

Appendix 9

Tree Preservation Proposal

**Section 12A Application for Proposed Amendment to the Notes of the
Approved Quarry Bay OZP relating to the “Other Specified Uses” zone
annotated “Cultural and/or Commercial Leisure and
Tourism Related Uses”**

Tree Preservation Proposal

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Prepared By:

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Project Title	Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”
Report Title	Tree Preservation Proposal

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Tree Preservation Proposal (TPP) in support of a Section 12A application under the Town Planning Ordinance for a site located at Hoi Yu Street in Quarry Bay alongside the waterfront promenade facing Victoria Harbour (hereafter referred to as "Application Site").
- 1.2 The Tree Preservation Proposal outlines the approach and findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found in conflict with the Proposed Development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.
- 1.3 This tree preservation proposal adopts a group tree approach in broad accordance with Lands Administration Office Practice Note Number 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects". The tree survey was undertaken in September 2024.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north west of Quarry Bay Park, in between the Island Eastern Corridor (IEC) and Hoi Yu Street and the existing waterfront promenade including the existing Quarry Bay Promenade Pet Garden. The Application Site covers an area of 9,070 m² (of which the "OU(1)" is 8,532 m², and the "Public Elevated Footbridge" is 538 m²) and has an elevation ranging from approximately +3.8 mPD to +4.3 mPD. The "OC(1)" part of the Application Site is currently divided into two portions with the eastern portion being used as temporary car park and the western portion being used for temporary works area. A footpath access from Hoi Yu Street to the Quarry Bay Promenade Pet Garden divides the two portions.
- 2.2 The current site access from Hoi Yu Street is located in the south eastern corner of the Application Site. The Application Site is bounded to the east by the MTR Quarry Bay Substation and further to the east the Eastern Harbour Crossing Quarry Bay Ventilation Building. To the west the Application Site is bounded by the structures associated with an existing Water Supplies Department's Quarry Bay Salt Water Pumping Station.
- 2.3 The site and the waterfront promenade immediately adjacent to it contain approximately 71 trees. These are mainly located in clusters around the eastern end of the Application Site and in planters along the waterfront promenade. The trees outside the site boundary are included in the survey to facilitate the proposals for upgrading the waterfront promenade.

3.0 Project Description

- 3.1 The Proposed Scheme comprises of a mixed-use development with a central cultural tourism focal point, the public areas at the lower levels integrated with the waterfront promenade and embraced by a residential component, to the south, east and west. Although connected at nearly all the levels the massing of the Proposed Scheme is formed around six vertical elements separated by visual corridors and building separations enhancing the sense of visual permeability with framed views of the landscape beyond. The floors of each of the vertical elements are staggered to de-emphasize the verticality of the built form replicating the natural upland landscape which forms the backdrop to the south. The architectural form and permeability also serve to reduce the apparent bulk of the development and its visual prominence.
- 3.2 The proposed formation level will be increased to +5.5 mPD with reference to CEDD's Port Works Design Manual (Part 1: Appendix C.9). This will require raising the formation level including the landscape areas by approximately 1500 mm. The proposed BH will range from +24.7 mPD at the

eastern and western ends of the Application Site rising to +44 mPD at the centre resulting in a stepped or terraced effect. The landscape deck at +11.9 mPD at the eastern and western ends provides a step down to the landscape of the ground floor. The organically shaped, pebble form of the Cultural Venue in the centre of the development at approximately +26.3 mPD also serves enhanced the stepping effect from the waterfront while also breaking the visual mass of the development. Three basement levels minimise the requirement for the above-ground massing to maximise the publicly accessible space at the ground floor and at L02 while also providing extensive private outdoor space on the floors above.

- 3.3 One of the main emphasises of the design is to create active public levels adjacent to the waterfront promenade for the whole length of the site. This will incorporate the retail, entertainment and cultural activities and will involve the Basement 1 Level and the GF level. In the centre of the site, acting as the major visual and activity focal point will be the main cultural and tourism venue. This will extend upwards for some three to four floors. Throughout these levels there will be landscaped areas available for public access.
- 3.5 The Proposed Scheme will also include a short, elevated footbridge across the IEC connecting the "OU(1)" part of the Application Site with Quarry Bay Park and the wider hinterland area. This is preferred to the previously proposed elevated walkway in the approved scheme which would have resulted in a more significant impact on the mature trees along its alignment.

4.0 Existing Vegetation

- 4.1 A total of 24 nos. trees were identified in two tree groups (TG01 to TG03) within the Application Site boundary and a total of 60 nos in a further three groups (TGA01 to TGA02; TGB01 and TGC01) located outside the Application Site. Tree groups TGA1 to TGA2 are located on the existing Quarry Bay Promenade immediately to the north of the Application Site in the area potentially affected by the enhancement of the promenade and TGB01 is located to the north east of the Eastern Harbour Centre in the area of the proposed footpath link with Quarry Bay Park. TGC01 is located within Quarry Bay Park to the south of the Application Site at the landing for the proposed short elevated footbridge over the IEC. **Annex I – Tree Location Plan** shows the location of the tree groups.
- 4.2 The existing tree locations are illustrated on **Annex I – Tree Location Plan** and **Annex II - Tree Treatment Schedule** provides an identification of numbers of tree species, an assessment of their condition and recommendations for the treatment of the trees and **Annex III – Photographic Record of Existing Tree Groups** provides a visual reference for the assessment.
- 4.3 **Table 4.1** below lists the tree species surveyed and their relative abundance and describes their conservation value (native or exotic). The information for the trees outside the Application Site boundary is provided for information only.

Table 4.1 Existing Tree Species Summary

Botanical Name	Chinese Name	No. of Trees within Application Sites	No. of Trees outside Application Site	Native (N) Exotic (E)	Status in Hong Kong
<i>Broussonetia papyrifera</i>	構樹	1	0	N	Common
<i>Chrysalidocarpus lutescens</i>	散尾葵	10	1	E	Common
<i>Crateva unilocularis</i>	樹頭菜(魚木)	1	0	E	Common
<i>Delonix regia</i>	鳳凰木	0	3	E	Common
<i>Elaeocarpus hainanensis</i>	水石榕	0	3	E	Common

Botanical Name	Chinese Name	No. of Trees within Application Sites	No. of Trees outside Application Site	Native (N) Exotic (E)	Status in Hong Kong
<i>Ficus hispida</i>	對葉榕	0	6	N	Common
<i>Ficus microcarpa</i>	細葉榕	0	3	N	Common
<i>Ficus subpisocarpa</i>	筆管榕	2	0	N	Common
<i>Ficus variegata</i>	青果榕	3	1	N	Common
<i>Lagerstroemia speciosa</i> *	大花紫薇	0	12	E	Rare
<i>Leucaena leucocephala</i> **	銀合歡	1	0	E	Common
<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	3	4	N	Common
<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	0	9	E	Common
<i>Roystonea regia</i>	王棕	1	7	E	Common
<i>Spathodea campanulata</i>	火焰樹(火焰木)	0	6	E	Common
<i>Terminalia mantaly</i>	小葉欖仁	0	5	E	Common
<i>Xanthostemon chrysanthus</i>	金蒲桃	2	0	E	Common
Total		24	60		

Note: *Although *Lagerstroemia speciosa* (大花紫薇) is Scheduled as rare and protected under the Forests and Countryside Ordinance (Cap. 96) these specimens have been planted for amenity purposes and the Schedule does not apply. ** *Leucaena leucocephala* (銀合歡) is an undesirable weed species and so can be removed as part of routine maintenance without the need for compensation.

4.4 Within the Application Site the most numerous of the existing trees are *Chrysalidocarpus lutescens* (10 nos.) and *Ficus variegata* and *Macaranga tanarius* var. *tomentosa* (3 nos.). The species composition represents mix of common amenity tree species and some trees which have naturally colonized the Application Site. For the area outside the Application Site the most numerous of the existing trees are *Lagerstroemia speciosa* (12 nos.), *Melaleuca cajuputi* subsp. *cumingiana* (9 nos) and *Spathodea campanulata* (6 nos.). The species composition for these areas also reflects a combination of amenity planting and the natural colonisation of native species in areas of unmanaged landscape. The photographs in **Annex III** show the condition of the existing trees.

4.5 **Table 4.3** shows that a high percentage of trees exhibit an average existing form, condition and amenity value. This assessment and photographic record show that several of the trees are growing near one another or to existing structures resulting in leaning main stem and asymmetrical canopies. The value of many of these trees lies in their effect as group and not as individual specimens.

Table 4.3 Summary of Existing Tree Condition

Assessment Criteria	Status of Trees	% Trees (Application Site)	% Trees (Outside the Application Site)
Form	Good	0%	0%
	Average	90%	64%
	Poor	10%	36%

Assessment Criteria	Status of Trees	% Trees (Application Site)	% Trees (Outside the Application Site)
Existing Health Condition	Good	0%	0%
	Average	95%	64%
	Poor	5%	36%
	Dead	0%	0%
Structural Condition	Good	0%	0%
	Average	95%	74%
	Poor	5%	26%
Amenity Value	Excellent	0%	0%
	High	0%	0%
	Medium	52%	58%
	Low	48%	42%

- 4.6 With the exception of *Lagerstroemia speciosa* (大花紫薇) there are no trees Scheduled as rare and protected under the Forests and Countryside Ordinance (Cap. 96). The specimens of *Lagerstroemia speciosa* have been planted for amenity purposes and so the schedule does not apply. There are no Champion Trees (identified in the book 'Champion Trees in Urban Hong Kong').
- 4.7 There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT) and Guidelines for their Preservation) or a 'Tree of Particular Interest' (TPI) in accordance with para. 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB within the survey area.

5.0 Recommendations

- 5.1 The Proposed Scheme fully utilises the Application Site to create a high-quality living environment for the future residents whilst also responding to the existing landscapes and developments neighbouring the site. Impacts on the existing trees have been avoided wherever possible. **Table 5.1** provides a summary of the recommendations for the treatment of the existing trees.
- 5.2 **Table 5.1** provides a summary of the recommendations for the treatment of the existing trees. The information for the trees outside the Application Site boundary is provided for information only.

Table 5.1 Summary of Tree Recommendations

Recommendation	Application Site		Outside Application Site	
	Number of Trees	% Trees	Number of Trees	% Trees
Trees to be retained	0	0%	25	42%
Trees to be transplanted	0	0%	0	0%
Trees to be felled	24	100%	35	58%
Total number of trees	24		60	

- 5.3 The recommendations for the treatment of each of the trees is contained within **Annex II - Tree Treatment Schedule** and shown on **Annex IV - Tree Recommendation Plan**.

Preservation of Existing Trees

- 5.4 The proposed works will see the wholesale redevelopment of the area including a basement which will cover nearly the whole of the Application Site. As such it will not be possible to preserve any of the trees within the Application Site. The proposals for the area outside the Application Site include extensive upgrades of the public realm including the Quarry Bay Promenade, a new foot path connection providing access from Quarry Bay Park and Hoi Yu Street. In this area there would also be some impact on existing trees however some 25 nos. trees can be retained in-situ. As such it will not be possible to preserve any of the trees within the Application Site with some 24 nos tree recommended for removal.

Tree Felling Proposal

- 5.5 The Proposed Scheme (similar to the Approved Scheme under application no. A/H21/150) occupies the entire extent of the Application Site including the construction of the basement levels and as such it would not be possible to preserve the existing trees within this area.
- 5.6 As part of the proposed extensive enhancement of the public realm in the area surrounding the Application Site some 35 nos trees would also be affected however these would be compensated with new tree planting if the proposals were to be implemented.
- 5.7 It should be noted that the majority of these trees which are recommended for felling have a average to poor form, an average to poor health condition and structural condition and a medium to low amenity value. All the affected trees also have a low suitability for transplantation.
- 5.8 The Proposed Scheme has sought to provide an at-grade pedestrian connection from the hinterland and public transport nodes to the Application Site, Quarry Bay Promenade and the future IEC boardwalk (East Coast Boardwalk). The Proposed Scheme will also include a short, elevated footbridge over the IEC replacing the previously proposed Elevated Walkway connection from Taikoo Place across Quarry Bay Park and the IEC to the Application Site. In addition to the urban design benefits from adopting this strategy the proposed replacement of the footbridge will allow the retention of significant number of existing trees within the Quarry Bay Park. As shown in **Annex VII - Impact of the Previously Proposed Elevated Walkway Connection** the predicted impact of the previous lengthy proposal on existing trees includes approximately 79 nos *Roystonea regia*, 23 nos. *Lagerstroemia speciosa* and 7 nos. *Bauhinia variegata*. The loss of these 120 nos trees would have had a significant negative impact on the landscape character and visual amenity of the park. Some The proposed short, elevated footbridge will conflict with 7 nos trees requiring their removal therefore retaining an additional 113 nos trees within Quarry Bay Park.
- 5.9 The recommendations for tree retention and transplantation are provided in **Annex II - Tree Treatment Schedule** and their proposed status recorded on tree photographs is presented as **Annex III – Photographic Records of Existing Tree Groups**. Their proposed status recorded on plans is presented on **Annex IV – Tree Recommendation Plan**.

6.0 Preliminary Tree Planting Proposal

6.1 To compensate for the trees recommended for felling the new tree planting plan presented as **Annex V – New Tree Planting Plan** shows the locations of the preserved trees and transplanted trees based on the new landscape design.

