



春坎角

Chung Hom Kok

Annex E

Tree Survey Report



**Section 16 Planning Application for Proposed Public Utility
Installation (Submarine Cable and Landing System) on
Government Land near Rural Building Lot No. 1220 and 1221,
Chung Hom Kok, Hong Kong Island**

Tree Survey Report (Final Rev.1)

Revision 1

Document No. 004

Client

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1 INTRODUCTION

1.1 BACKGROUND AND PURPOSE OF THIS REPORT

- 1.1.1 This Tree Survey Report (“this Report”) contains the tree survey and tree impact assessment for a planning application under section 16 (s16) of the Town Planning Ordinance (Cap. 131) (TPO) for a proposed ‘Public Utility Installation’ use at Chung Hom Kok, Hong Kong Island. The proposed utility installation consists of land-based works comprising a pair of Cable Landing Ducts with associated Draw Pits, a pair of Beach Manholes, and the shore-end part of the feed-in underground Submarine Cables on land adjoining Rural Building Lot (RBL) No. 1220 and 1221 (“the Project Site”). The Project Site also includes the proposed works area which comprises a 1.5 metre (m) offset from the proposed installation.
- 1.1.2 The proposed installation is to serve the landing of the future Asia Link Cable (ALC) at the cable landing station at Lot RBL No. 1220, a submarine cable system which will connect the Hong Kong Special Administrative Region (HKSAR) China and Singapore whilst branching into other regions in Asia, and future feed-in submarine cable at the cable landing station at Lot RBL No. 1221. Both cable landing stations are under development by the Applicant of the planning application.
- 1.1.3 The Project Site has a total area of approximately 1242.58m². A small part of the Project Site lies within an area zoned “Coastal Protection Area” (“CPA”) and requires s16 planning permission from the Town Planning Board (TPB), as the proposed installation falls within the definition of ‘Public Utility Installation’ which may be permitted under Column 2 of the Schedule of Uses of the OZP. This area represents the **Application Site** which has an area of approximately 266.17m² in extent.
- 1.1.4 The Tree Survey has been undertaken in accordance with Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation.
- 1.1.5 Land Marker (1980) H.K. Co., Ltd was appointed by URBIS Limited to undertake a measured survey of the existing trees within the site boundary in July 2024. URBIS Limited undertook on-site horticultural identification, assessment and took record photographs of each tree. The on-site tree survey and the horticultural field work was conducted between 3 to 11 July 2024.
- 1.1.6 This Report records the approach to and the findings of the tree survey, describes the species, location, size and condition of the existing trees that are potentially affected by the proposed construction works for the proposed installation, evaluates their structural condition, assesses potential survival rates after transplantation, makes recommendations for the proposed treatment of the affected trees and the minimum compensatory tree planting required for the loss of greenery.
- 1.1.7 This Report has been undertaken to provide a preliminary assessment of the existing trees located within the Project Site. It contains the following information:
- Description of the survey area (**Section 2**);
 - Description of tree survey methodology (**Section 3**);
 - Findings of the tree survey (**Section 4**);
 - Recommendation of proposals for tree (**Section 5**);
 - Compensatory tree planting (**Section 6**);
 - Tree Treatment Schedules including tree treatment recommendations (**Appendix A**);

- Tree Works Plans showing the location of the Project Site and works area, the location of each tree, its reference number, and the proposed treatment of the tree; and the Compensatory Tree Plan (All Levels) (**Appendix B**); and
- Tree Survey Photographs (**Appendix C**).

1.2 RELEVANT LEGISLATION AND GUIDELINES

1.2.1 In the preparation of the Report, reference has been made to the following technical circulars, practice notes and publications:

