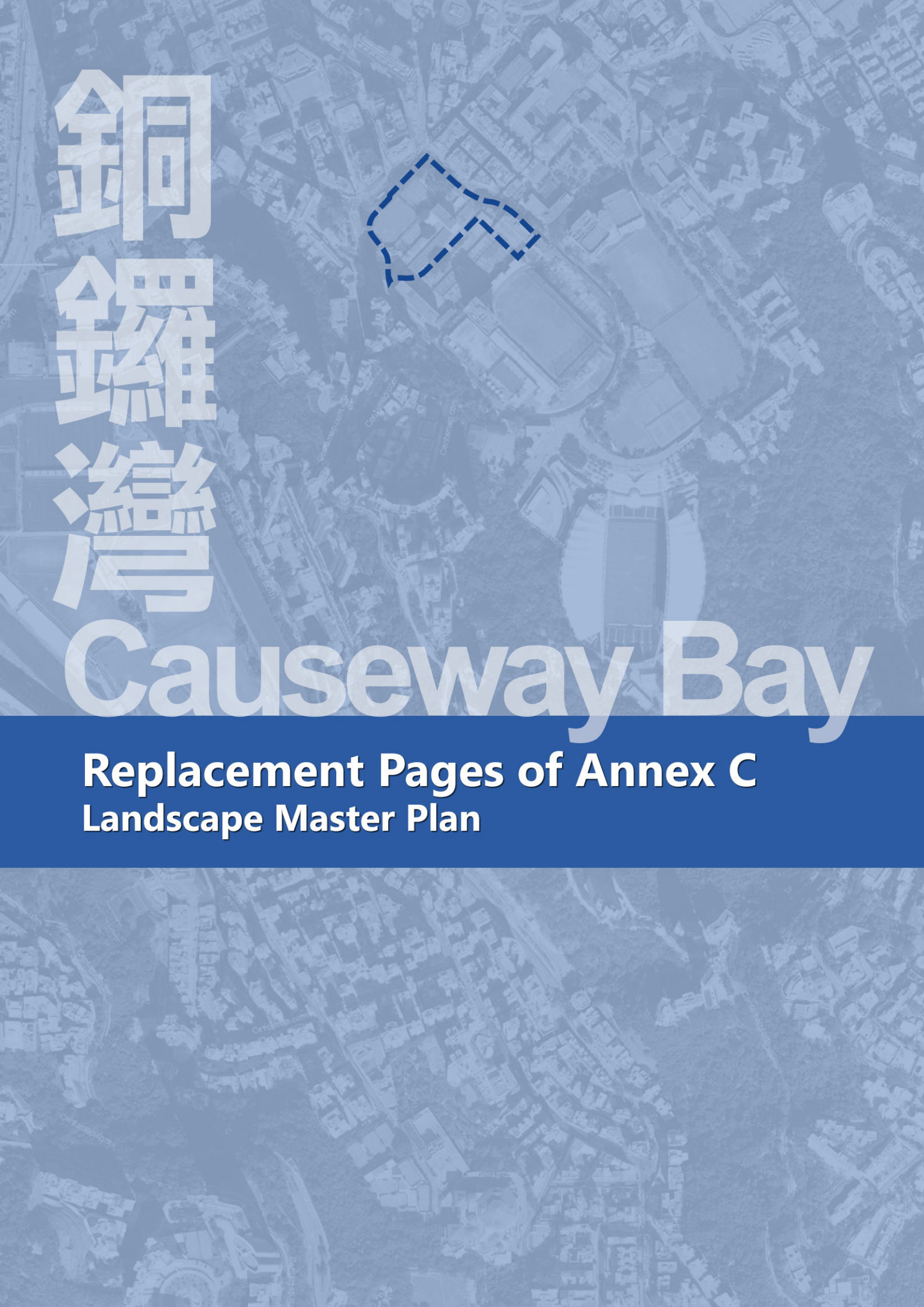




銅鑼灣

Causeway Bay

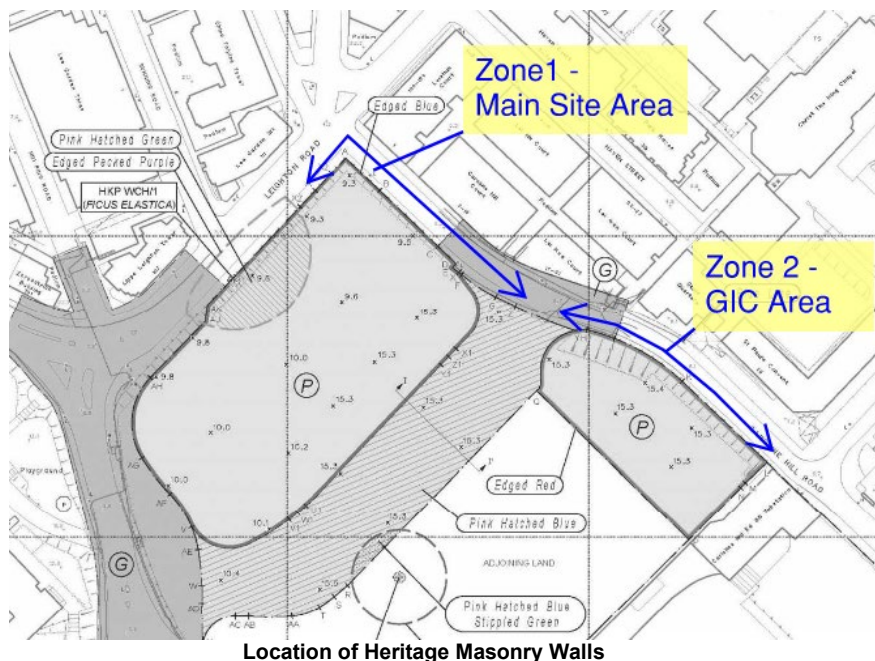
**Replacement Pages of Annex C
Landscape Master Plan**

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.
- 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).



- 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.

- 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 K - 'Tree Protection Proposal for OVT (Registration No. LANDSD(LEASED) WCH/1) by Individual Tree Specialist – Professor Jim Chi Yung, BH, JP' of the Planning Statement.**