6.2

6.3 **Table 6.1** below provides a summary of the new tree planting proposals for the within the Application Site boundary including some 48 nos new trees and no less than 35 nos new trees outside the Application Site boundary. This includes 43 nos new trees within the Quarry Bay Promenade Enhancement and 15 nos as part of the Enhancement of Hoi Yu Street which will be implemented and managed and maintained by the Applicant. A further 18 nos new trees are proposed as part of the re-provision of the Quarry Bay Promenade Pet Garden which will be implemented by the Applicant and handed back to government for management and maintenance. These proposals are subject to the agreement of relevant government departments and the resolution of any technical issues including underground utilities and structures.

Table 6.1: New Tree Planting Ratios

New Tree Planting Metrics	Statistic / Ratio	Tree Size
Application Site		
Number of felled trees (within the Application Site Boundary)	24	
Number of new trees	No less than 24	Heavy standard sized trees
New Tree Planting Ratio (by number) (Number of newly planted trees : number of trees felled)	48 : 24 (2 : 1)	Min. nos. of new trees to be planted
Outside Application Site		
Number of felled trees	35	
Number of new trees	No less than 35	Heavy standard sized trees
New Tree Planting Ratio (by number) (Number of newly planted trees : number of trees felled)	76 : 35 (2.17 : 1)	Min. nos. of new trees to be planted

6.4 It is envisaged that the Applicant undertake the new tree planting within the Application Site, the enhanced waterfront promenade, Hoi Yu Street and the re-provisioned Quarry Bay Promenade Pet Garden. The Applicant will undertake the management and maintenance for the trees within Application Site, the enhanced waterfront promenade and Hoi Yu Street. The re-provisioned Quarry Bay Promenade Pet Garden would be handed back to LCSD upon completion of the 12 month Establishment Period. **Table 6.2** below provides a breakdown of the proposed number of trees for each area and the proposed management and maintenance agent.

Table 6.2: New Tree Planting Management and Maintenance Responsibility

New Tree Planting Location	Number of Trees	Management and Maintenance Agent
Application Site	48	Applicant
Public Open Space outside the Application Site to be managed and maintained by the Applicant	43	Applicant
Hoi Yu Street Frontage	15	Applicant
Quarry Bay Promenade Pet Garden	18	LCSD

- 6.5 The new trees will form part of the overall landscape design proposal which will be developed during the detailed design stage of the project. A summary of the new tree planting proposals is provided in **Table 6.3** below.

Table 6.3: New Tree Planting Proposals

Botanical Name	Chinese Name	Stock Size	Native / Exotic	Spacing (mm)	Proposed Location
<i>Acer tutcheri</i>	嶺南槭	Heavy standard	Native	4000	GF/L02
<i>Alangium chinense</i>	八角楓	Heavy standard	Native	4000	GF/L02
<i>Aquilaria sinensis</i>	(土沉香/牙香樹)	Standard	Native	4000	GF/L02
<i>Bauhinia × blakeana</i>	洋紫荊, 紅花羊蹄甲, 豔紫荊	Heavy standard	Native	4000	GF/L02
<i>Cinnamomum burmannii</i>	陰香	Heavy standard	Native	4000	GF/L02
<i>Cinnamomum parthenoxylon</i>	黃樟, 黃樟木	Heavy standard	Native	4000	GF/L02
<i>Cratoxylum cochinchinense</i>	黃牛木, 鳥籠木	Heavy standard	Native	4000	GF/L02
<i>Elaeocarpus chinensis</i>	中華杜英、野杜英	Heavy standard	Native	4000	GF/L02
<i>Elaeocarpus hainanensis</i>	水石榕	Heavy standard	Exotic	4000	GF/L02
<i>Elaeocarpus sylvestris</i>	山杜英, 膽八樹, 羊屎樹, 羊仔樹	Heavy standard	Native	4000	GF/L02
<i>Ficus benjamina</i>	垂葉榕	Heavy standard	Exotic	4000	GF/L02
<i>Ficus microcarpa</i>	榕樹 (細葉榕)	Heavy standard	Native	4000	GF/L02
<i>Ficus virens</i>	黃葛樹, 大葉榕, 綠黃葛樹, 黃桷樹	Heavy standard	Native	4000	GF/L02
<i>Ficus variegata</i>	青果榕, 雜色榕	Heavy standard	Native	4000	GF/L02
<i>Hibiscus tiliaceus</i>	黃槿, 桐花, 海麻, 萬年春	Heavy standard	Native	4000	GF/L02
<i>Ligustrum liukiuense</i>	台灣女貞, 日本女貞, 琉球女貞	Heavy standard	Native	4000	GF/L02
<i>Liquidambar formosana</i>	楓香, 楓香樹	Heavy standard	Native	4000	GF/L02
<i>Melia azedarach</i>	楝 (苦楝、森樹)	Heavy standard	Exotic	4000	GF/L02
<i>Magnolia grandifolia</i>	荷花玉蘭 (洋玉蘭)	Heavy standard	Exotic	4000	GF/L02
<i>Michelia chapensis</i>	樂昌含笑 (景烈含笑)	Heavy standard	Exotic	4000	GF/L02
<i>Morus alba</i>	桑, 桑樹	Heavy standard	Native	4000	GF/L02
<i>Pinus massoniana</i>	馬尾松	Heavy standard	Native	4000	GF/L02
<i>Podocarpus macrophyllus</i>	羅漢松	Heavy standard	Native	4000	GF/L02
<i>Polyspora axillaris</i>	大頭茶, 南投大頭茶	Heavy standard	Native	4000	GF/L02
<i>Pongamia pinnata</i>	水黃皮, 水流豆, 野豆	Heavy standard	Native	4000	GF/L02
<i>Pyrus calleryana</i>	豆梨 (麻子梨)	Heavy standard	Native	4000	GF/L02
<i>Rhodoleia championii</i>	紅花荷 (紅苞木、吊鐘王)	Heavy standard	Native	4000	GF/L02
<i>Sapium discolor</i>	山烏柏	Heavy standard	Native	4000	GF/L02

Botanical Name	Chinese Name	Stock Size	Native / Exotic	Spacing (mm)	Proposed Location
<i>Sapium sebiferum</i>	烏柏	Heavy standard	Native	4000	GF/L02
<i>Schefflera heptaphylla</i>	鵝掌柴, 鴨腳木	Heavy standard	Native	4000	GF/L02
<i>Schima superba</i>	木荷, 荷樹	Heavy standard	Native	4000	GF/L02
<i>Sterculia lanceolata</i>	假蘋婆, 雞冠木, 賽蘋婆	Heavy standard	Native	4000	GF/L02
<i>Syzygium levinei</i>	山蒲桃, 白車	Heavy standard	Native	4000	GF/L02
<i>Tabebuia rosea</i>	洋紅風鈴木	Heavy standard	Exotic	4000	GF/L02
<i>Terminalia catappa</i>	欖仁樹	Heavy standard	Exotic	4000	GF/L02
<i>Terminalia mantaly</i>	小葉欖仁	Heavy standard	Native	4000	GF/L02
<i>Viburnum odoratissimum</i>	珊瑚樹	Heavy standard	Native	4000	GF/L02

6.6 Heavy standard sized trees are defined as follows:

- A sturdy, straight stem with stem height from the root collar to the lowest branch between 1800 mm and 2400 mm above the soil level;
- Total height above soil level between 3500 mm and 5000mm;
- Stem diameter measured at a point 1300mm above the root collar shall be over 75 mm to 145mm;
- A well-balanced branching head, or a well-defined straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 800mm;
- A live-crown ratio will range between 40-60%;
- A rootball not less than 750 mm in diameter and 400 mm in depth;
- Grown in a container not less than 750 mm in diameter and 600 mm deep; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.7 Standard sized trees are defined as follows:

- A well-developed upright habit and multiple fronds with good symmetry, single or multi-stemmed according to species specified; A sturdy straight stem at least 1800 mm high from the root collar to the lowest branch;
- Total height above the root collar exceeding 2750 mm but not exceeding 3500 mm;
- Stem diameter exceeding 45 mm but not exceeding 75 mm measured at a height of 1300 mm from the root collar;
- According to species, either a well-balanced branching head, or a well-defined straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 600 mm;
- A rootball not less than 450 mm in diameter and 300 mm in depth;
- When container grown trees are required, grown in a container not less than 500 mm in diameter and 500 mm deep, and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.8 The height of all trees shall be measured above root collar, and the diameter of all stems to be measured at a height of 1300m above ground level.

7.0 Relevant Recognised Standards for Tree Preservation and Protection

7.1 The tree preservation, protection and transplanting proposals will be undertaken in accordance with the following:

- BS 3998: 2010 Recommendations for Tree Work;
- BS 4043: 1989 Recommendations for transplanting root-balled trees;

- BS 4428 1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 5837: 2012 Trees in relation to Construction;
- DEVB TCW No. 4/2020 Tree Preservation;
- DEVB TCW No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects;
- ArchSD General Specification, Section 25 (2022 edition); and
- Handbook on Tree Management prepared by the Greening, Landscape and Tree Management Section of Development Bureau
(<https://www.greening.gov.hk/en/tree-care/information-about-tree-maintenance-for-private-pro/handbook-on-tree-management/index.html>)

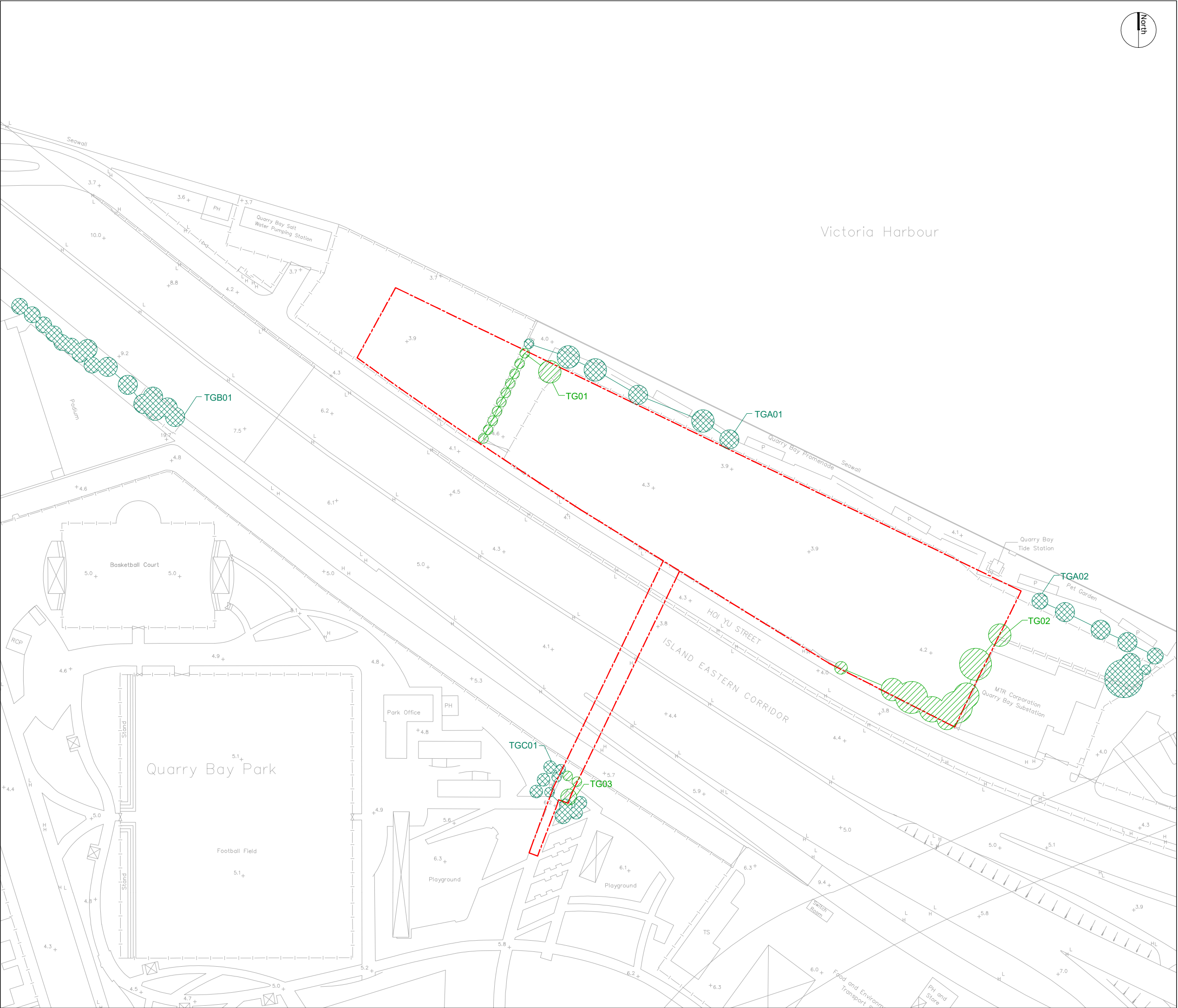
8.0 Conclusion

- 8.1 The tree survey identified some 24 nos. trees within the Application Site boundary and a further 60 nos in areas located outside the Application Site within the areas potentially affected by the enhancement of the Quarry Bay Promenade and the footpath connection to Quarry Bay Park. These are common native or exotic amenity or fruit tree species. The Application Site contains no rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96). There are no trees within the Application Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation) or 'Trees of Particular Interest' (TPI) in accordance with para. 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB.
- 8.2 The proposals have sought to affect a significant upgrading of the local area with an iconic architectural development for the Application Site and significant enhancements to the surrounding public realm including connections to Quarry Bay Park, the Quarry Bay Promenade and the future IEC Boardwalk. The Proposed Scheme adopts basements levels to minimise the above ground structures on the ground floor and maximise the space for public enjoyment. This a basement extends throughout the Application Site and so it would not be possible to preserve the 24 nos existing trees.
- 8.3 As part of the proposed extensive enhancement of the public realm in the area surrounding the Application Site some 35 nos trees would also be affected however these would be compensated with new tree planting if the proposals were to be implemented.
- 8.4 It should be noted that the majority of these trees which are recommended for felling have an average to poor form, an average to poor health condition and structural condition and a medium to low amenity value. All the affected trees also have a low suitability for transplantation.
- 8.5 The new tree planting proposal shall compensate for the 24 nos. trees affected by the proposal within the Application Site with the planting of some 48 nos heavy standard trees, representing a replanting ratio of **2 : 1** (new trees planted : trees felled) inside the Application Site. For the area affected outside the Application Boundary with the proposed public realm enhancements and subject to feasibility could accommodate some 76 nos. new trees representing a replanting ratio of around **2.17: 1**.