- Development Bureau Technical Circular (Works) No. 4/2020 – Tree Preservation;
- Buildings Department / Lands Department / Planning Department Joint Practice Note No. 3 Re-engineering of Approval Process for Land and Building Developments. (August 2019);
- Lands Department Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease;
- Lands Department - Guidance Notes on Tree Preservation and Removal Proposals (“TPRP”) for Building Development in Private Projects - Compliance with Tree Preservation Clause under Lease (Rev. February 2024)
- Forests and Countryside Ordinance (Cap.96);
- Forestry Regulations;
- Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Development Bureau Technical Circular (Works) No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- Development Bureau Technical Circular (Works) No. 5/2020 – Registration & Preservation of Old & Valuable Trees
- Greening, Landscape and Tree Management Section, Development Bureau - Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition)
- Standing Interdepartmental Landscape Technical Group (SILTECH) publication – ‘Tree Planting and maintenance in Hong Kong’ (1991);
- Agriculture, Fisheries and Conservation Department Publication – ‘Check List of Hong Kong Plants 2012’ (2012);
- Agriculture, Fisheries and Conservation Department Publication – ‘Rare and Precious Plants of Hong Kong’ (2003);
- Nature Conservation Practice Note No. 02 (Ref. AF GR CON 21/2) Measurement of Diameter at Breast Height (DBH) (Agriculture, Fisheries and Conservation Department, 2006)
- HK Plant Database of Hong Kong Herbarium (Agriculture, Fisheries and Conservation Department (<https://www.herbarium.gov.hk/en/hk-plant-database/index.html>))
- Nature Conservation Practice Note No. 03 (Ref. AF CON 21/2) The Use of Plant Names (Agriculture, Fisheries and Conservation Department, Nov 2022);
- BS 3888:2010 Tree Work – Recommendations;
- BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations; and
- Greening, Landscape and Tree Management Section, Development Bureau - Handbook on Tree Management.

2 DESCRIPTION OF THE PROJECT AND SURVEY AREA

2.1 PROJECT DESCRIPTION

- 2.1.1 The Tree Survey Area comprises the Application Site. The wider Project Site within which the Application Site falls is excluded from the Tree Survey Area.
- 2.1.2 The majority of the Application Site mainly comprises an area lying on the rocky shore to the south of secondary woodland on sloping ground descending from the access road toward the southern shore of Chung Hom Kok. The ground level across the Application Site ranges from approximately +14.10mPD to +21.98mPD.
- 2.1.3 The Tree Application Site can be seen in the Tree Survey Plan (Drawing No. YKD1-TS01) in **Appendix B**.
- 2.1.4 The proposed installation comprises land-based works that include a pair of Cable Landing Ducts with associated Draw Pits, two Beach Manholes, and a shore-end part of the underground Submarine Cable, which together form enabling works to facilitate the landing of the ALC and future feed-in submarine cable at Chung Hom Kok.
- 2.1.5 Tree information on the surveyed trees is shown in the Tree Treatment Schedules in **Appendix A**.

2.2 SIMAR SLOPES

- 2.2.1 There are no SIMAR slopes registered in the Slope Maintenance Responsibility Information System within the Application Site.

2.3 OLD AND VALUABLE TREES AND TREE OF PARTICULAR INTEREST

- 2.3.1 There are no trees registered in the current Register of Old and Valuable Trees promulgated under DEVB TC (W) 5/2020 within or in the vicinity of the Application Site.
- 2.3.2 There is no Tree of Particular interest as defined in Guidelines for Tree Risk Assessment and Management Arrangement (10th Edition) found on the Application Site.

3 TREE SURVEY METHODOLOGY

3.1 TREE SURVEY METHODOLOGY

- 3.1.1 Each tree is individually surveyed unless stated otherwise (e.g. tree group survey due to site constraints). The following information is identified for each individual tree:
- tree number;
 - binomial name;
 - height;
 - trunk diameter at breast height (measured at 1.3 metres from the ground);
 - crown spread;
 - an assessment of amenity value (high / medium / low);
 - an assessment of form (good / average / poor);
 - an assessment of health (good / average / poor);
 - an assessment of structural condition (good / average / poor);
 - the suitability for transplanting (high / medium / low);
 - the conservation status of the tree species (indicates rarity and protection status under relevant ordinances of a species in Hong Kong);
 - the government department responsible for maintaining the tree;
 - whether the tree is included in the Register of Old and Valuable Trees promulgated under ETWB TC(W) 29/2004;
 - whether the tree is potentially registrable in accordance with the criteria as set out in ETWB TC(W) No. 29/2004;
 - whether the tree species is included in the latest edition of the publication 'Rare and Precious Plants of Hong Kong' issued by AFCD;
 - whether the tree is potentially hazardous;
 - whether the tree should be removed or treated with tree surgery to ensure safety and prevent health deterioration;
 - existing ground level at the trunk base;
 - additional remarks are provided for trees to which special importance is ascribed due to special attributes such as protected status; rarity; age over 100 years, outstanding size or form; and cultural or historical significance; and
 - photographic record.

