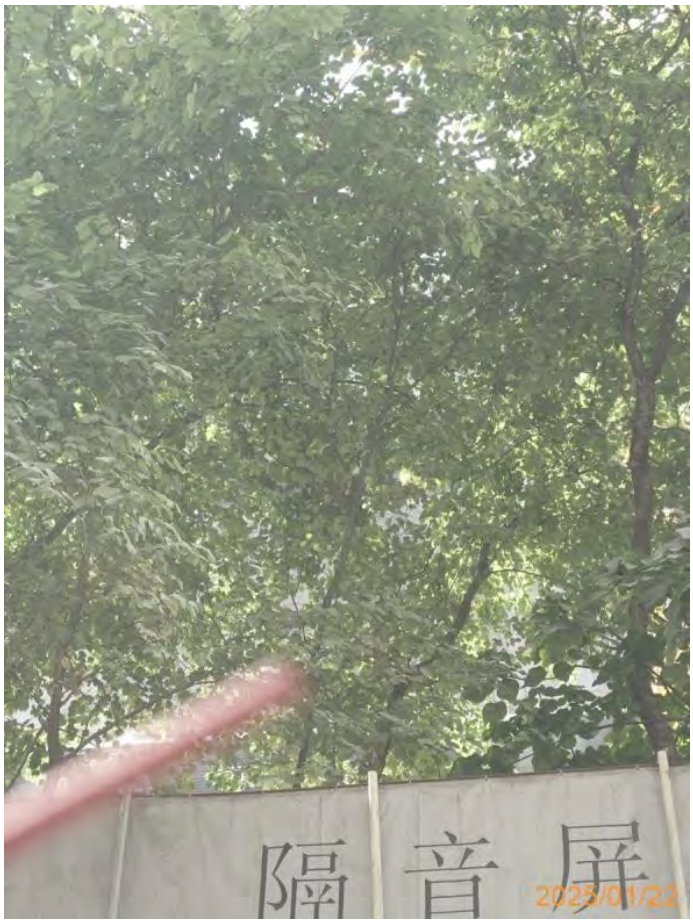
ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE

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

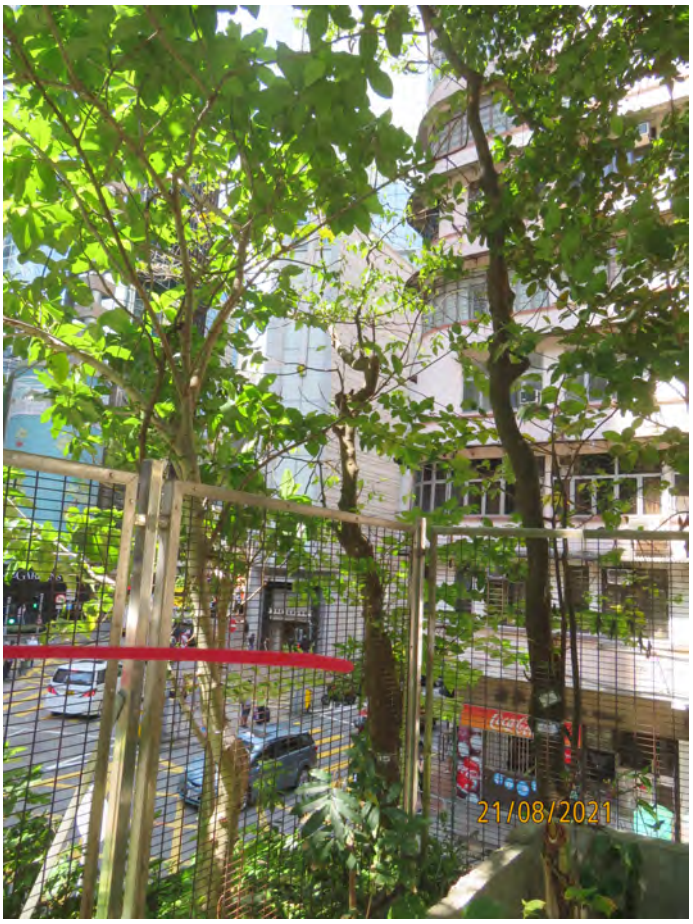
T64 - 2 Overview.jpg

T65 - 0 Tag.JPG

ANNEX C - PHOTOGRAPHIC RECORD OF EXISTING TREE

T65 - 1 Overview.JPG

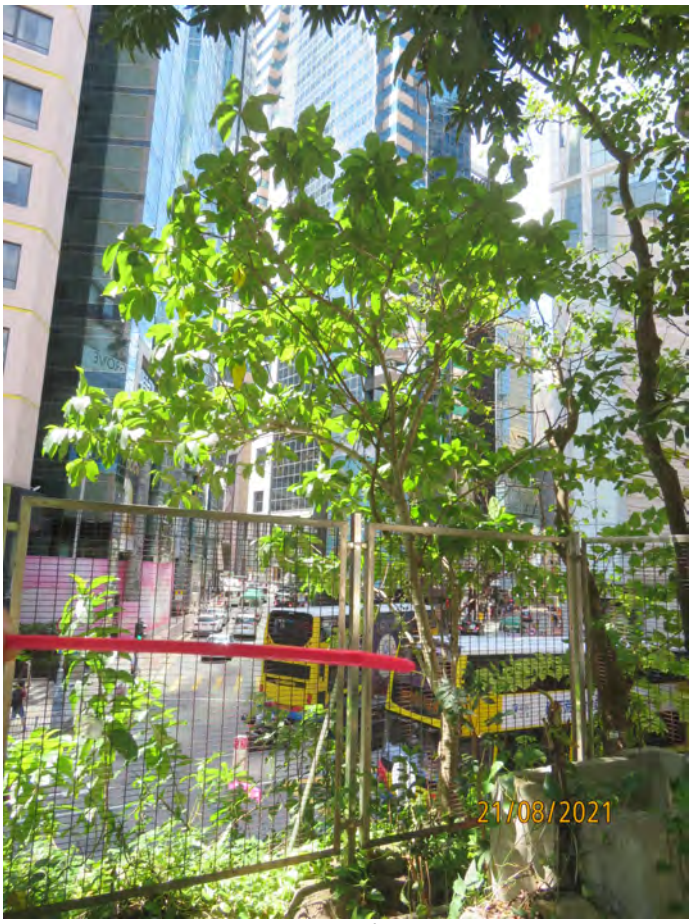
T66 - 0 Tag.JPG



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