Annexes

Annex I

Tree Location Plan



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Legend

- APPLICATION SITE BOUNDARY
- EXISTING LEVEL
- EXISTING TREE GROUP (WITHIN APPLICATION SITE)
- EXISTING TREE GROUP (OUTSIDE THE APPLICATION SITE)
(FOR INFORMATION ONLY)
- TGA01
TG01 TREE GROUP IDENTIFICATION CODE

General notes

A	07/08/2025	GENERAL REVISION	JZ
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	CJF		
Approved by:	JBC		

Project Title:
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Drawing Title:
TREE LOCATION PLAN

Drawing Number: MPNP024 - TL001		Revision: A
Project Number: MPNP024	Scale: 1:1100@A3	Date: 20/11/2024

Annex II

Tree Treatment Schedule

Tree Treatment Schedule (Application Site Boundary)

Address: Waterfront Quarry Bay
Prepared by Certified Arborist (LAU SIU YEUNG, Andy)
Field Survey conducted in September 2024
To be read in conjunction with drawing number: MPNP024-TL001 and MPNP024-TR001

Tree Group No.	Photo No.	Species		Estimated Numbers of Trees in Group	Tree Size			Proposed Treatment (Retain/Transplant/Fell)			Maintenance department to provide comments on TPRP	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		Height (m)	DBH ² (mm)	Crown Spread (m)	Retain	Trans	Fell		
Tree Group 01												
TG01	MPNP024TSR-TG01	<i>Chrysalidocarpus lutescens</i>	散尾葵	10	4	200	3			11	LCSD	Multiple stems
Approx. 11 nos.		<i>Crateva unilocularis</i>	樹頭菜(魚木)	1	7	250	7				LCSD	Leaning
Tree Group 02												
TG02	MPNP024TSR-TG02	<i>Broussonetia papyrifera</i>	構樹	1	9	260	8			10	LandsD	
Approx. 10 nos.		<i>Ficus variegata</i>	青果榕	3	7-13	270 - 480	7-10				LandsD	
		<i>Ficus subpisocarpa</i>	筆管榕	2	5-10	180 - 560	7-10				LandsD	
		<i>Leucaena leucocephala</i>	銀合歡	1	6	150	6				LandsD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	3	5-12	230 - 450	5-10				LandsD	Trunk embedded fence angle iron
Tree Group 03												
TG03	MPNP024TSR-TG03	<i>Roystonea regia</i>	王棕	1	10 - 12	350 - 370	3.5 - 5			3	LCSD	
Approx. 3 nos.		<i>Xanthostemon chrysanthus</i>	金蒲桃	2	7 - 8	95 - 97	3-3.2				LCSD	

Summary Table

Recommendation	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	24
Total Number of Existing Tree(s)	24

1 Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.
2 DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Tree Treatment Schedule (Outside Application Site Boundary)

Address: Waterfront Quarry Bay
Prepared by Certified Arborist (LAU SIU YEUNG, Andy)
Field Survey conducted in September 2024
To be read in conjunction with drawing number: MPNP024-TL001 and MPNP024-TR001

Tree Group No.	Photo No.	Species		Estimated Numbers of Trees in Group	Tree Size			Proposed Treatment (Retain/Transplant/Fell)			Maintenance department to provide comments on TPRP	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name		Height (m)	DBH ² (mm)	Crown Spread (m)	Retain	Trans	Fell		
Tree Group A01												
TGA01	MPNP024 TSR-TGA01	<i>Chrysalidocarpus lutescens</i>	散尾葵	1	4	200	3			6	LCSD	Multiple stems
Approx. 6 nos.		<i>Terminalia mantaly</i>	小葉欖仁	5	7 to 9	200-340	6- 7				LCSD	
Tree Group A02												
TGA02	MPNP024 TSR-TGA02	<i>Elaeocarpus hainanensis</i>	水石榕	2	6-8	180-300	5-6	1		1	LCSD	Leaning
Approx. 8 nos.		<i>Ficus hispida</i>	對葉榕	2	6-8	180-320	3- 6	2			LCSD	Leaning
		<i>Ficus variegata</i>	青果樹	1	11	540	12	1			LCSD	Multiple attachment
		<i>Lagerstroemia speciosa</i>	大花紫薇	3	6	180-200	5- 6	2		1	LCSD	Dieback
		Tree Group B01										
TGB01	MPNP024 TSR-TGB01	<i>Delonix regia</i>	鳳凰木	3	9-10	160-320	5-9			3	LCSD	
Approx. 36 nos.		<i>Ficus hispida</i>	對葉榕	4	6-7	150-200	5-6			4	LCSD	Leaning
		<i>Ficus microcarpa</i>	細葉榕	3	12-13	450-650	7-12			3	LCSD	Fungal fruiting bodies
		<i>Lagerstroemia speciosa</i>	大花紫薇	7	6-7	180-220	6-7			7	LCSD	
		<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	4	6-9	90-320	6-7	4			LCSD / CEDD	Leaning
		<i>Melaleuca cajuputi</i> subsp. <i>cumingiana</i>	白千層	9	12-13	300-420	6-10	5		4	LCSD / CEDD	Multiple attachment
		<i>Spathodea campanulata</i>	火焰樹(火焰木)	6	4-11	260-320	2-10	4		2	LCSD / CEDD	Dieback
		Tree Group C01										
TGC01	MPNP024 TSR-TGC01	<i>Elaeocarpus hainanensis</i>	水石榕	1	8	90	3.5			1	LCSD	
Approx. 9 nos.		<i>Lagerstroemia speciosa</i>	大花紫薇	2	7-8	110 -165	4-5			2	LCSD	
		<i>Roystonea regia</i>	王棕	7	10 - 12	350 - 370	3.5 - 5	6		1	LCSD	

Summary Table

Recommendation	Number of Tree(s)
Tree to be Retained	25
Tree to be Transplanted	0
Tree to be Felled	35
Total Number of Existing Tree(s)	60

1 Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.
2 DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Annex III

Photographic Record of Existing Tree Groups

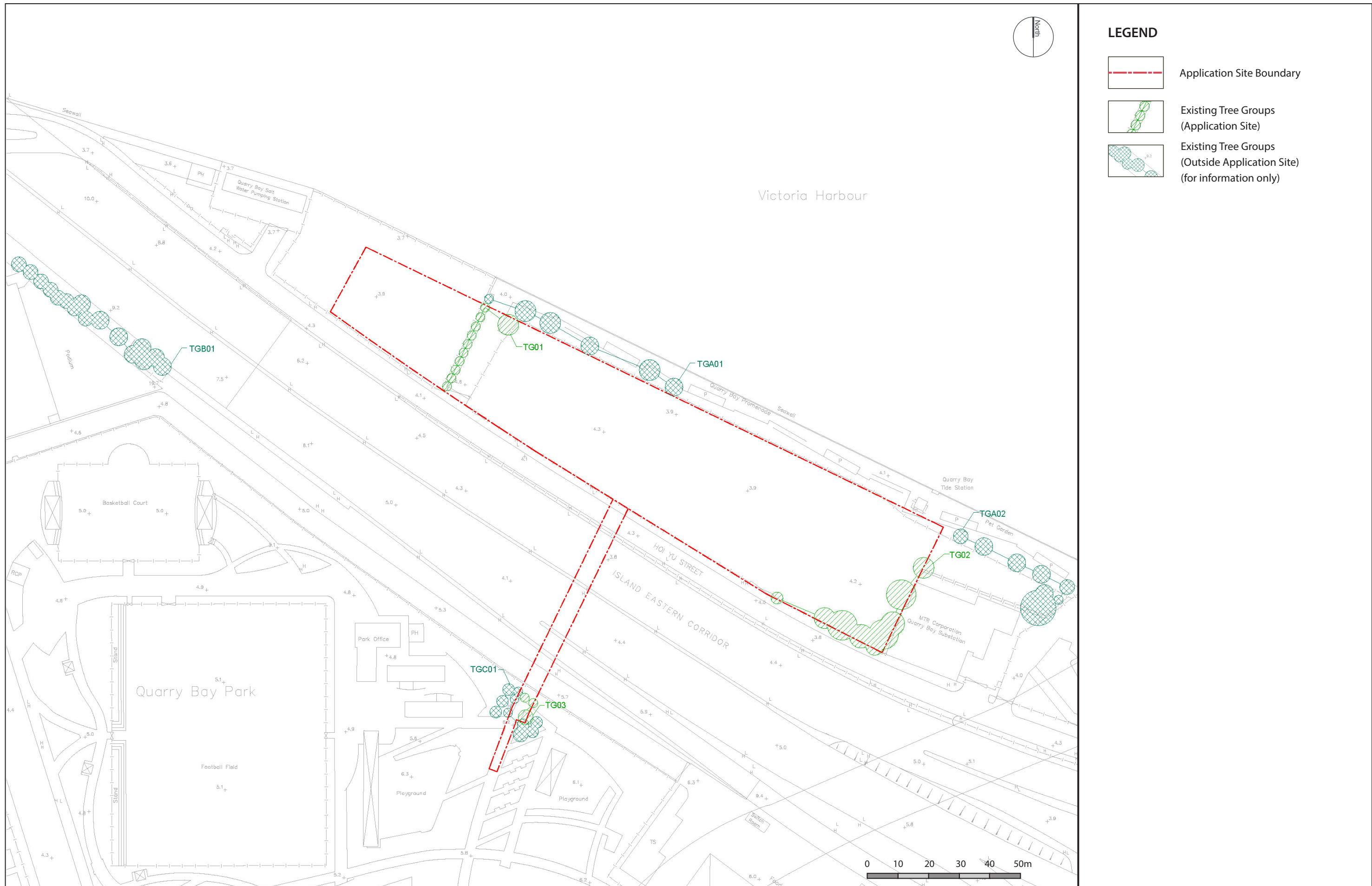


FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Tree Group Location Plan

SCALE	AS SHOWN	DATE	NOV 2024
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TG		REV
			A

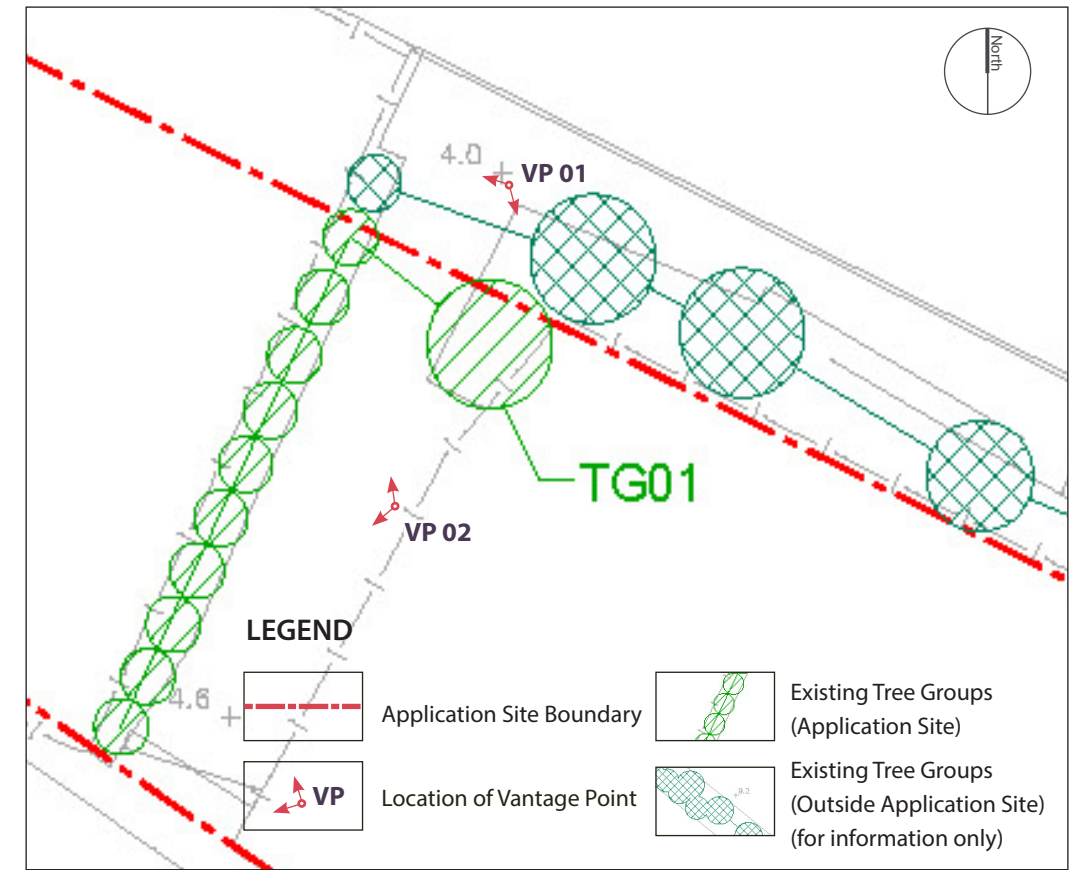
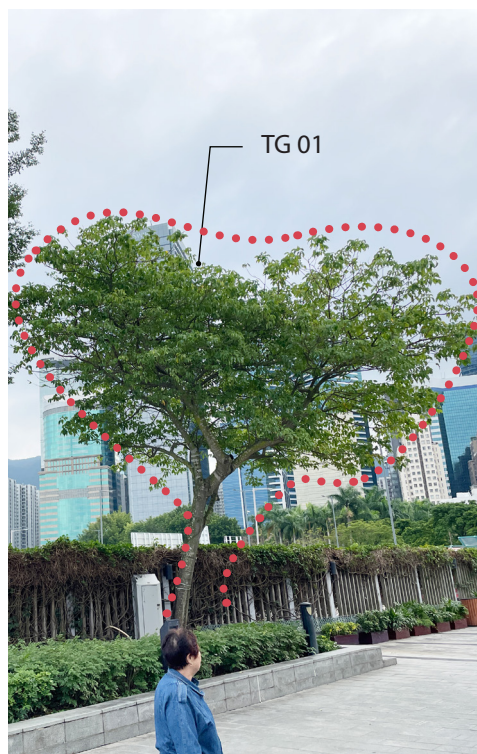