3.2 ASSESSMENT OF VALUE

Tree Form

- 3.2.1 The form of each tree surveyed is evaluated and categorized as either good, average or poor taking account of the following criteria:
- whether the tree is a good example of the typical form and shape of that species;

- the degree to which the tree possesses a well-balanced, attractive shape;
- the presence / absence of dead, damaged or broken limbs, branches, stumps; and
- the presence / absence of crossing, tangled branches.

Tree Health

3.2.2 The health of all each tree surveyed is evaluated and categorized as either as good, average or poor taking account of the following criteria:

- foliage – poor leaf colour or small leaf size may indicate root damage; deep green and dense foliage indicates good health of tree;
- twigs – poor shoot growth and die-back of twigs in the crown are often signs of root problems;
- branches – dead, broken or crossing branches are noted, as well as splits and cavities;
- trunk – cavities or internal rot can be revealed by discoloured bark, sap seeping through the bark and bracket fungi. Any open cavities and bark damage are noted; and
- root – any lifting of the root plate is noted. Any root severance by trenches and cuttings, or burial of the roots by adding fill and of soil compaction and paving up to the trunk are noted.

Structural Condition

3.2.3 The structural condition of each tree surveyed is evaluated and categorized as either as good, average or poor taking account of the following criteria:

- root conditions and stability;
- trunk and branch soundness; and
- the presence / absence of critical decay, or cavities that potentially lead to tree failure and damage.

Suitability for Transplanting

3.2.4 The predicted survival rate of the tree after transplanting is evaluated and categorized as either high, medium or low taking account of the following criteria:

- the typical ability of that species to survive after transplanting;
- the individual tree size, form and health condition;
- the presence of any physical impediments to which may hamper the preparation of root balls and tree lifting operation, such as wall, utilities, manholes, rocks, foundations etc.;
- the degree of root ball distortion; and
- tree growing location.

Amenity Value

3.2.5 The significance of trees to their surrounding amenity is expressed as "Amenity Value" and is graded **High, Medium** or **Low**. Factors that are taken into consideration in the assessment include:

- Conservation value: rare or protected species, as listed by the Agriculture and Fisheries & Conservation Department. Feng shui significance is also taken into account.
- Functional value: provide screening, shade or shelter.
- Visual impact: adverse impact as a result of loss of tree.
- Status & form: a good specimen of its species, maturity, present condition, potential hazard and stability.

Conservation Status

3.2.6 The conservation status of each tree indicates rarity and protection status under relevant ordinances of a species in Hong Kong, with references such as:

- Rare and Precious Plants of Hong Kong;
- the IUCN Red List of Threatened Species; and
- the Forests and Countryside Ordinance (Cap. 96).

4 FINDINGS OF TREE SURVEY

4.1 GENERAL TREE SURVEY FINDINGS

- 4.1.1 **12** nos. trees within the Application Site were surveyed and labelled on site.
- 4.1.2 Tree locations are shown on Tree Survey Plan (Drawing No. YKD1-TS01) in **Appendix B**. Tree survey photos of surveyed trees are provided in **Appendix C**.
- 4.1.3 The main characteristics of the existing trees within the Application Site are as follows:
- The trees comprise 5 different species and consist of a mix of native and non-native species.
 - The majority of trees belong to the species *Leucaena leucocephala*, which is an invasive tree species. The next abundant species is *Celtis sinensis* and *Macaranga tanarius var. tomentosa*, which are common native tree species.
 - The DBHs of the 12 nos. of surveyed trees range from 100mm to 700mm.
 - The heights of the 12 nos. of surveyed trees range from 3 to 14m.
 - The crown spreads of the 12 nos. surveyed trees range from 1m to 16m.
 - All 12 nos. of the trees have a low amenity value, 0 nos. have average or high amenity value.
 - 10 nos. of the trees have a poor form, 2 nos. have average form, and 0 no. has good form.
 - 7 nos. of the trees are in a poor health condition, 5 nos. have average health condition, 0 nos. has good health condition.
 - 7 nos. of the trees surveyed have a poor structural condition, 5 nos. have an average structural condition, and none has a good structural condition.
 - 4 nos. of trees are of species that are classified as undesirable species (*Leucaena leucocephala*) under DEVB TC 4/2020.
- 4.1.4 The findings in this tree survey are summarized in the following table:

Table 4.1 - Summary of Existing Trees

Scientific Name	Chinese Name	Quantity (Application Site)
<i>Celtis sinensis</i>	朴樹	3
<i>Leucaena leucocephala</i>	銀合歡	4
<i>Macaranga tanarius var. tomentosa</i>	血桐	3
<i>Sterculia lanceolata</i>	假蘋婆	1
<i>Ficus microcarpa</i>	細葉榕	1
Total		8 (12)*

*Under DEVBTC(W)4/2020 *Leucaena leucocephala* is considered an undesirable species (invasive, exotic and self-seeding tree) which can be removed w/o TPRP and compensation. Totals without brackets exclude *Leucaena*. Totals in brackets include *Leucaena*.

