Updated Tree Preservation and Removal Proposal

dated January 2026

Application for Utilities Corridor of Various Lots in DD 233, Clear Water Bay, Sai Kung, N.T.

H PLUS LIMITED

TREE PRESERVATION AND REMOVAL PROPOSAL (RESUBMISSION)

JANUARY 2026

Landscape Consultant H Plus Limited
Registered Landscape Architect Ms. HUNG Yee Man (R095)

Table of Contents

APPENDIX

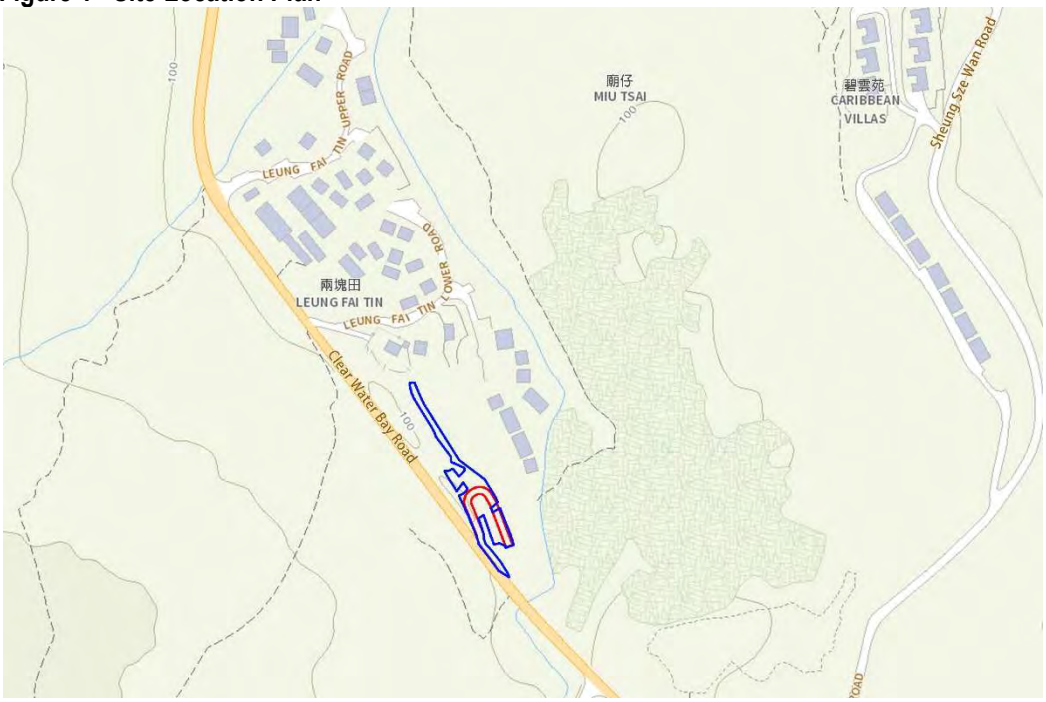
1.0 INTRODUCTION

1.1 This Tree Preservation and Removal Proposal, based on the proposed underground utilities works zone (**Appendix A**), is submitted in support of the Application for the utilities corridor of various lots in DD 233, Clear Water Bay, Sai Kung, N.T..

1.2 The Application Site is the main affected work zone for the CLP underground utilities, it is located within the Lot boundary. The Application Site is a slope, current zoning partial in V Zone (Village Type Development) and partial in GB (Green Belt).

1.3 The Application Site, approx. 1007.2m², is bounded by the Clear Water Bay Road on the West connecting from the North to the South. It is in a predominantly rural environment dominated by the Leung Fai Tin village houses to the immediate North, houses and residential development such as Caribbean Villas and Bo Chui Garden to the East and Ha Yeung San Tsuen to the South. Existing lush vegetation such as Clear Water Bay Country Park to the far South-East and Miu Tsai Tun and High Junk Peak Country Trail to the far West. Location of the Lot and Application Site please refer to **Figure 1**.

Figure 1 Site Location Plan



2.0 SURVEY METHODS AND ASSESSMENT CRITERIA

2.1 All living trees of 300mm girth (= 95mm diameter) or over (measured at 1.3m above ground level), within the Lot were studied. Each tree was identified to species level, and its girth, height and spread measured. The condition of each tree was then evaluated according to the following criteria (Webb 1991)[1]:

- Trees of good form, moderate to large size (for their species type) and in good health are classified as *Good*.
- Trees of reasonable form, with few or no visible defects or health problems are classified as *Fair*.
- Tees which are of poor form, badly damaged or clearly suffering from decay, die back, or the effects of very heavy vine growth are classified as *Poor*.