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Facsimile: 3016 2422
Website: scenicstudioscenic.com



VP 01: Tree Group 01



VP 02: Tree Group 01

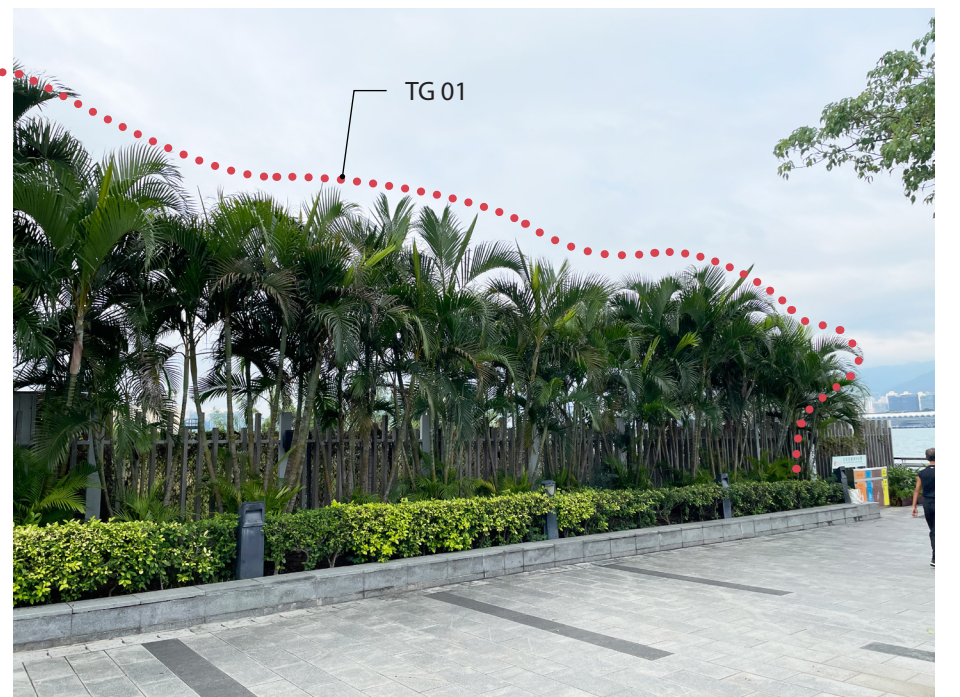


FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Application Site)

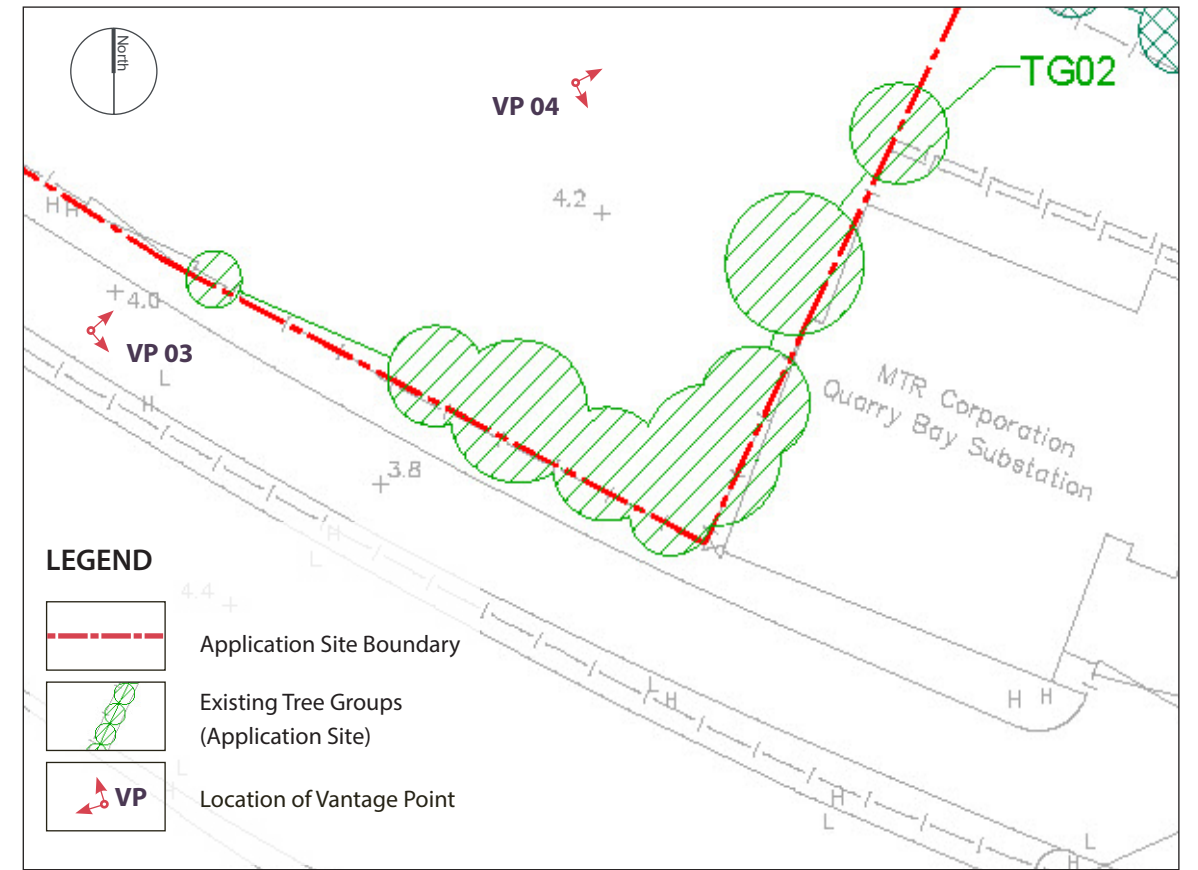
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CHECKED	CJF	DRAWN	JZ
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		A	



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 Website: scenic@studioscenic.com



VP 03: Tree Group 02



VP 04: Tree Group 02

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Application Site)

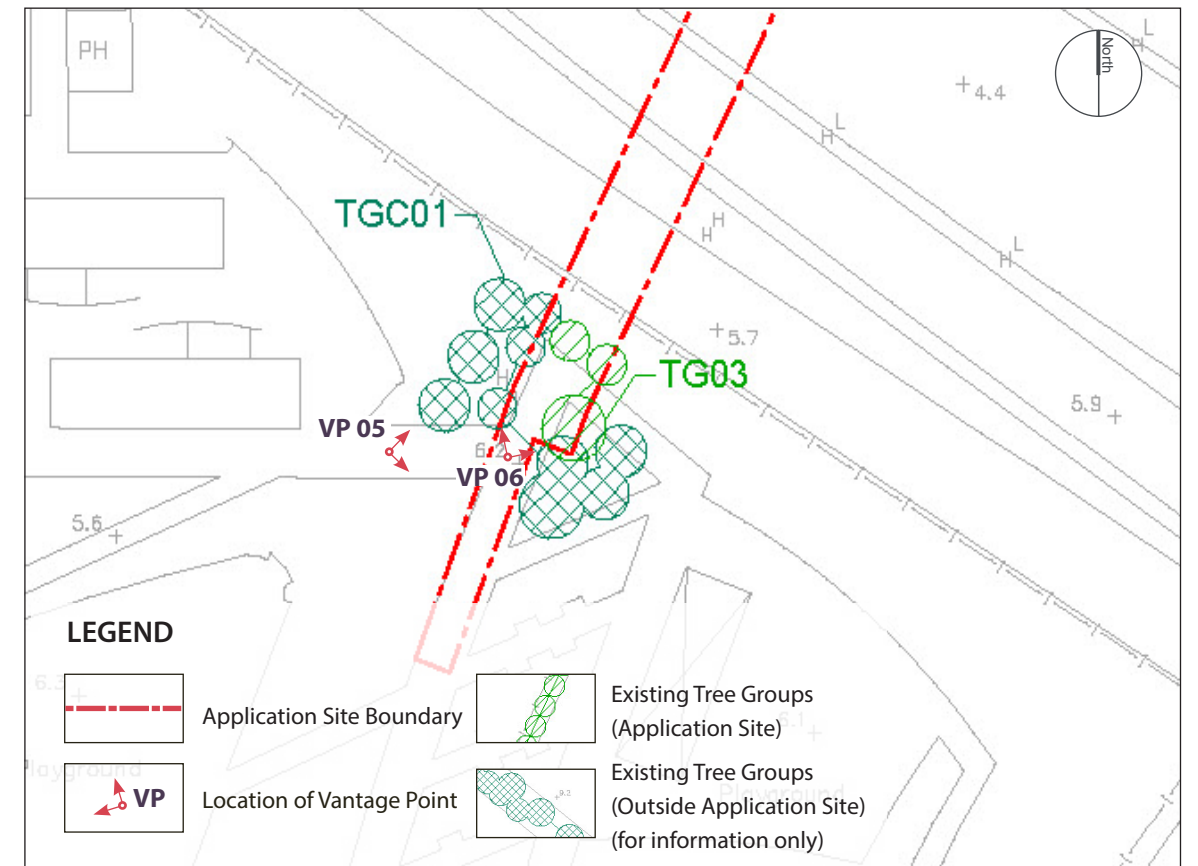
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TG02	REV	
		A	



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VP 05: Tree Group 03



VP 06: Tree Group 03

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Application Site)

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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TG03		REV
			-