5 PROPOSALS FOR WORKS TO TREES

5.1 INTRODUCTION

- 5.1.1 Out of the 12 nos. of trees in total surveyed in the Application Site, 4 nos. are invasive weedy *Leucaena leucocephala*. All trees will inevitably be affected by the installation works and are proposed to be felled.
- 5.1.2 Locations of the trees with their proposed treatment are shown in the Tree Treatment Plan (Drawing No. YKD1-TT01) in **Appendix B**.

5.2 TREES TO BE RETAINED

- 5.2.1 None of the trees surveyed within the Application Site is able to be retained as all trees will have direct conflict with installation works.

5.3 TREES TO BE FELLED

- 5.3.1 12 nos. of trees within the Application Site are proposed to be felled due to direct conflict with the development works. They are all impractical to be transplanted and are proposed to be felled, being trees of common species that do not have high conservation value or high amenity value; trees of poor quality considering form, health and/or structural condition for transplantation; unable to form a sufficient and balanced rootball due to site the hillside constraints, resulting in low survival rate after transplanting; and/or being a trees of invasive species.
- 5.3.2 Among those trees proposed to be felled, 4 nos. of trees within the Application Site belong to the species *Leucaena leucocephala* that is classified as an undesirable species under DEVB TC 4/2020 and is not required to be compensated.

5.4 TREES TO BE TRANSPLANTED

- 5.4.1 Because of their poor quality, low survival rate after transplanting or impracticality of transplanting (due to sloping ground), no tree can be practically transplanted.

6 COMPENSATORY TREE PLANTING

6.1 COMPENSATION FOR REMOVED TREES

- 6.1.1 Compensatory planting will be provided for any felled trees arising from the proposed construction works, apart from invasive, exotic species that are unfavourable to the local ecosystem (e.g. *Leucaena leucocephala*), according to Development Bureau Technical Circular (Works) No. 4/2020 – *Tree Preservation* and Lands Department Practice Note No. 6/2023 – *Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects*.
- 6.1.2 The feasibility of undertaking compensatory planting within the Application Site has been thoroughly and repeatedly examined. Given the hillside terrain, thin, rocky soils and existing vegetation cover, planting opportunities are very limited within and around the Application Site (see **Exhibit 6.1**).



Exhibit 6.1 - View of Existing Hillside and Beach around Application Site

- 6.1.3 Government regulation (Page C2 of Appendix C of DEVB TC(W) No. 4/2020) states that seedling trees should be planted on slopes, as their root balls are better adapted to sloping terrain than larger Light Standard or Standard trees. Inside and around the Application Site, the thin, rocky soils and competition and shading from existing vegetation make planting and successful establishment of seedlings in these areas impracticable. In addition, space within the Application Site is extremely limited and seedling trees planted close to the cable ducts are likely to be shaded out by the shadows cast by the twin ducts themselves.

- 6.1.4 For this reason, compensatory tree planting is proposed to take place in the eastern part of Lot RBL No. 1220 to the north-east of the Application Site. This Lot forms part of the same project, but is outside the scope of this Application. The topography of this site is mainly flat with some slopes. However, in addition to this proposed compensatory planting, Lot RBL No. 1220 is also proposed to accommodate a number of retained trees and compensatory trees approved under another project (refer to **Figure 4.2** of Annex C 'Landscape Impact Assessment' of the Planning Statement). This means that additional planting opportunities are relatively limited.
- 6.1.5 8 nos. compensatory trees for this project will be planted at Light Standard size at a compensation ratio of 1:1 by number, as there is insufficient space within the Lot to allow for a ratio of 1:1 by DBH.
- 6.1.6 Planting will be carried out in accordance with the prevailing standards of the Civil Engineering and Development Department's General Specification for Civil Engineering Works. The trees will be subject to a one-year Establishment Period and maintained by the Applicant thereafter.
- 6.1.7 Tree species native to the area, which have been surveyed in this study or listed in Appendix A of the Ecological Survey Report, are considered suitable for compensatory planting. These shortlisted species will undergo an evaluation process based on their ability to adapt to coastal and hillside environments, their ecological significance, and their availability in the market. The final selection of species for compensatory planting will be made based on these assessments.
- 6.1.8 Proposed potential compensatory tree species are shown in **Table 6.1** below.