A general description of the trees on the Site follows in **Section 3**.

[1] Webb, R(ed.) 1991 Tree Planting & Maintenance in Hong Kong, Government Printer

3.0 GENERAL DESCRIPTION OF EXISTING TREES

A tree survey was conducted in April 2023 and **11** nos. of existing trees within the Application Site are identified. The dominant species are *Macaranga tanarius var. Tomentosa* (血桐), accounting 6 nos. *Macaranga tanarius var. Tomentosa* (血桐) is an environment weed and a potentially invasive cultivated plant threatening the surrounding vegetation. The next dominant species is *Mallotus paniculatus* (白楸), accounting 2 nos. Majority of the surveyed trees are in poor form and health and majority of them are in poor structural condition.

There is **no** endangered tree species identified in the tree survey under the listing in 'Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)'. Additionally, there is "Old and Valuable" trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.

Please refer to the supporting information as follows:

- A schedule of all the trees surveyed, together with their size and condition assessment is presented in Tree Assessment Schedule in **Appendix B.**
- Photographic record of existing trees is shown in **Appendix C.**
- The Location of existing trees overlaid onto the extension of the utility corridor showing those affected by the proposed utility works and proposed for felling are shown on the Tree Survey Plan in **Appendix D.**
- Compensatory Tree Planting Plan showing the locations of compensatory trees within the site boundary in **Appendix E.**

4.0 TREE FELLING PROPOSAL

4.1 Trees Proposed to be Felled (11 nos.)

Upon reviewing the conditions of all the affected trees within and around the Site, felling is considered only as a last resort after retention in-situ and transplanting have been precluded as no other alternate means can be found as viable to save them.

A total of **11** nos. of existing trees identified, all **11** of them are proposed to be felled based on the following principles:

- Trees in ***direct conflict with the proposed development layout*** e.g. underground utilities work zone.
- **Trees on slope** – Majority of the proposed fell trees are located on slope and their rootballs are technically not transplantable. It is impossible to find a similar condition onsite within the proposed development layout to replicate the existing root zone conditions. It will also pose potential safety problem to the users and surrounding properties if structurally unsound leaning trees are to be transplanted on the slope.
- Trees of ***unrecoverable health problem and are in poor condition*** – The trees possess *Poor* Form and share common defects such as leaning and imbalanced form. These symptoms cause their structural integrity / stability of these trees and present a potential hazard in the long term.
- ***Low survival rate after transplanting*** – All trees proposed to be felled are exceptionally low in survival rate after transplanting due to their age, species and intrinsic physiological limitation such as deep root system, inability to easily regenerate new feeder roots and lower resistance to adapt easily to transplanting shock.
- Trees of ***low amenity value and very common species*** – The trees proposed to be felled are of very common species with low amenity value.

The justifications are summarized in the **Table 1** below (to read in conjunction with the Tree Assessment Schedule in **Appendix B**, Photographic Record of Existing Trees in **Appendix C** and Tree Survey Plan in **Appendix D**).

Table 1: Proposed Tree Felling Schedule

Proposed Tree Felling Schedule	
Tree No.	**Justifications for proposed felling of existing trees**
Please refer to Tree Assessment Schedule in **Appendix B** for Tree Nos.	A total of **11** nos. of trees are recommended for *Fell* in-situ for the following justifications: • Trees in ***direct conflict with the proposed development layout*** e.g. CLP underground utilities work zone. • All proposed fell trees are located on slope and their rootballs are technically not transplantable. • The trees **in direct conflict with the proposed development layout** due to changes in level between the existing and the proposed layout. They are with: (i) Unrecoverable health problem and are in poor condition; (ii) Poor form with severe leaning trunk or imbalanced tree form; (iii) Low amenity value and common species; (iv) Low survival rate after transplanting.

In summary, please find the following **Table 2** showing the Tree Felling Proposal:

Table 2: Summary of Tree Felling Proposal

Description	**Current Scheme**
Total Nos. of Trees Surveyed	11
Nos. of Trees Proposed to be Felled	11
Aggregated DBH Loss	1.58m

5.0 TREE COMPENSATORY PROPOSAL

Major objectives of this current Tree Compensatory Proposal are listed below:

- To compensate the tree species that can be found from the surrounding to extend the country park context to enhance the surrounding.
- To enhance greenery within the Site through planting compensatory trees;
- To compensate for the loss of greenery by felling of existing trees;
- To increase the species diversity to enhance greenery within the Site.