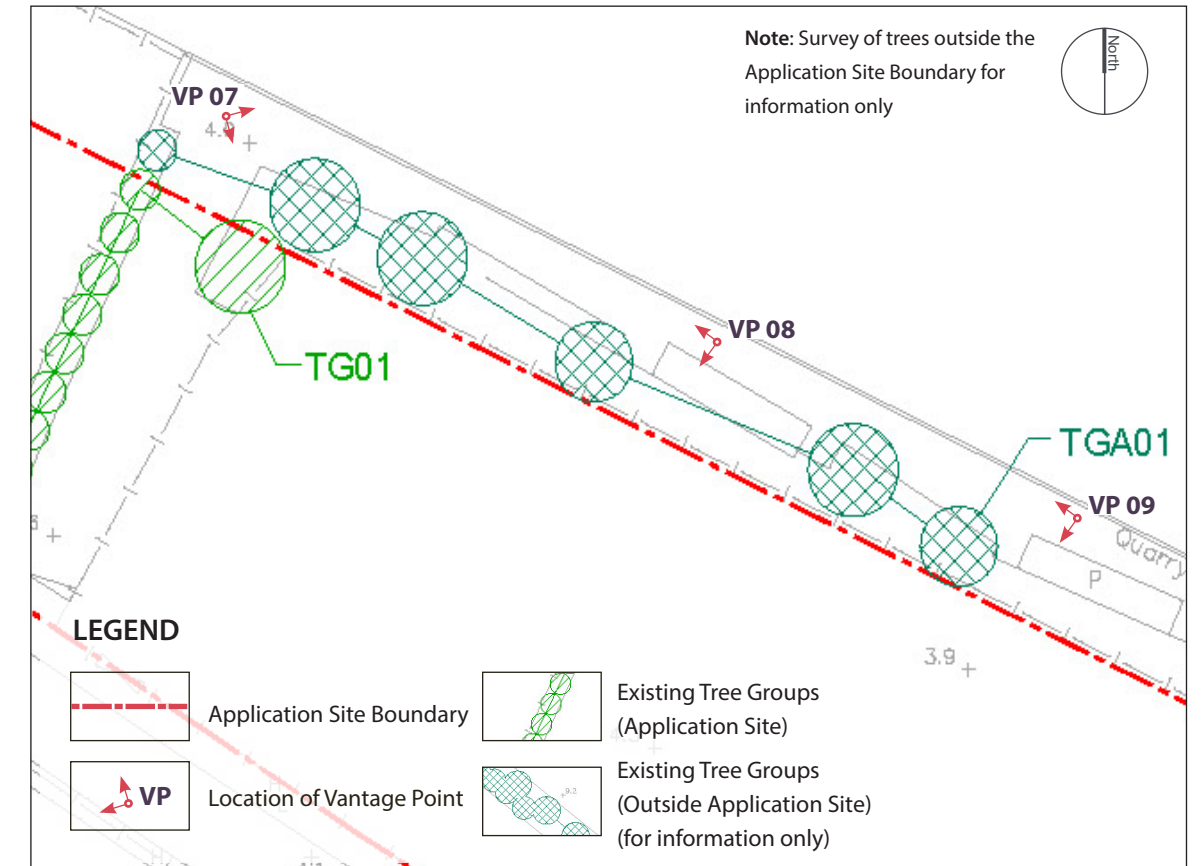


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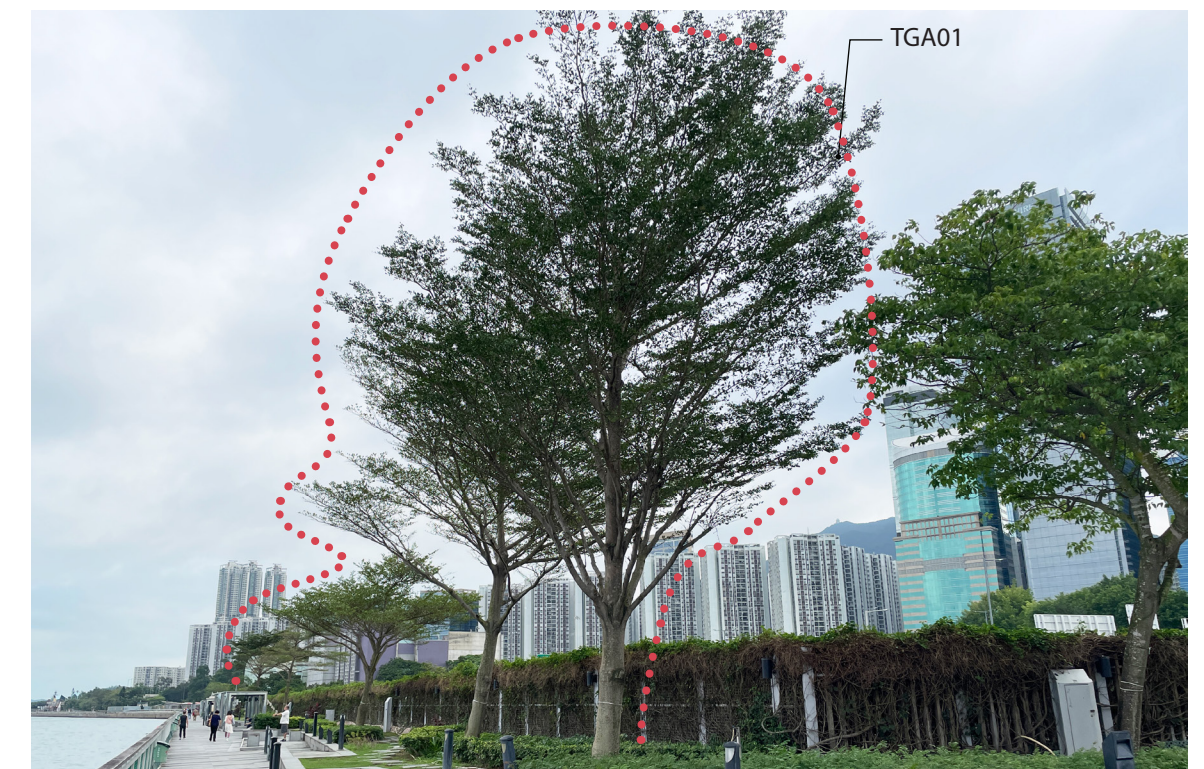
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VP 07: Tree Group A01



VP 08: Tree Group A01



VP 09: Tree Group A01

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Outside Application Site)

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TGA01		REV
			A



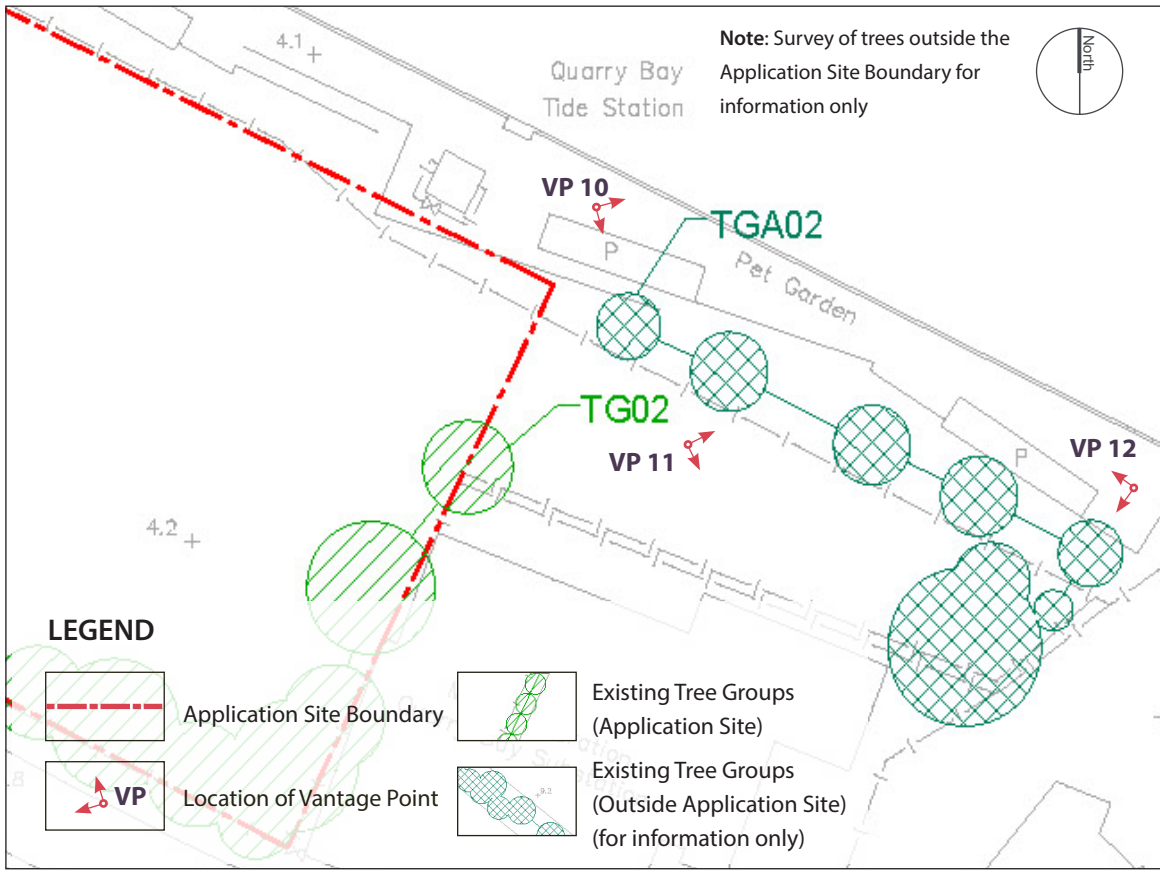
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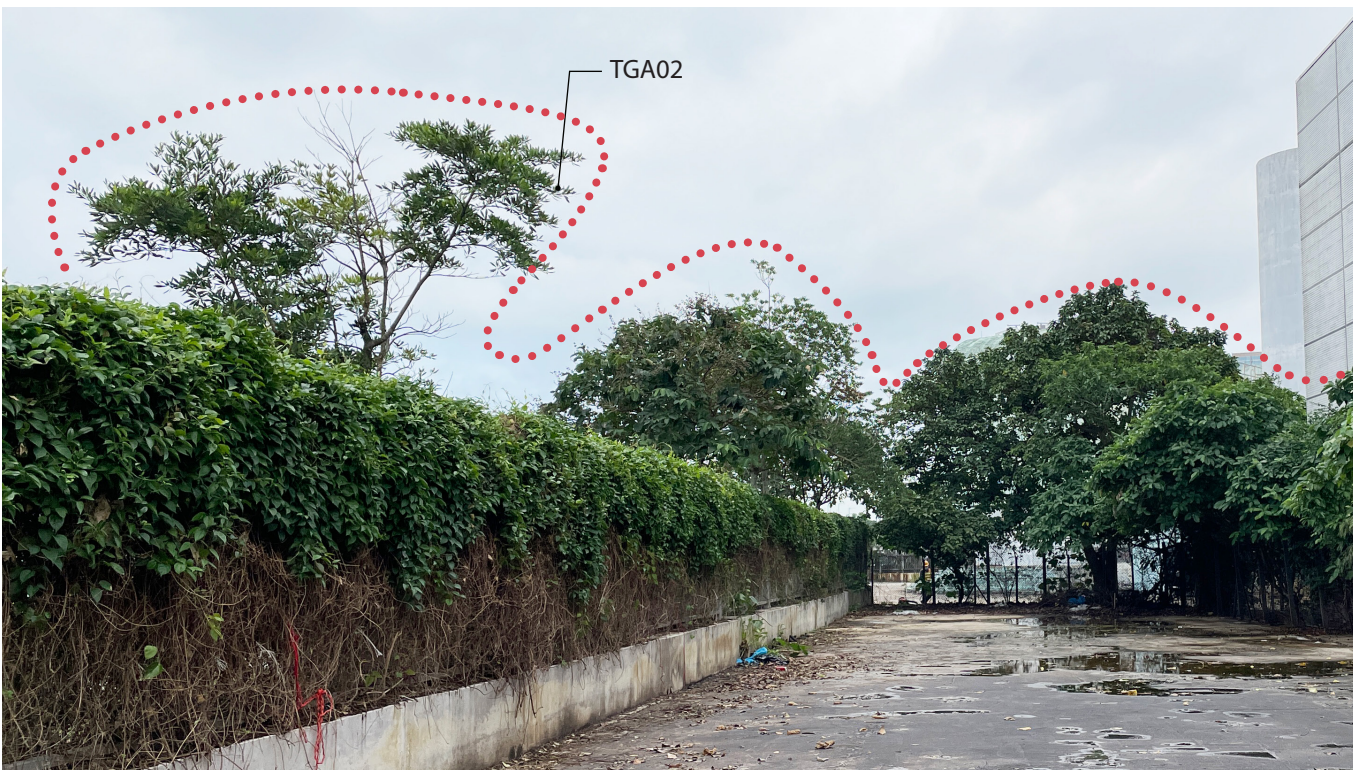
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenicstudioscenic.com



VP 10: Tree Group A02



VP 11: Tree Group A02



VP 12: Tree Group A02

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Outside Application Site)

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TGA02		REV
			A



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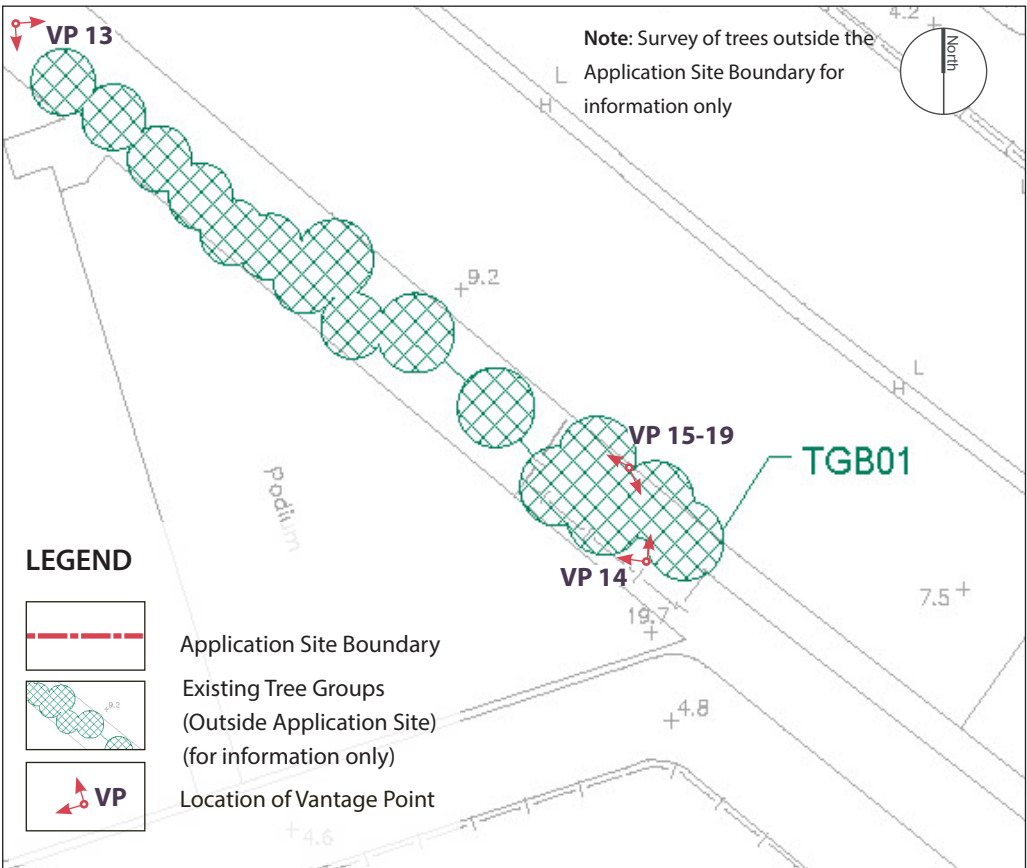
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong Telephone: 2468 2422 Facsimile: 3016 2422 Website: scenicstudioscenic.com