Table 6.1 – Proposed Compensatory Tree Species

Scientific Name	Chinese Name
<i>Bischofia javanica</i>	秋楓
<i>Bridelia tomentosa</i>	土蜜樹
<i>Hibiscus tiliaceus</i>	黃瑾
<i>Litsea glutinosa</i>	潺槁樹
<i>Sterculia lanceolata</i>	假蘋婆

7 SUMMARY

7.1 TREE REMOVAL AND COMPENSATION

- 7.1.1 In summary, within the Application Site, of the 12 nos. surveyed trees, the proposed installation will affect a total of 12 nos. existing trees, of which 12 nos. trees are proposed to be felled.
- 7.1.2 The proposed felling of 8 nos. of trees (excluding 4 nos. of undesirable species) is proposed to be compensated based on the number of trees felled i.e., by quantity, according to relevant guidelines from Development Bureau and Lands Department.
- 7.1.3 A summary of tree impact & tree compensation is shown in **Table 7.1** below.

Table 7.1 – Summary of Tree Impacts and Compensation

	Number of Tree(s) within the Application Site
Total Number of Existing Tree(s)	12
Trees to be Retained	0
Trees to be Transplanted	0
Trees to be Felled	8 (12)*
Compensation Planting	8 (Light Standard)

*Under DEVBTC(W)4/2020 *Leucaena leucocephala* is considered an undesirable species (invasive, exotic and self-seeding tree) which can be removed w/o TPRP and compensation. Totals without brackets exclude *Leucaena*. Totals in brackets include *Leucaena*.



Appendix A

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain/Transplant/Fell)	Remarks
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
T71	1 - 5	<i>Macaranga tanarius var. tomentosa</i>	血桐	4.0	140	6.0	Fell	Severe lean. Suppressed tree.
T72	6 - 7	<i>Sterculia lanceolata</i>	假蒴婆	5.0	100	3.0	Fell	Failed tree. Severe trunk wound.
T77	8 - 9	<i>Leucaena leucocephala</i>	銀合歡	7.0	120	7.0	Fell	Failed and regenerated. Invasive pest plant.
T78	10 - 12	<i>Leucaena leucocephala</i>	銀合歡	6.0	110	4.0	Fell	Failed and regenerated. Crown smothered with climber. Invasive pest plant.
T79	13 - 14	<i>Leucaena leucocephala</i>	銀合歡	4.0	120	9.0	Fell	Failed and regenerated. Invasive pest plant.
T80	15 - 16	<i>Macaranga tanarius var. tomentosa</i>	血桐	3.0	280	8.0	Fell	Asymmetrical crown shape.
T81	17 - 18	<i>Celtis sinensis</i>	朴樹	8.0	160	5.0	Fell	Narrow crown shape. Low foliage density and dieback.
T82	19 - 20	<i>Celtis sinensis</i>	朴樹	7.0	130	5.0	Fell	Failed tree. Only a spar remains.
T83	21 - 22	<i>Celtis sinensis</i>	朴樹	3.0	140	1.0	Fell	Failed tree. Only a spar remains.
T84	23 - 25	<i>Ficus microcarpa</i>	細葉榕	14.0	700	16.0	Fell	Several trunks. Asymmetrical crown shape.
T85	26 - 28	<i>Leucaena leucocephala</i>	銀合歡	5.0	120	4.0	Fell	Failed and regenerated. Crown smothered with climber. Invasive pest plant.
T86	29 - 30	<i>Macaranga tanarius var. tomentosa</i>	血桐	3.0	110	6.0	Fell	Minor crown asymmetry.