To compensate for the loss of greenery, **11 nos**. of compensatory trees are proposed for compensation (Aggregated DBH Compensated is 0.915m). The compensation ratio is 1:1 in terms of quantity and 1:0.58 in terms of quality. Please refer to **Table 4** and read in conjunction with **Appendix E** - Compensatory Tree Planting Plan.

Table 3: Proposed Compensatory Tree Planting Schedule

	Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)	Total DBH (m)
	5	* Mallotus paniculatus	白楸	3.5	2	0.075	0.375
	2	* Schefflera octophylla	鵝掌柴	5	2.5	0.090	0.18
	4	* Celtis sinensis	朴樹	5	2.5	0.090	0.36
Total	**11**						**0.915**

Remarks: * Native Tree Species – All proposed species are native species.

Considerations that govern the provision of planting area are explained as follows:

- Adequate space is allowed between trees to ensure penetration of sunlight for their viable growth.
- All compensatory trees will be planted at-grade with not less than 1.2m soil depth excluding drainage layer (refer to **Appendix F**).

6.0 FUTURE MAINTENANCE AND MANAGEMENT

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Soft Landscape Maintenance Schedule

Watering: Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.

Pruning: Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist decease attack.

Fertilizing: Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.

Fungicide / Insecticide: Spray only as necessary with approved chemical.

Weeding: Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.

Securing: Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.

Mulching: Top up the mulching inside all planting beds twice a year and as necessary.

Thinning: Reduce overcrowding and transplant as necessary at selected periods:

- Evergreens: Spring
- Deciduous: Winter
- Palms: June to August

Table 4: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	•	•	•	•	●	●	●
Pruning		D	GC									
Fertilizing	soil test		**X**								**X**	
Fungicide / Insecticide			**X**						**X**			**X**
Weeding		**X**	**X**	**X**	**X**	**X**	**X**	**X**		**X**		**X**
Securing			**X**									
Thinning			EG								D	

Remarks: Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Schedule Legend:

GC	Groundcover	EG	Evergreen	D	Deciduous
•	Size proportional to quantity	**X**	Application		

7.0 SUMMARTY OF TREE FELLING AND COMPENSATORY PROPOSAL

A summary of Tree Felling and Compensatory Proposal in the Current Scheme is shown in **Table 5**:

Table 5: Tree Felling and Compensation Proposal

Description	**Current Scheme**
Total Nos. of Trees Surveyed	11
Nos. of Trees Proposed to be Felled	11
Aggregated DBH Loss	1.58m
Nos. of Compensatory Trees	11
Aggregated DBH Compensated	0.915m
Compensation Ratio - In terms of Quantity - In terms of Quality	 1 : 1 1 : 0.58