VP 13: Tree Group B01



VP 14: Tree Group B01



VP 15: Tree Group B01



VP 16: Tree Group B01



VP 17: Tree Group B01



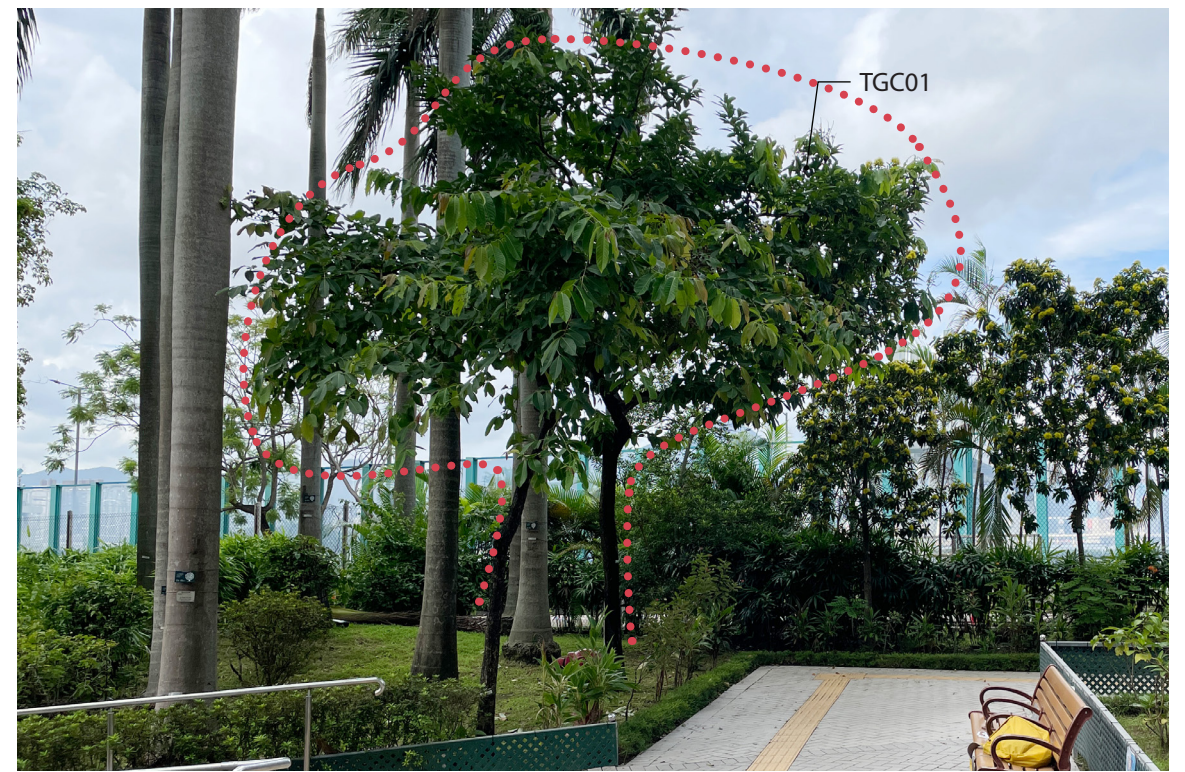
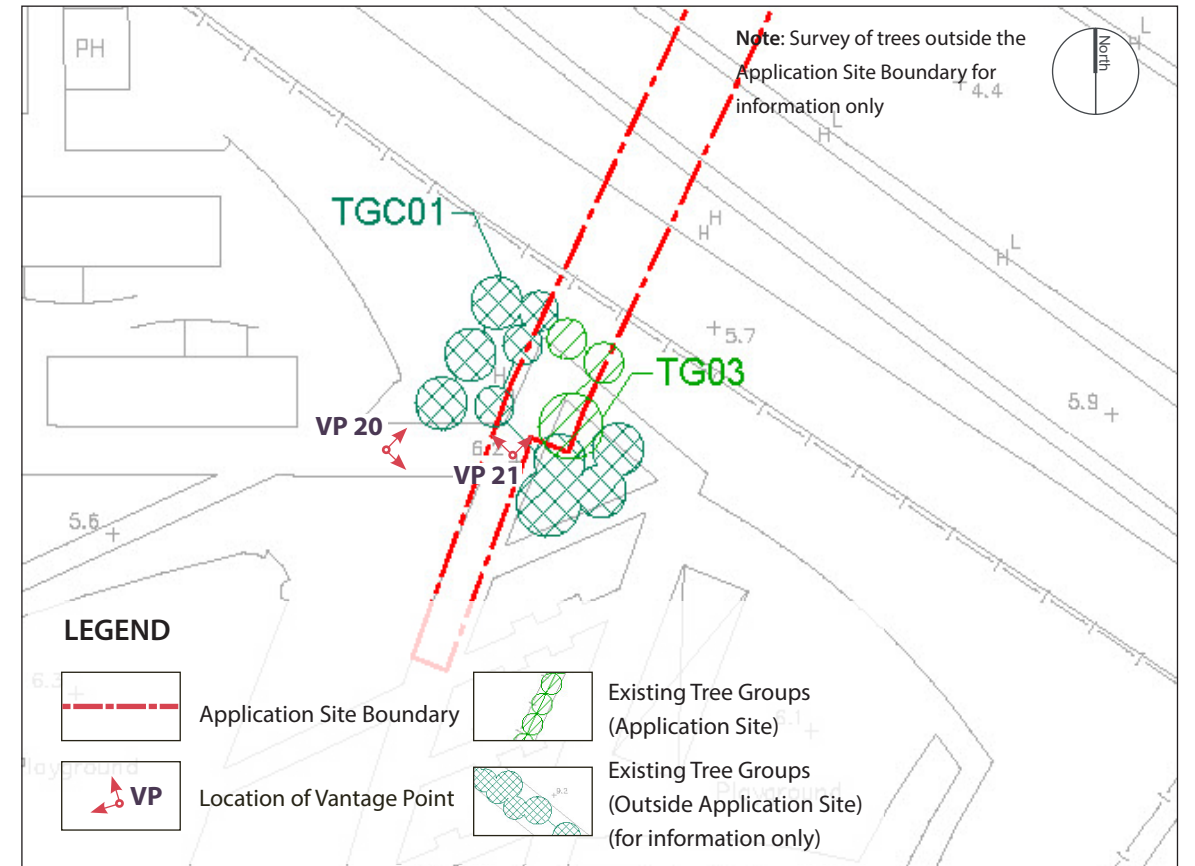
VP 18: Tree Group B01



VP 19: Tree Group B01



VP 20: Tree Group C01



VP 21: Tree Group C01

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Outside Application Site)

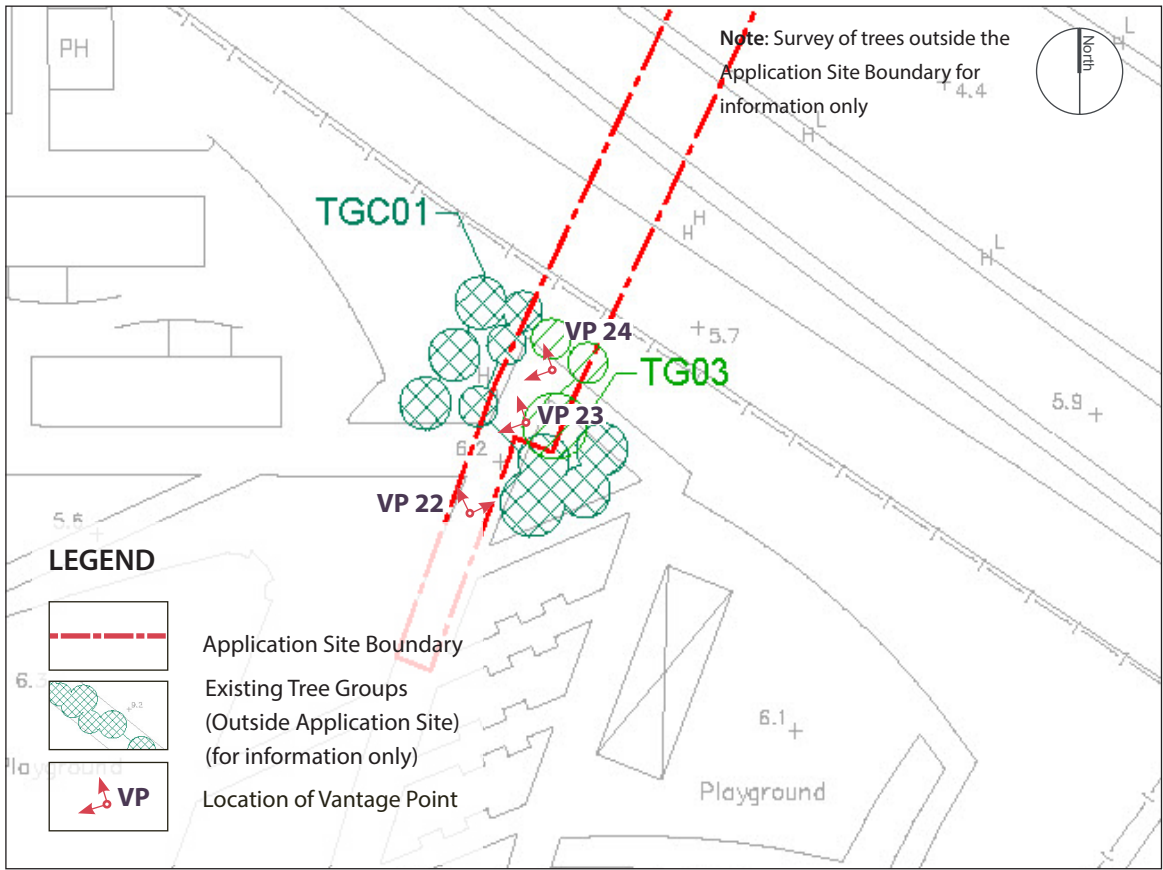
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CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TGC01		REV
			-



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VP 22: Tree Group C01



VP 23: Tree Group C01



VP 24: Tree Group C01

FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Photographic Record of Existing Tree Groups (Outside Application Site)

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	MPNP024 TSR - TGC01		REV
			-



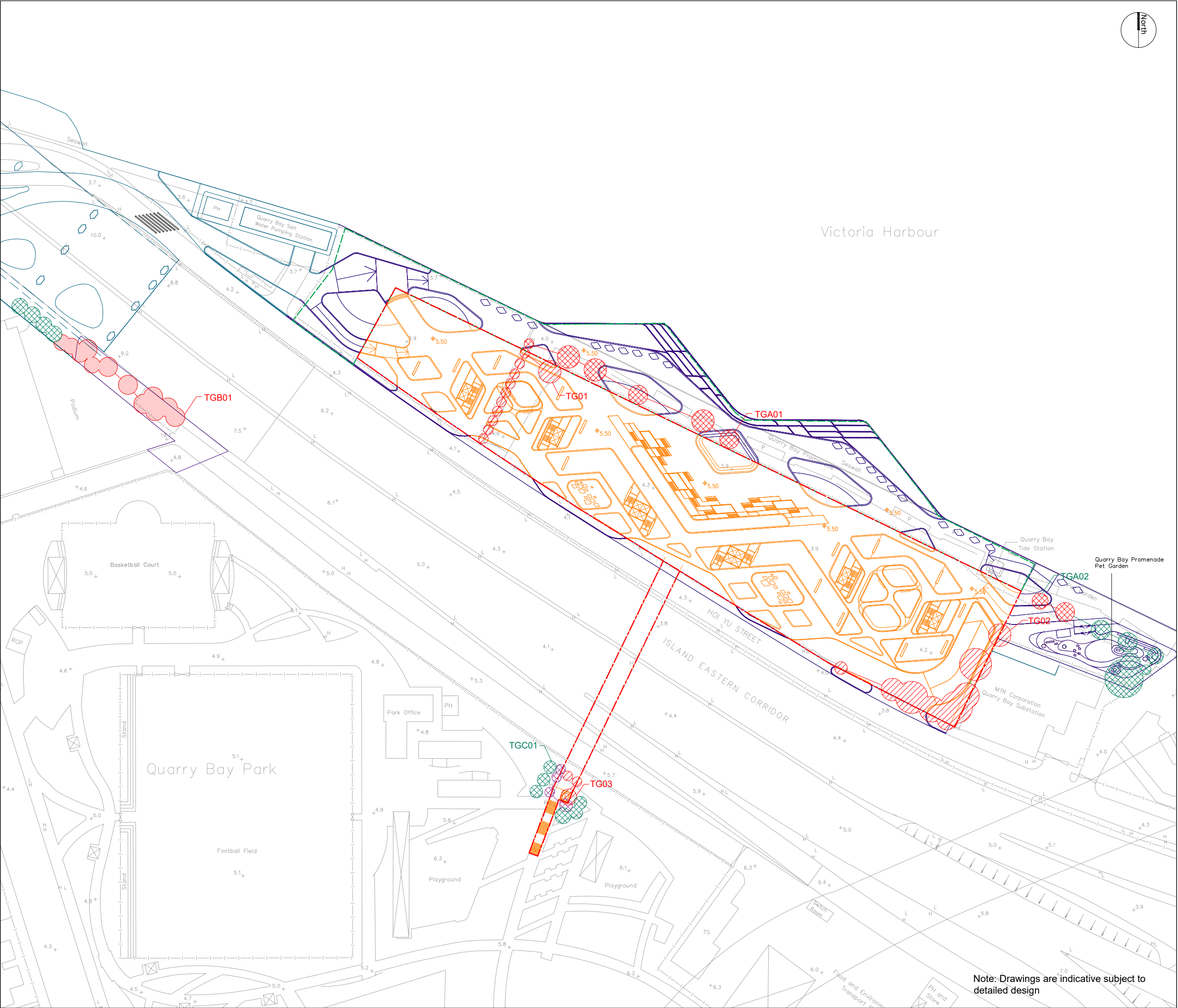
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Annex IV