Summary Table

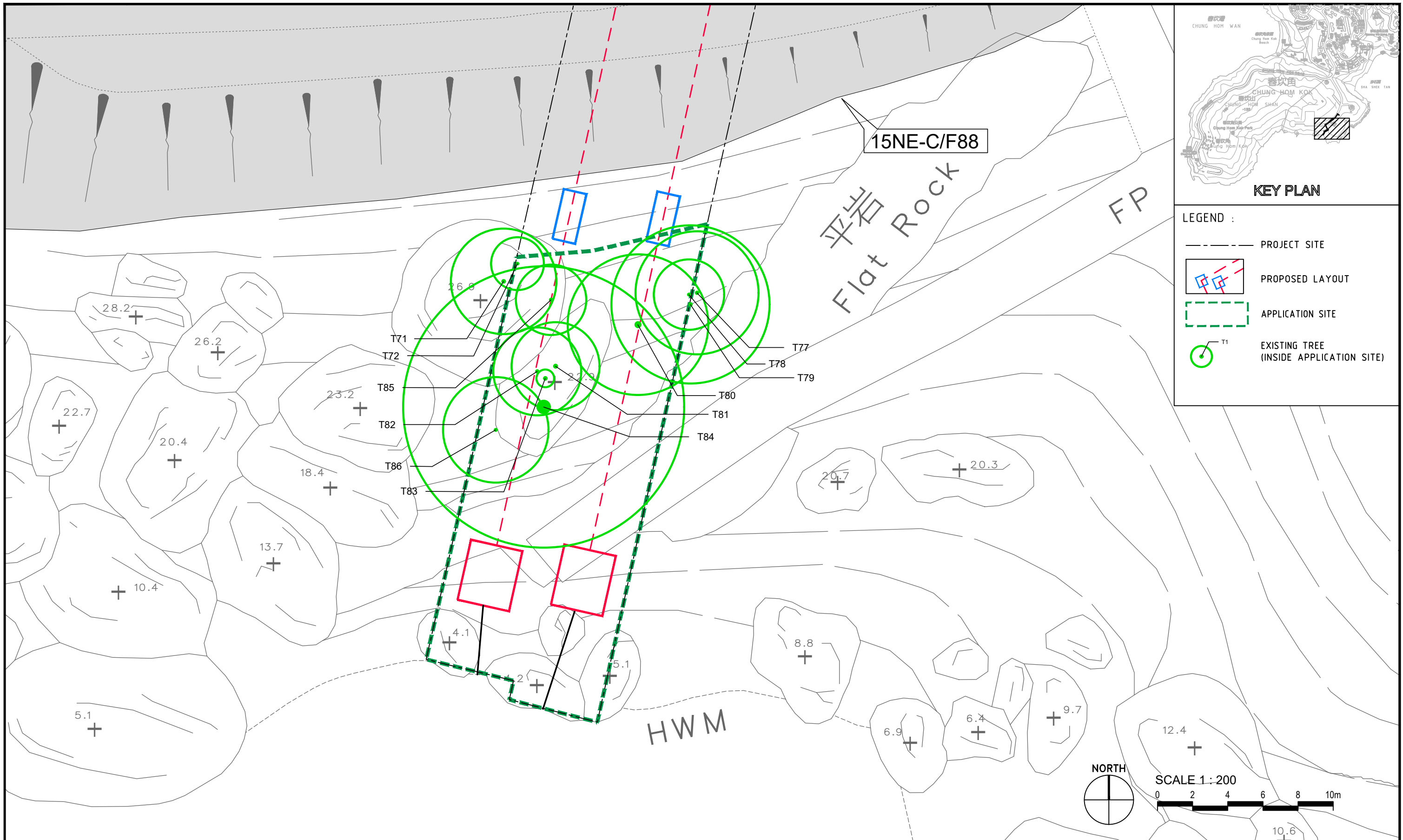
	Number of Tree(s) within the Application Site
Trees to be Retained	0
Trees to be Transplanted	0
Trees to be Felled	8 (12)*
Total Number of Existing Tree(s)	12

*Under DEVBTC(W)4/2020 *Leucaena leucocephala* is considered a self-seeded weed tree and can be removed w/o TPRP and compensation. Totals without brackets exclude *Leucaena*. Totals in brackets include *Leucaena*