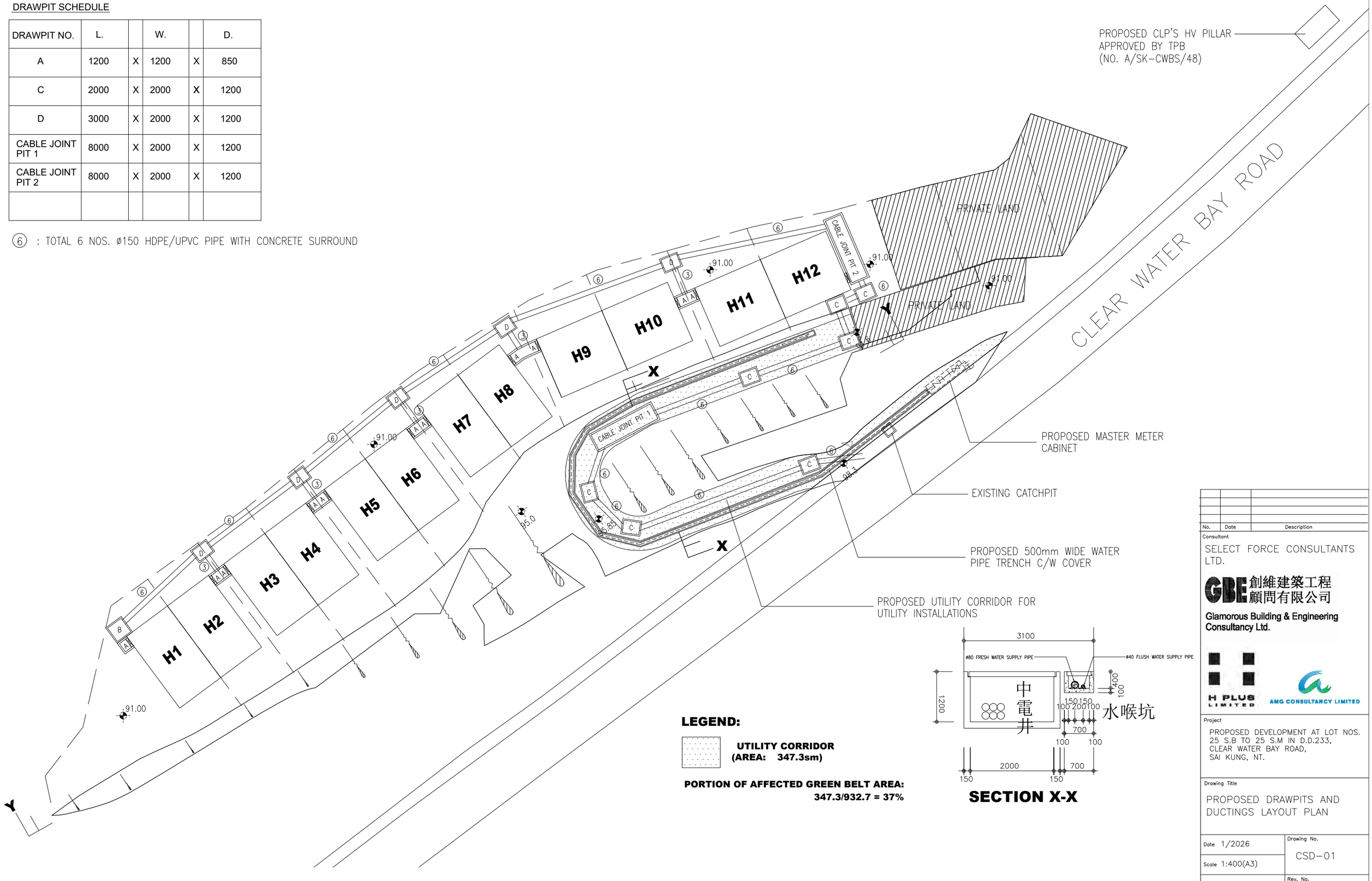
Appendix A

Proposed Underground Utilities Works Zone

DRAWPIT SCHEDULE

DRAWPIT NO.	L.		W.		D.
A	1200	X	1200	X	850
C	2000	X	2000	X	1200
D	3000	X	2000	X	1200
CABLE JOINT PIT 1	8000	X	2000	X	1200
CABLE JOINT PIT 2	8000	X	2000	X	1200

⑥ : TOTAL 6 NOS. ø150 HDPE/UPVC PIPE WITH CONCRETE SURROUND



LEGEND:

UTILITY CORRIDOR (AREA: 347.3sm)

PORTION OF AFFECTED GREEN BELT AREA: 347.3/932.7 = 37%

SECTION X-X

No.	Date	Description

Consultant

SELECT FORCE CONSULTANTS LTD.

GBE 創維建築工程顧問有限公司
Glamorous Building & Engineering Consultancy Ltd.

H PLUS LIMITED

AMG CONSULTANCY LIMITED

Project

PROPOSED DEVELOPMENT AT LOT NOS. 25 S.B TO 25 S.M IN D.D.233, CLEAR WATER BAY ROAD, SAI KUNG, NT.

Drawing Title

PROPOSED DRAWPITS AND DUCTINGS LAYOUT PLAN

Date 1/2026	Drawing No. CSD-01
Scale 1:400(A3)	
Drawn MFY	Rev. No. A
Checked MFY	
Approved	

APPENDIX B

Tree Assessment Schedule

Tree Assessment Schedule

Address: Clear Water Bay, Sai Kung, NT.
Lot: Lot 25 S.B to S.M in D.D. D.D. 233
Prepared by: Lam Hoi Tin (CA No.: HK-1760A) on 19-Apr-23
Field Survey was conducted / updated on : 19-Apr-23
To be read in conjunction with Drawing Nos.: TSP-01