Tree Recommendation Plan



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Legend

- APPLICATION SITE BOUNDARY
- PUBLIC OPEN SPACE OUTSIDE THE APPLICATION SITE TO BE MANAGED AND MAINTAINED BY THE APPLICANT
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED ARCHITECTURAL SCHEME
- EXISTING TREE GROUP TO BE RETAINED (WITHIN APPLICATION SITE)
- TGA01 TGB01 TREE GROUP IDENTIFICATION CODE
- EXISTING TREE GROUP TO BE FELLED (WITHIN APPLICATION SITE)

RECOMMENDATIONS FOR TREES LOCATED OUTSIDE THE APPLICATION SITE BOUNDARY FOR INFORMATION ONLY

- EXISTING TREE GROUP TO BE RETAINED (OUTSIDE THE APPLICATION SITE BOUNDARY)
- EXISTING TREE GROUP TO BE FELLED (AS PART OF THE QUARRY BAY PROMENADE ENHANCEMENT) (OUTSIDE THE APPLICATION SITE BOUNDARY)
- EXISTING TREE GROUP TO BE FELLED (AS PART OF THE ENHANCEMENT OF HOI YU STREET) (OUTSIDE THE APPLICATION SITE BOUNDARY)
- EXISTING TREE GROUP TO BE FELLED (AS PART OF THE PROPOSED SHROT ELEVATED FOOTBRIDGE OVER THE IEC) (OUTSIDE THE APPLICATION SITE BOUNDARY)
- PROPOSED WATERFRONT PROMENADE, HOI YU STREET AND PEDESTRIAN LINKAGE ENHANCEMENT SCHEME
- PROPOSED CEDD IEC BOARDWALK SCHEME
- PROPOSED SHORT ELEVATED FOOTBRIDGE OVER THE IEC

A	07/08/2025	GENERAL REVISION	JZ
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	CJF		
Approved by:	JBC		

Project Title:
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

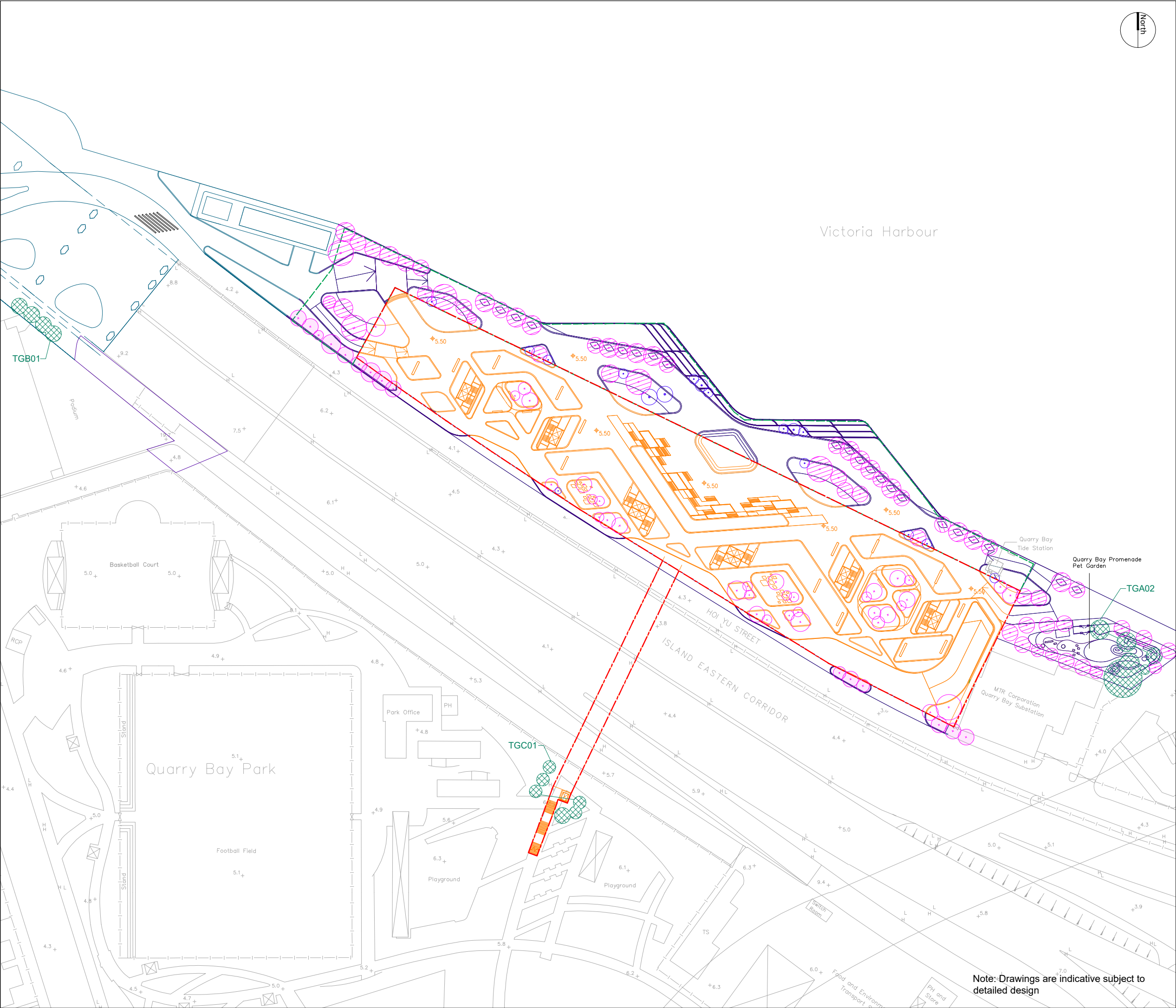
Drawing Title:
TREE RECOMMENDATION PLAN

Drawing Number: MPNP024 - TR001		Revision: A
Project Number: MPNP024	Scale: 1:1100@A3	Date: 20/11/2024

Note: Drawings are indicative subject to detailed design

Annex V

New Tree Planting Plan



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Legend

- APPLICATION SITE BOUNDARY
- PUBLIC OPEN SPACE OUTSIDE THE APPLICATION SITE TO BE MANAGED AND MAINTAINED BY THE APPLICANT
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED ARCHITECTURAL SCHEME
- TGA01
TGC01 TREE GROUP IDENTIFICATION CODE
- PROPOSED COMPENSATORY TREE WITHIN THE APPLICATION SITE BOUNDARY
- PROPOSED LARGE SPECIMEN SHRUBS
- TREE PLANTING PROPOSALS LOCATED OUTSIDE THE APPLICATION SITE BOUNDARY FOR INFORMATION ONLY
- EXISTING TREE GROUP TO BE RETAINED (OUTSIDE THE APPLICATION SITE BOUNDARY)
- PROPOSED COMPENSATORY TREE AS PART OF THE QUARRY BAY PROMENADE ENHANCEMENT (OUTSIDE THE APPLICATION SITE BOUNDARY)
- PROPOSED COMPENSATORY TREE AS PART OF THE ENHANCEMENT OF HOI YU STREET (OUTSIDE THE APPLICATION SITE BOUNDARY)
- PROPOSED WATERFRONT PROMENADE, HOI YU STREET AND PEDESTRIAN LINKAGE ENHANCEMENT SCHEME
- PROPOSED CEDD IEC BOARDWALK SCHEME

A	07/08/2025	GENERAL REVISION	JZ
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	CJF		
Approved by:	JBC		

Project Title:
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Drawing Title:
COMPENSATORY TREE PLANTING PLAN
G/F

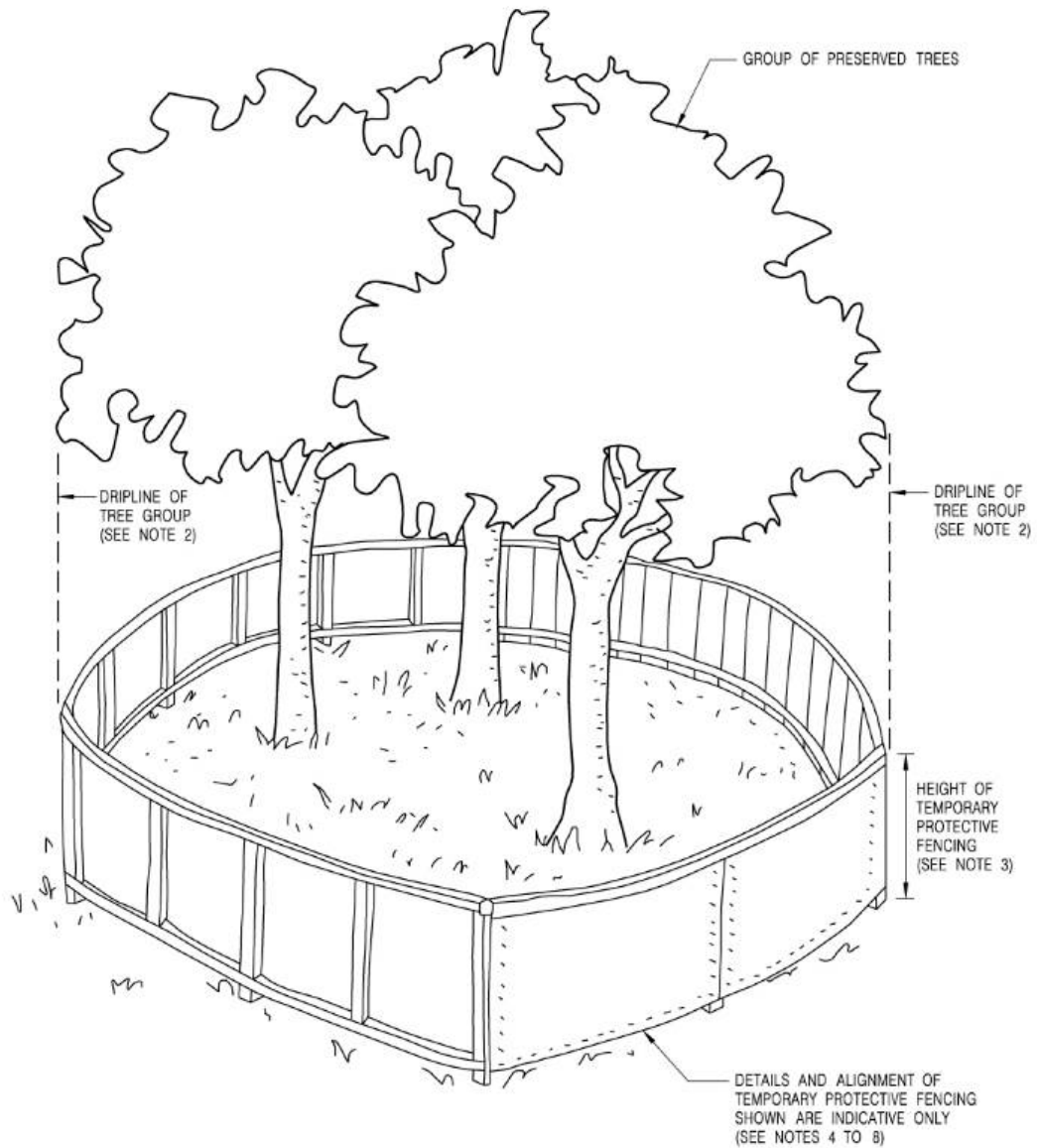
Drawing Number: MPNP024 - TC001	Revision: A
Project Number: MPNP024	Scale: 1:1100@A3
	Date: 20/11/2024