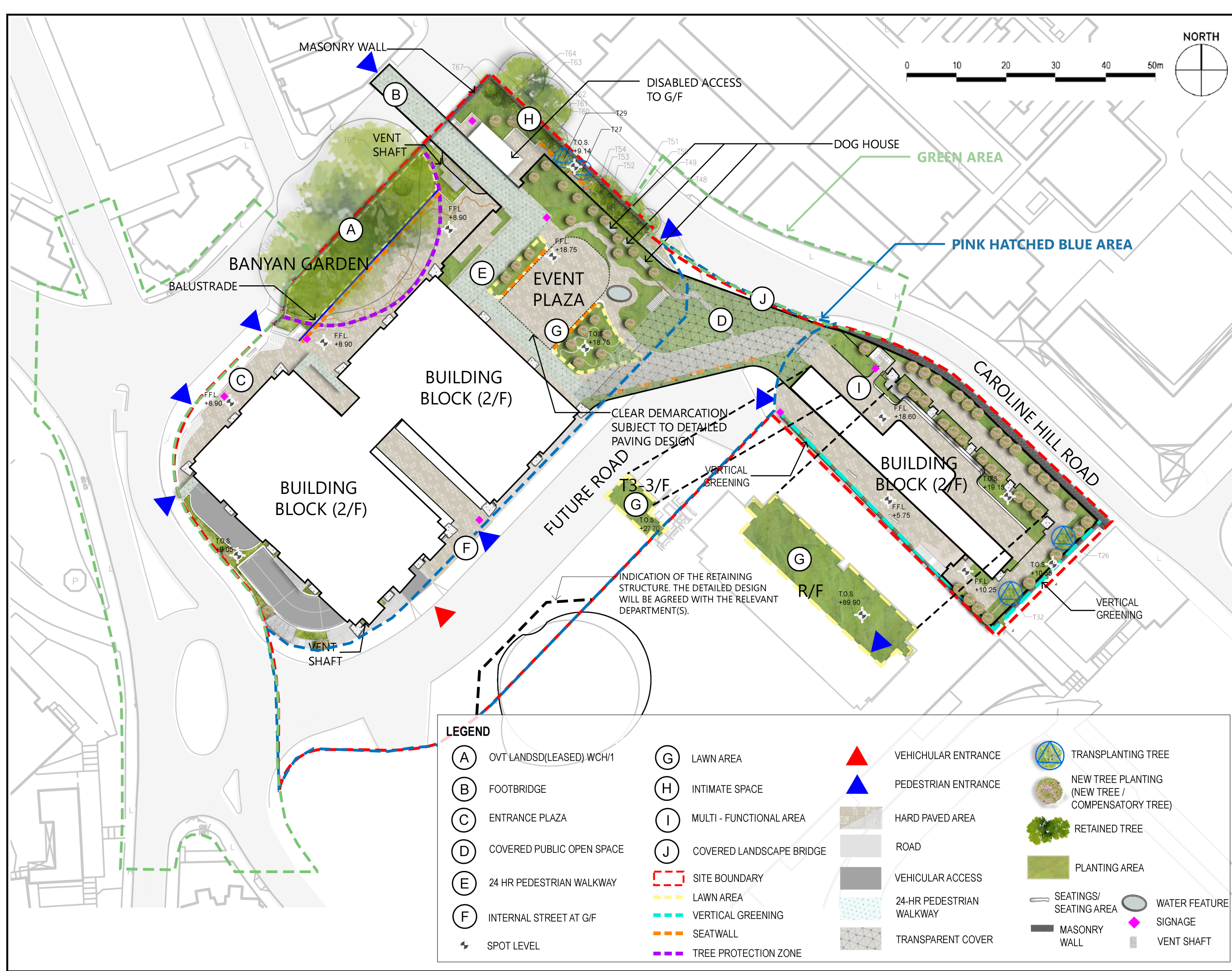
Tree of Rare or Protected Species

- 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.

Appendix C
Landscape Master Plan



REV	DATE	DESCRIPTION
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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 C1 -
LANDSCAPE MASTER PLAN (OVERALL)