Tree ID number	Tree Species (in Scientific names)	Tree Species (in Chinese names)	Original Location (Lot/ GA/ YA/ GHBA, etc.)	Measurements			Amenity Value (High/Medium/Low)	Form (Good/ Average/ Poor)	Health Condition (Good/ Average/ Poor)	Structural Condition (Good/ Average/ Poor)	Suitability for Transplanting (High/ Medium/ Low)	Conservation Status	Recommendation		Remarks (e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø, x depth in mm), and any other on-site conditions, etc.)
				Height (m)	DBH (mm)	Crown Spread (m)							in initial/ approved application (Retain/ Transplant/ Fell)	in this revision, if applicable (Retain/ Transplant/ Fell)	
T2	*Melia azedarach*	楝	Lot	4	110	2	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree
T11	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	122	4	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree
T12	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	119	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 15 degree; Co-dominant trunks
T13	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	95	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 5 degree; Climbers
T14	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	108	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant branches
T15	*Macaranga tanarius var. Tomentosa*	血桐	Lot	3	110	2	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks
T16	*Macaranga tanarius var. Tomentosa*	血桐	Lot	4	120	3	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks; Leaning 15 degree
T18	*Mallotus paniculatus*	白楸	Lot	5	120	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Co-dominant trunks; Included bark; Climbers
T19	*Mallotus paniculatus*	白楸	Lot	4	119	3	Low	Poor	Average	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Leaning 25 degree
T20	*Sarcosperma laurinum*	肉實樹	Lot	4	115	3	Low	Poor	Average	Average	Low	-	Fell	-	a, b, c, d Slope tree; Climbers
T31	*Aporosa dioica*	銀柴	Lot	4	440	2	Low	Poor	Poor	Poor	Low	-	Fell	-	a, b, c, d Slope tree; Decay; Mechanical injury; Trunk failure

*** Note for Justification**	
a	Conflict with proposed layout/ underground utilities works/ vehicular access/ EVA/ boundary fence/ hoarding
b	Poor condition/ poor form
c	Low survival rate after transplanting
d	Located on steep slope and inaccessible for transplanting
e	Overpruned/ topped after transplanting
f	Dead tree

Summary:

Total Nos. of Trees Surveyed	11
Trees Proposed to be Retained	0
Trees Proposed to be Transplanted	0
Trees Proposed to be Felled (incl. DEAD trees)	11
Total DBH Loss (m)	1.58

APPENDIX C

Photographic Record of Existing Trees

(T2) Overall View

(T2) Tree Tag

(T2) Close-Up

(T2) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T11) Overall View

(T11) Tree Tag

(T11) Close-Up

(T11) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T12) Overall View

(T12) Tree Tag

(T12) Close-Up

(T12) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T13) Overall View

(T13) Tree Tag

(T13) Close-Up

(T13) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T14) Overall View

(T14) Tree Tag

(T14) Close-Up

(T14) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

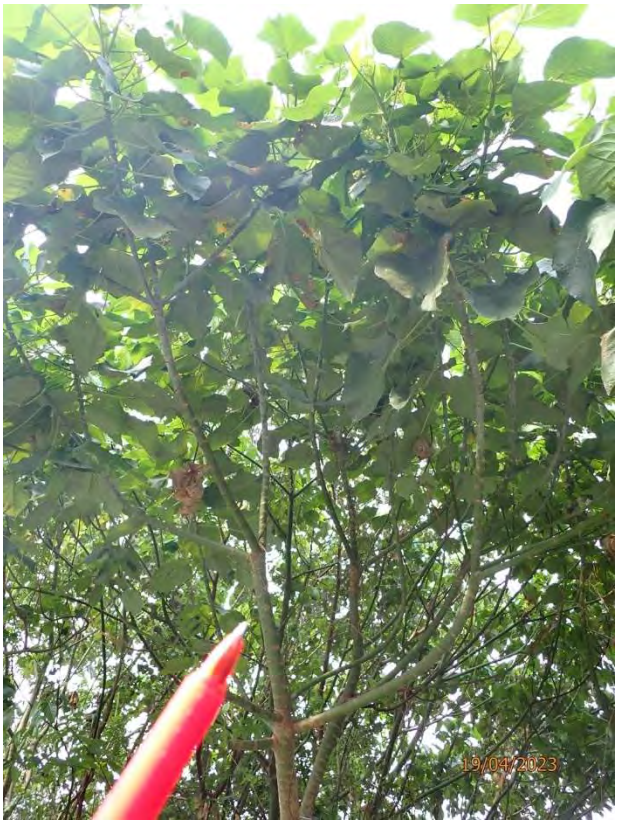
Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T15) Overall View