Note: Drawings are indicative subject to detailed design

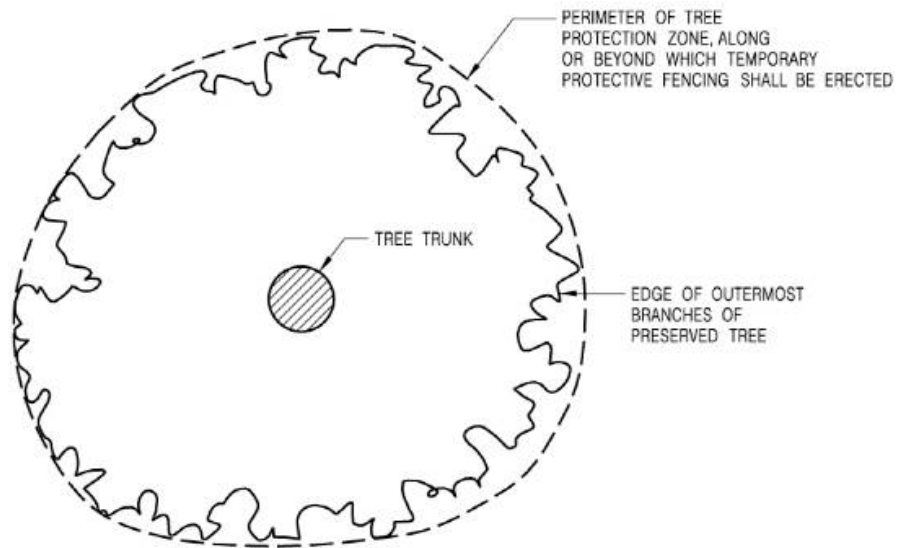
Annex VI

Tree Protection Measures

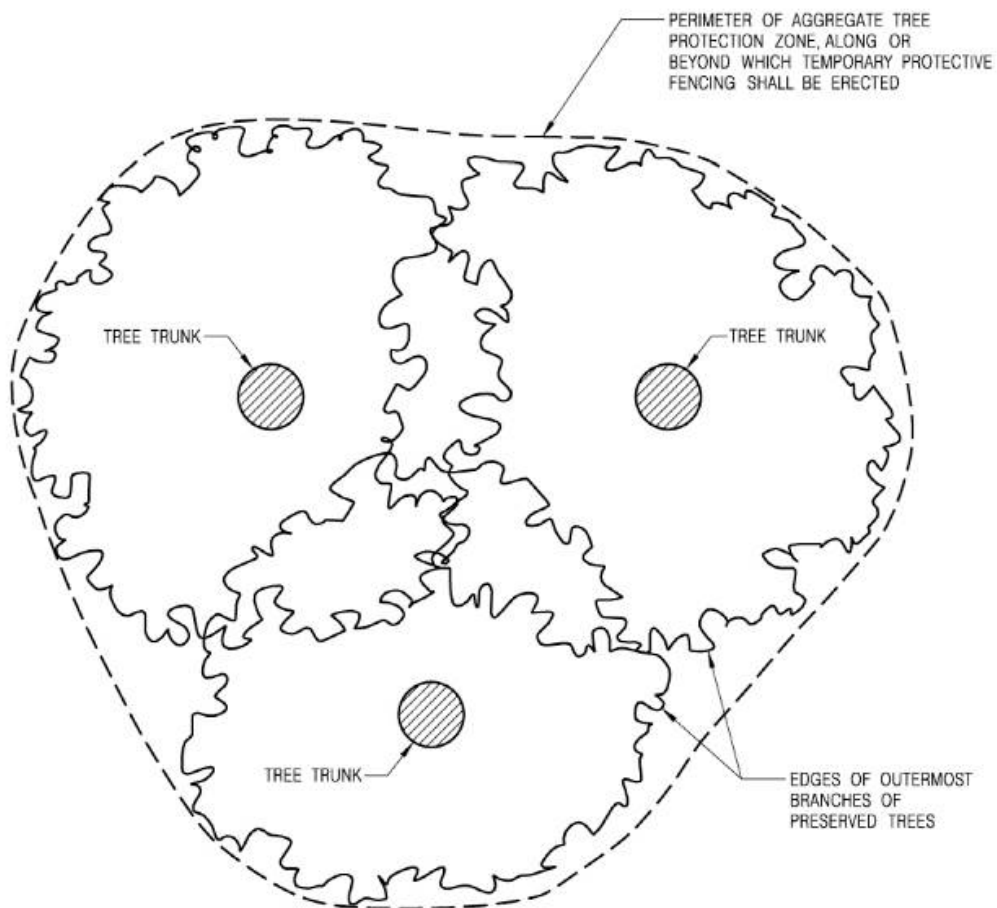
Tree Protection Measures



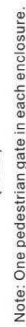
PERSPECTIVE – GROUP OF TREES
(DIAGRAMMATIC)



PLAN – INDIVIDUAL TREE
(DIAGRAMMATIC)

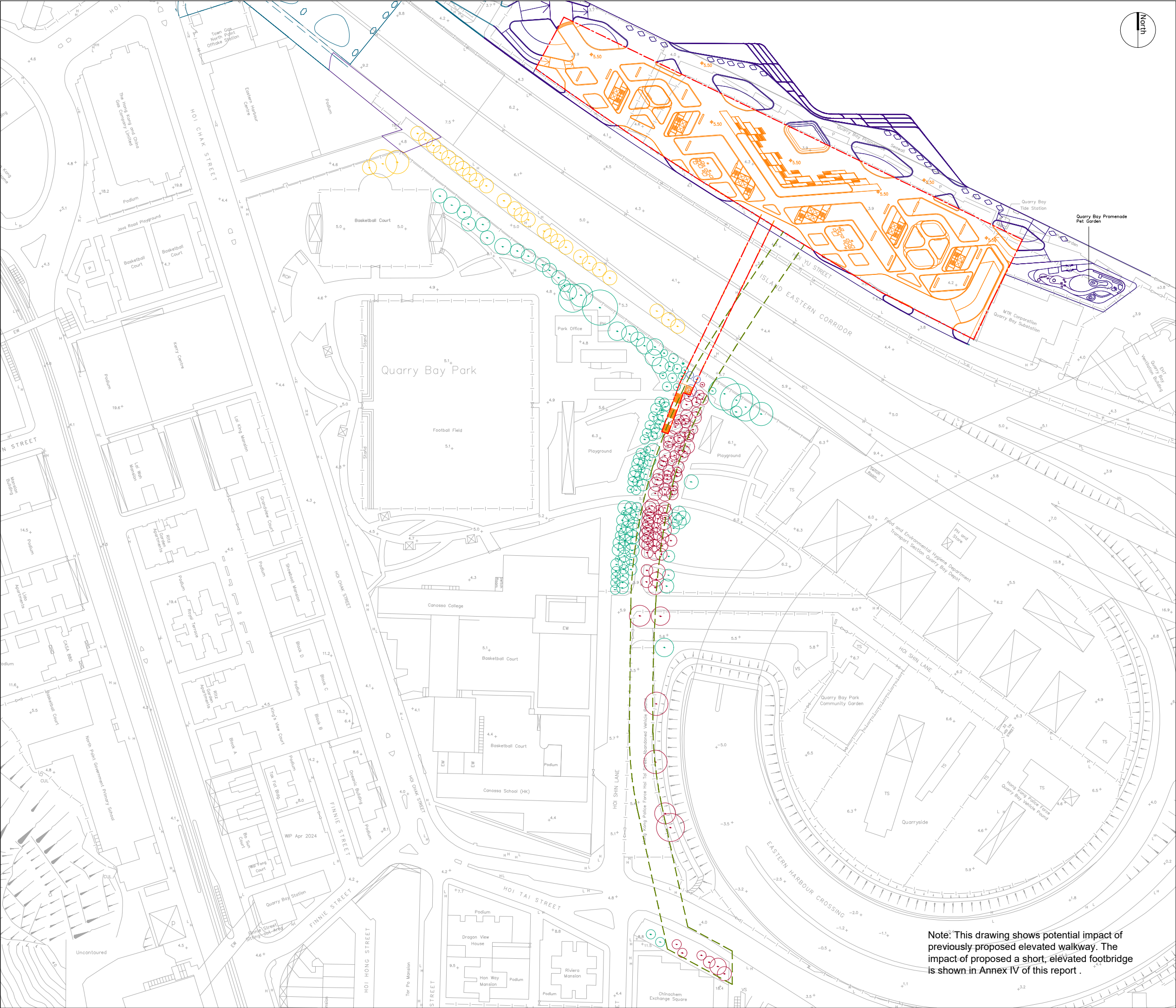


PLAN – GROUP OF TREES
(DIAGRAMMATIC)



Annex VII

Impact of Previously Proposed Elevated Walkway Connection



Note: This drawing shows potential impact of previously proposed elevated walkway. The impact of proposed a short, elevated footbridge is shown in Annex IV of this report .

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Legend

APPLICATION SITE BOUNDARY

EXISTING LEVEL

PROPOSED LEVEL

PROPOSED ARCHITECTURAL SCHEME

EXISTING TREES TO BE RETAINED

ADDITIONAL EXISTING TREES TO BE FELLED DUE TO PROPOSED ELEVATED WALKWAY (WITHIN THE APPLICATION SITE BOUNDARY)

ADDITIONAL EXISTING TREES TO BE FELLED DUE TO PREVIOUSLY PROPOSED ELEVATED WALKWAY (OUTSIDE THE APPLICATION SITE BOUNDARY)

PREVIOUSLY PROPOSED ELEVATED WALKWAY

PROPOSED WATERFRONT PROMENADE, HOI YU STREET AND PEDESTRIAN LINKAGE ENHANCEMENT SCHEME

PROPOSED CEDD IEC BOARDWALK SCHEME

RECOMMENDATIONS FOR TREES LOCATED OUTSIDE THE APPLICATION SITE BOUNDARY FOR INFORMATION ONLY

ADDITIONAL EXISTING TREES TO BE FELLED DUE TO PREVIOUSLY PROPOSED ELEVATED WALKWAY (OUTSIDE THE APPLICATION SITE BOUNDARY)PREVIOUSLY PROPOSED ELEVATED WALKWAYPROPOSED WATERFRONT PROMENADE, HOI YU STREET AND PEDESTRIAN LINKAGE ENHANCEMENT SCHEMEPROPOSED CEDD IEC BOARDWALK SCHEME

General notes

A	07/08/2025	GENERAL REVISION	JZ
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JZ		
Checked by:	CJF		
Approved by:	JBC		

Project Title:

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Drawing Title:

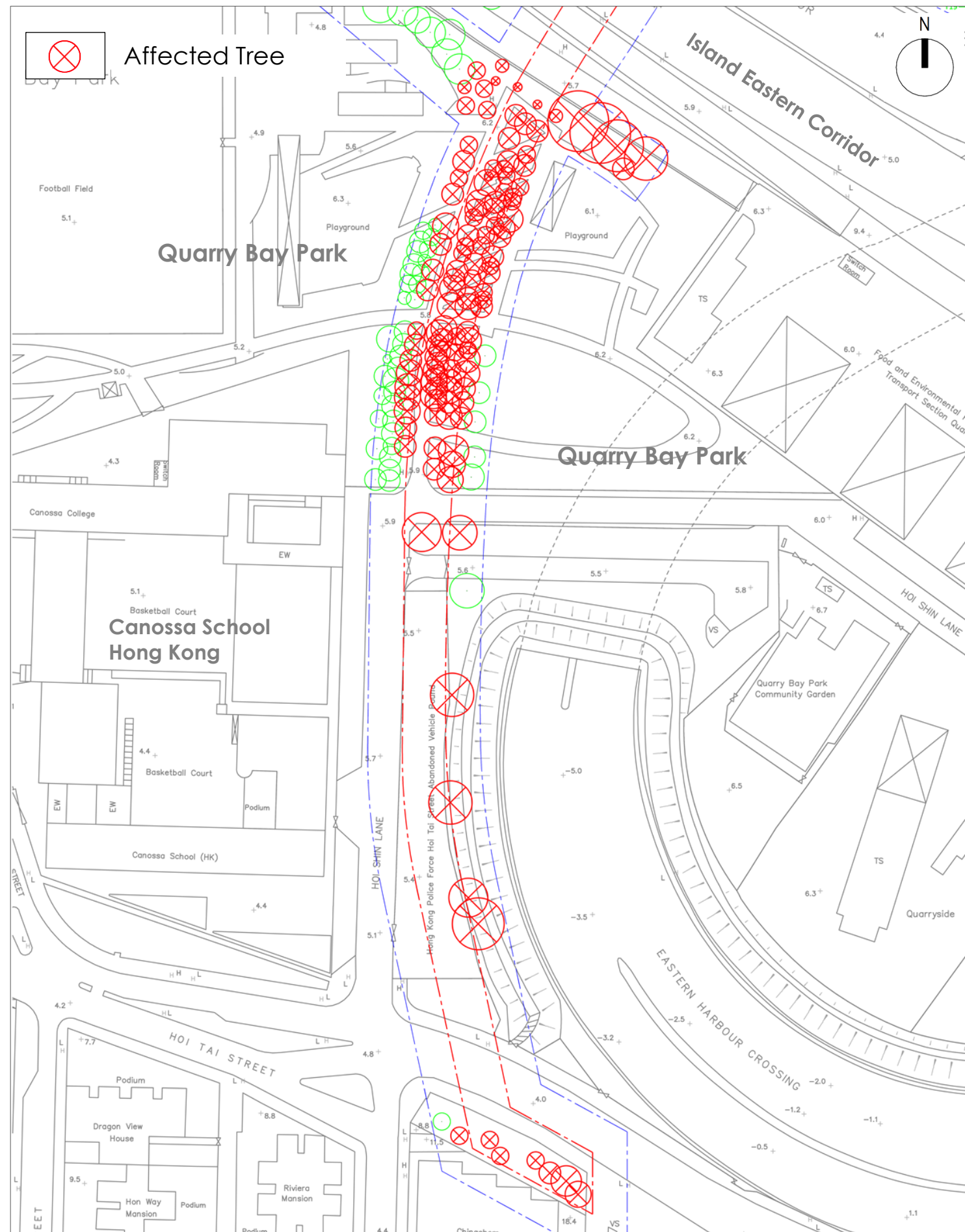
TREE RECOMMENDATION PLAN

(ADDITIONAL FELLING)

(PREVIOUSLY PROPOSED ELEVATED WALKWAY)

Drawing Number:	Revision:	
MPNP024 - TR002	A	
Project Number:	Scale:	Date:
MPNP024	1:1500@A3	20/11/2024

Tree Impacts : Previously Proposed Elevated Walkway Scheme



The construction of the Previously Proposed Elevated walkway would have considerable impact on the landscape of Quarry Bay Park.

Approx. 120 nos. of trees will be affected.

Major Species:

- **Approx. 79** *Roystonea regia* 大王椰子(王棕)
- **Approx. 23** *Lagerstroemia speciosa* 大花紫薇
- **Approx. 7** *Bauhinia variegata* 宫粉羊蹄甲



Photograph show the trees within Quarry Bay Park potentially affected by the Previous Elevated Walkway Proposals at the mid-way along the proposed alignment.

Tree Impacts : Previously Proposed Elevated Walkway Scheme



Photographs show the trees within Quarry Bary Park potentially affected by the Previous Elevated Walkway Proposals at the northern portion of the alignment and near the IEC