SCALE: 1:750@A3

DRAWN BY: OY

CHECKED BY: PC

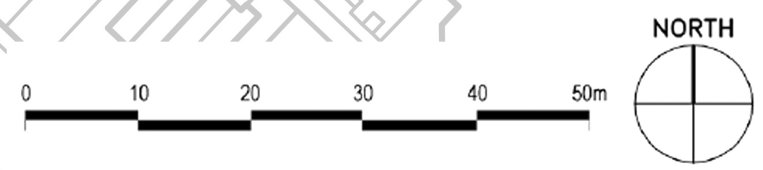
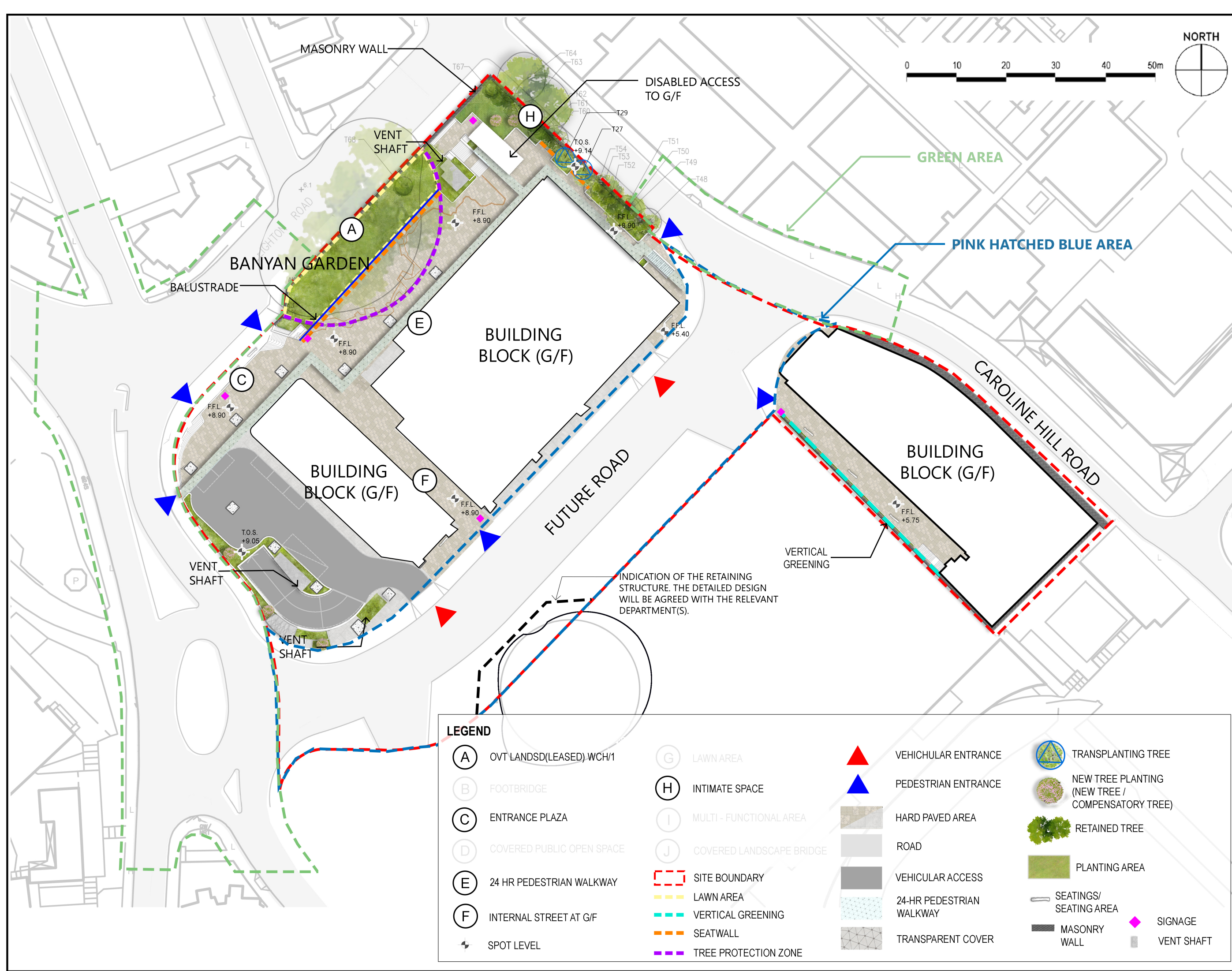
APPROVED BY: PC

DRAWING DATE: AUG 2025

PROJECT No: HYSAN02

SHEET No: HYSAN02-LMP-C1-2
REV: -

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LEGEND			
(A)	OVT LANDSD(LEASED)-WCH/1	(G)	LAWN AREA
(B)	FOOTBRIDGE	(H)	INTIMATE SPACE
(C)	ENTRANCE PLAZA	(I)	MULTI - FUNCTIONAL AREA
(D)	COVERED PUBLIC OPEN SPACE	(J)	COVERED LANDSCAPE BRIDGE
(E)	24 HR PEDESTRIAN WALKWAY	[Red dashed line]	SITE BOUNDARY
(F)	INTERNAL STREET AT G/F	[Yellow dashed line]	LAWN AREA
[Spot level symbol]	SPOT LEVEL	[Cyan dashed line]	VERTICAL GREENING
		[Orange dashed line]	SEATWALL
		[Purple dashed line]	TREE PROTECTION ZONE
		[Red triangle]	VEHICULAR ENTRANCE
		[Blue triangle]	PEDESTRIAN ENTRANCE
		[Grey hatched]	HARD PAVED AREA
		[Light grey]	ROAD
		[Dark grey]	VEHICULAR ACCESS
		[Blue hatched]	24-HR PEDESTRIAN WALKWAY
		[Grey grid]	TRANSPARENT COVER
		[Green circle with cross]	TRANSPLANTING TREE
		[Green circle]	NEW TREE PLANTING (NEW TREE / COMPENSATORY TREE)
		[Green tree]	RETAINED TREE
		[Green rectangle]	PLANTING AREA
		[Grey line]	SEATINGS/ SEATING AREA
		[Grey rectangle]	MASONRY WALL
		[Pink diamond]	SIGNAGE
		[Grey square]	VENT SHAFT