(T15) Tree Tag

(T15) Close-Up



(T15) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T16) Overall View

(T16) Tree Tag

(T16) Close-Up

(T16) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T18) Overall View

(T18) Tree Tag

(T18) Close-Up

(T18) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T19) Overall View

(T19) Tree Tag

(T19) Close-Up

(T19) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T20) Overall View

(T20) Tree Tag

(T20) Close-Up

(T20) Close-Up

R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

(T31) Overall View

(T31) Tree Tag

(T31) Close-Up

(T31) Close-Up

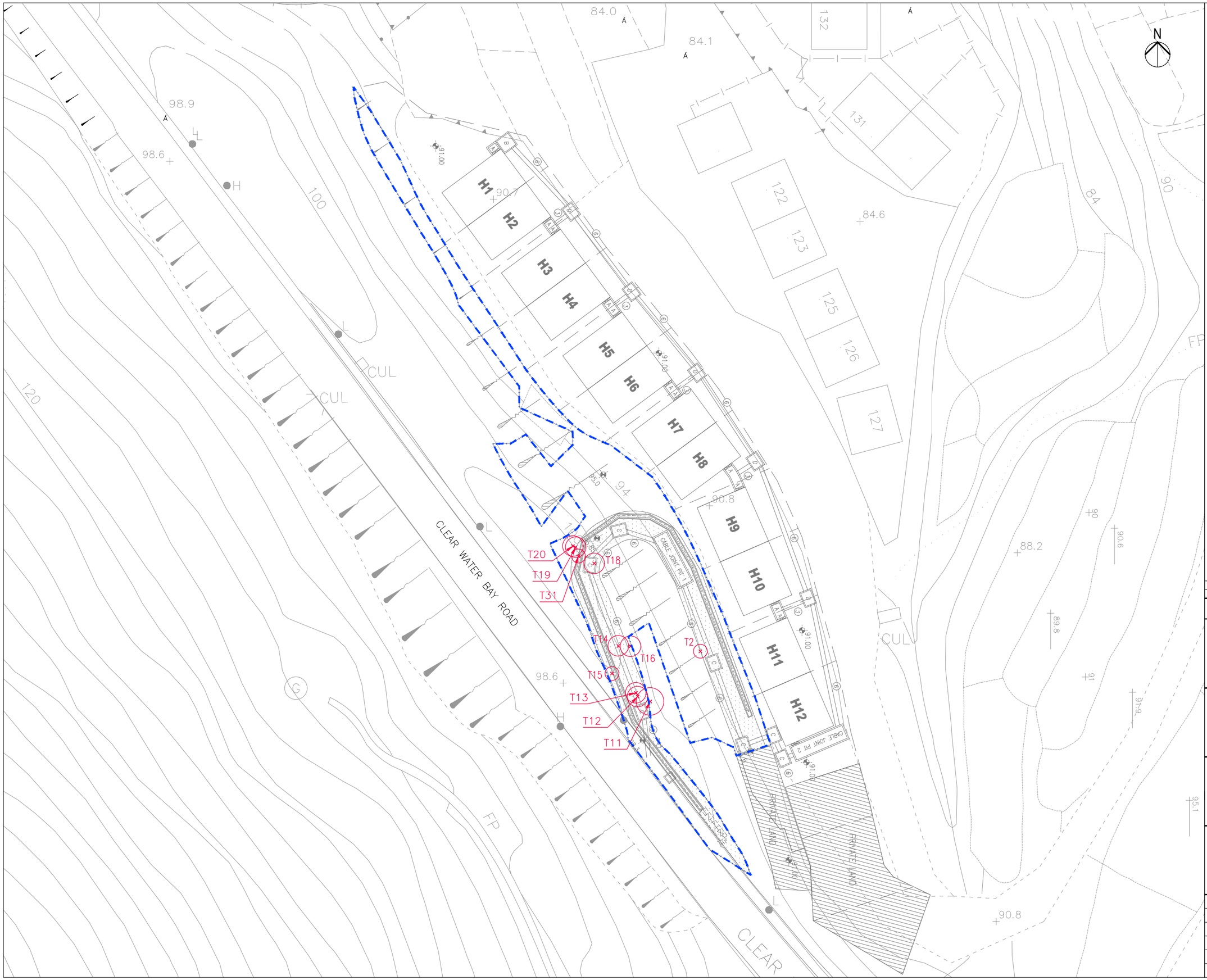
R = Retain T = Transplant F = Fell D = Dead Tree

Tree Photographic Record

Lot 25 S.B to S.M in DD233, Clear Water Bay, Sai Kung, NT.

APPENDIX D

Tree Survey Plan



LEGEND

- APPLICATION BOUNDARY
- WORK ZONE
- T1 EXISTING TREE PROPOSED TO BE FELLED (11 NOS.)

NO.	DESCRIPTION	DATE

REVISION

IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figure dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

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PROJECT:

PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

DRAWING TITLE:

TREE SURVEY PLAN

Scale:	1:500 @A3
Date:	MAY 2023
Design:	SH
Drawn:	-
Checked:	SH
Project No:	2023302

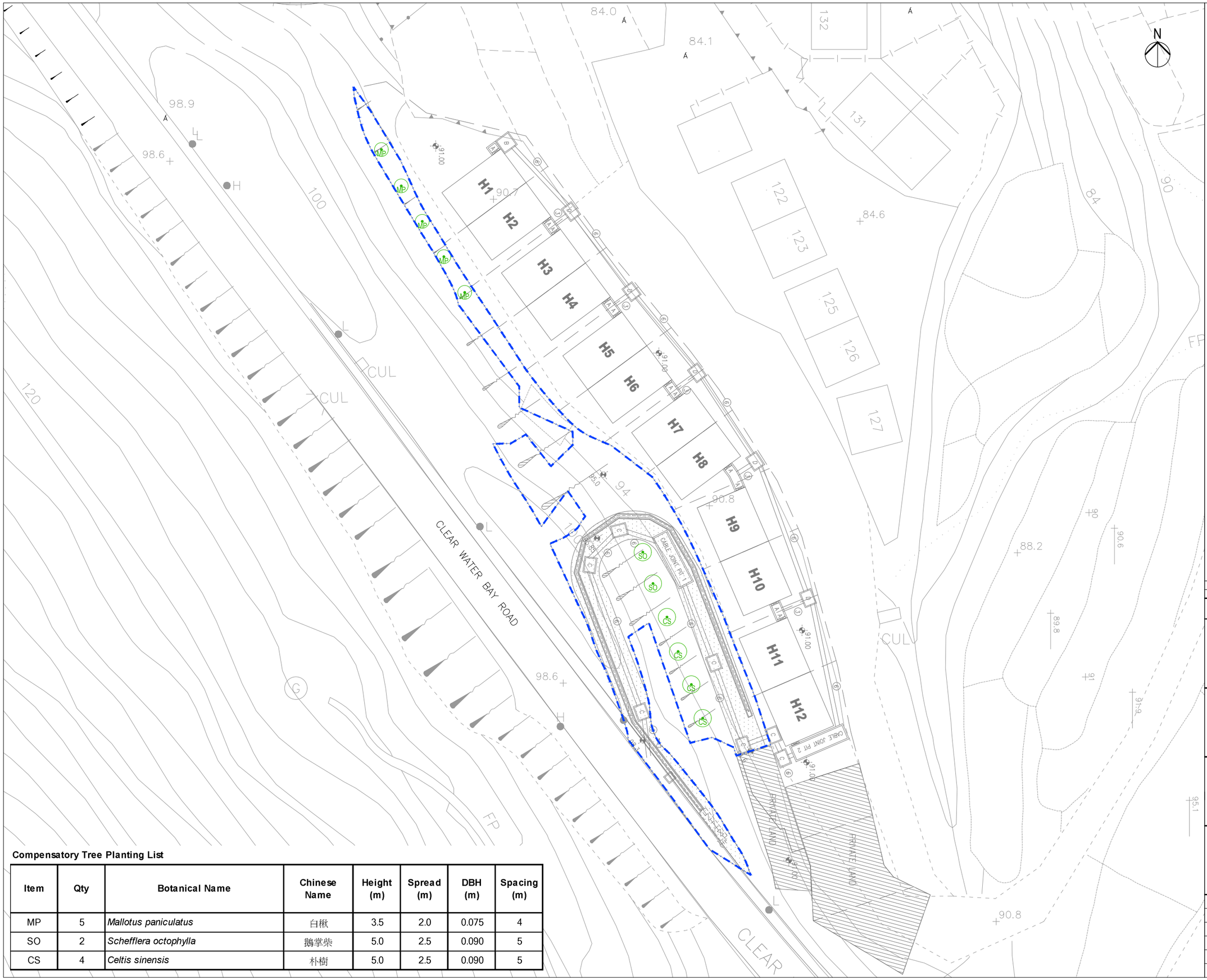
Drawing No.: TSP-01

REV. -

A3 420 x 297

APPENDIX E

Compensatory Tree Planting Plan



LEGEND

- APPLICATION BOUNDARY
- WORK ZONE
- PROPOSED COMPENSATORY TREES (11 NOS.)

DRAWPIT SCHEDULE

DRAWPIT NO.	L.		W.		D.
A	1200	X	1200	X	850
C	2000	X	2000	X	1200
D	3000	X	2000	X	1200
CABLE JOINT PIT 1	8000	X	2000	X	1200
CABLE JOINT PIT 2	8000	X	2000	X	1200

⑥ : TOTAL 6 NOS. ø150 HDPE/UPVC PIPE WITH CONCRETE SURROUND

Compensatory Tree Planting List

Item	Qty	Botanical Name	Chinese Name	Height (m)	Spread (m)	DBH (m)	Spacing (m)
MP	5	*Mallotus paniculatus*	白楸	3.5	2.0	0.075	4
SO	2	*Schefflera octophylla*	鵝掌柴	5.0	2.5	0.090	5
CS	4	*Celtis sinensis*	朴樹	5.0	2.5	0.090	5