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 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: -
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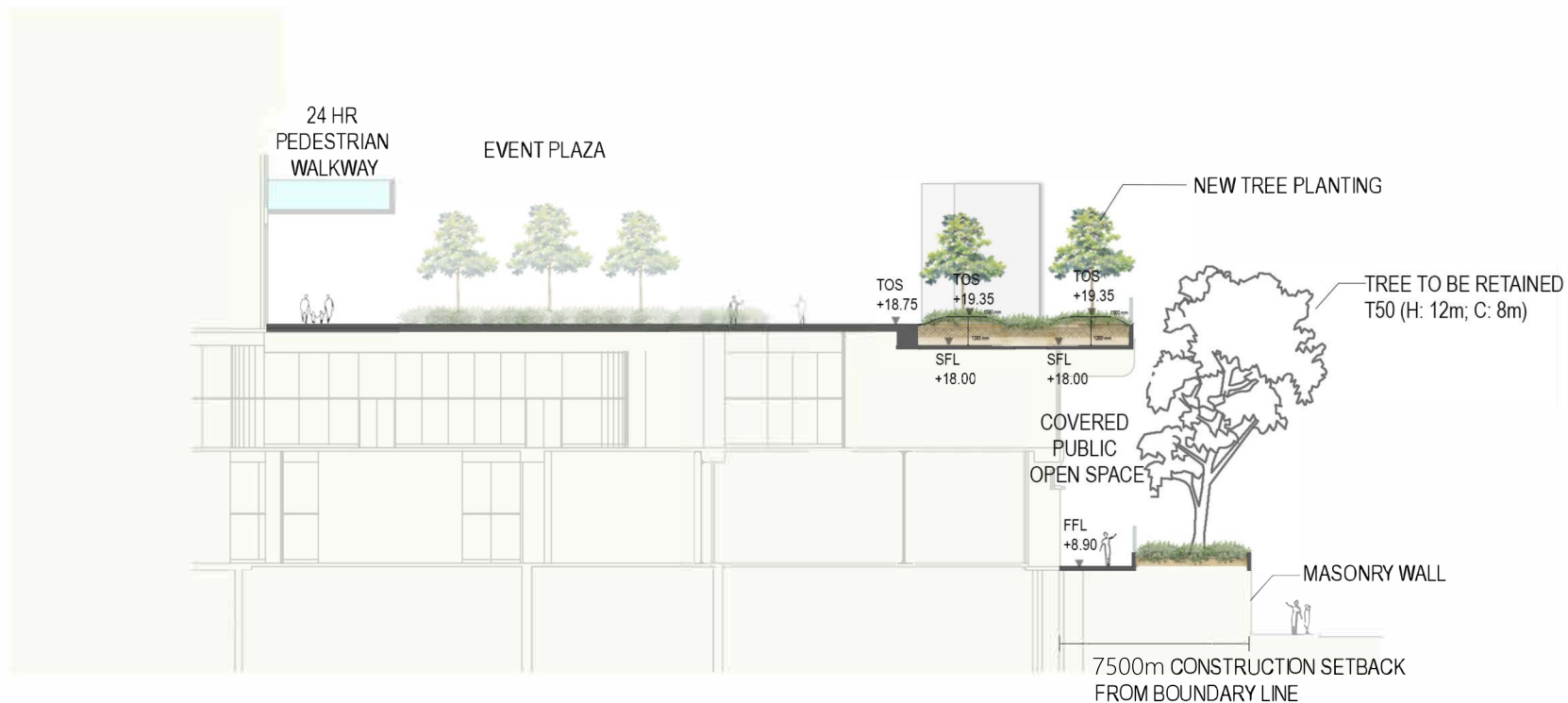
Appendix F
Landscape Sections



KEY PLAN

T1 & T2

CAROLINE
HILL ROAD



0 1 2 3 4 5m

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

PROJECT:
CAROLINE HILL ROAD

TITLE:
APPENDIX 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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