NO.	DESCRIPTION	DATE
REVISION		

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PROJECT:
PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

DRAWING TITLE:
COMPENSATORY TREE PLANTING PLAN

Scale:	1:500 @A3
Date:	MAY 2023
Design:	SH
Drawn:	-
Checked:	SH
Project No:	2023302

Drawing No.: CTP-01

REV. -

A3 420 x 297

APPENDIX F

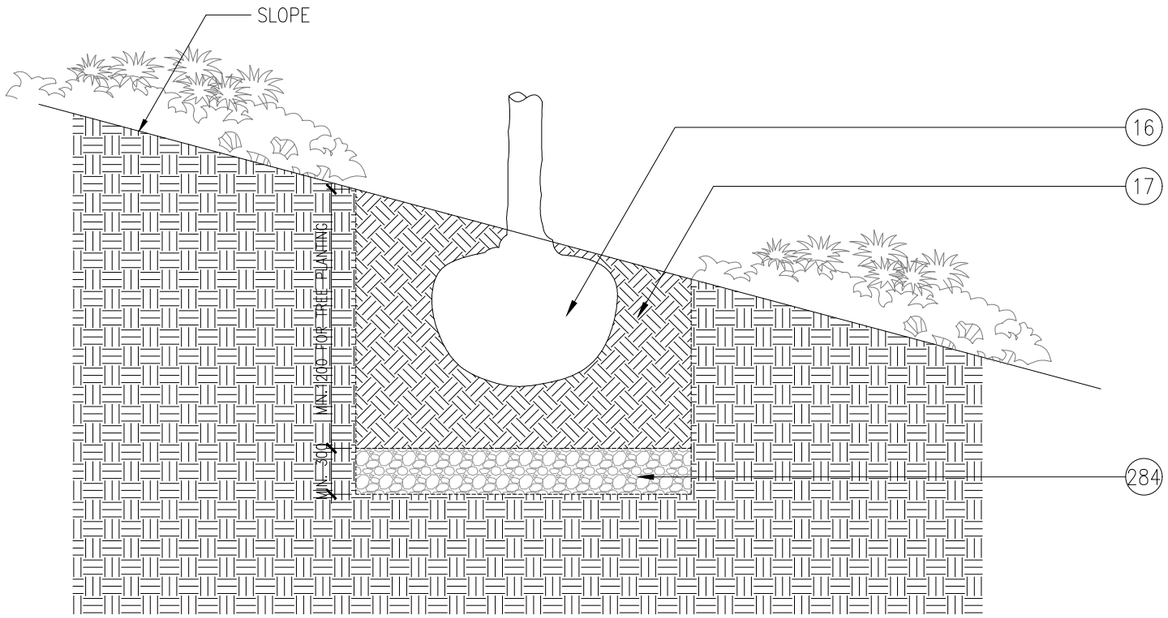
Typical Planter Detail

LEGEND:

(16) ROOTBALL

(17) SOIL MIXED AS SPECIFIED

(284) MIN.300mm THK.
GRANULAR DRAINAGE LAYER BY MC



A TYPICAL SMALL TREE PLANTING DETAIL (ON SLOPE)
SCALE 1:20

NOTES:
1. ALL STRUCTURAL, WATERPROOFING & E&M SERVICES SHOULD REFER TO ARCHITECT'S & ENGINEER'S DETAILS.

2. ALL DRAWINGS ARE FOR DESIGN INTENT ONLY. SPECIALIST TO SUBMIT SHOP DRAWINGS FOR APPROVAL.

3. ALL MATERIAL FINISHES SHOULD REFER TO MATERIAL SCHEDULE.

4. ALL CONSTRUCTION JOINTS SHOULD REFER TO ARCHITECT'S DETAIL & SPECIFICATIONS.

5. ALL PLANTER DRAINS BY SOFT LANDSCAPE CONTRACTOR.

NO.	DESCRIPTION	DATE
REVISION		

IT IS THE CONTRACTOR'S RESPONSIBILITY TO
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- determine location of all existing services prior to excavation

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PROJECT:
PROPOSED SMALL HOUSE DEVELOPMENT ON LOT 25 S.B TO S.M IN DD233, CLEAR WATER BAY, SAI KUNG, NT.

DRAWING TITLE:
TYPICAL TREE PLANTING DETAIL (ON SLOPE)

Scale:	AS SHOWN
Date:	NOV 2025
Design:	SH
Drawn:	NL
Checked:	SH
Project No:	2023302

Drawing No.:
LD-01-02
REV.
-

A3 420 x 297