Appendix B

Drawings



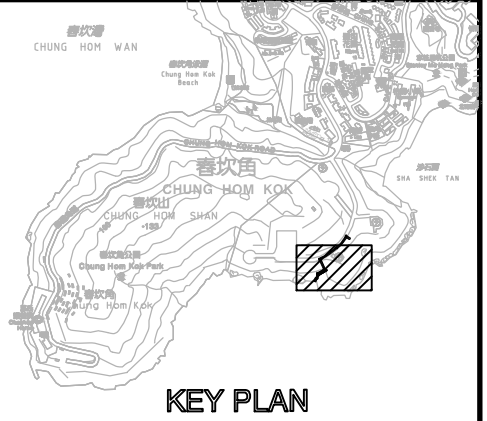
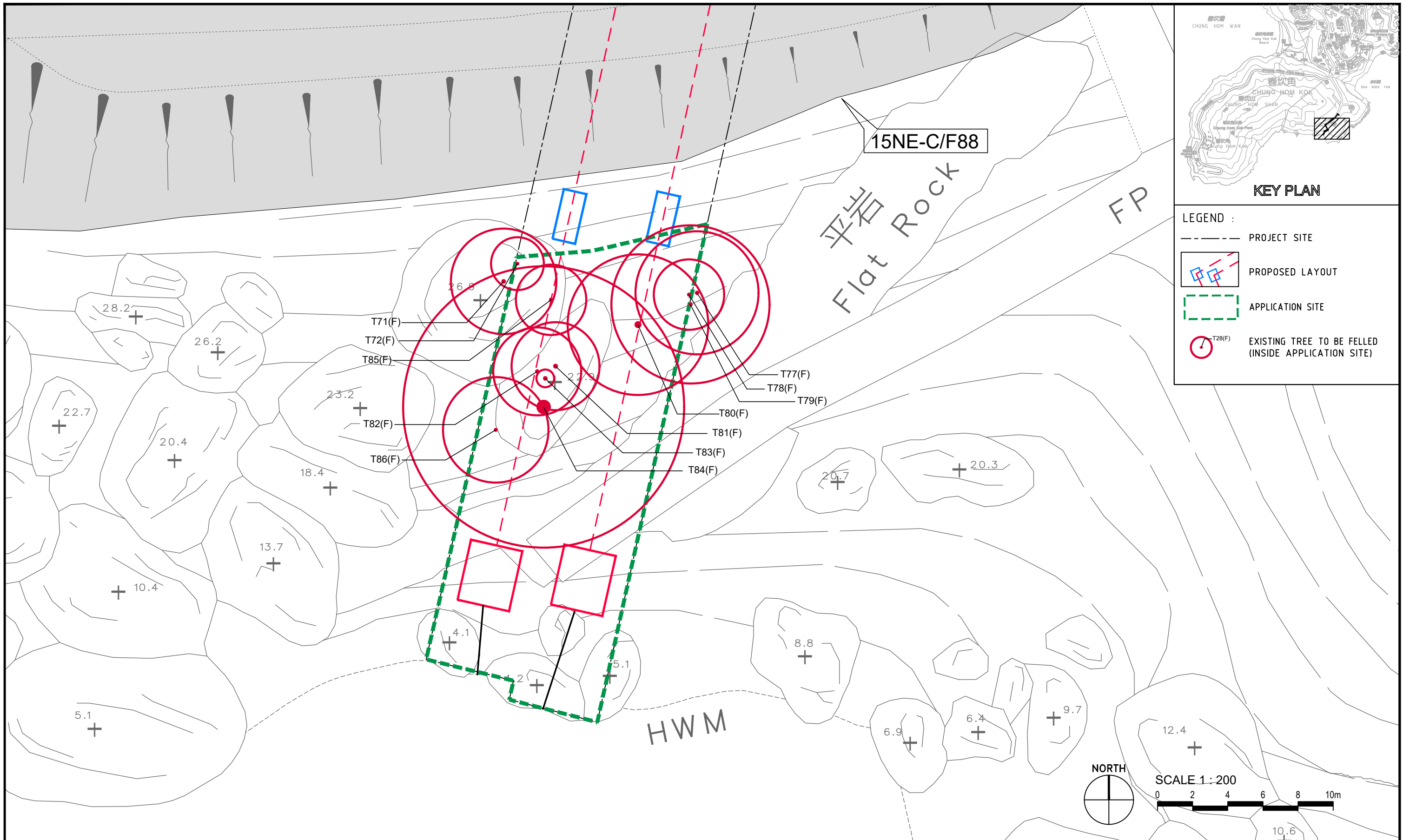
Amendment No.	Date	Description	Drawn by	Checked by	Approved by

Job Title		Section 16 Planning Application for Proposed Public Utility Installation on Government Land near Rural Building Lot No. 1220, Chung Hom Kok, Hong Kong Island	
Drawing Title		TREE SURVEY PLAN	

Drawing No.	YKD1-TS01
Scale	1:200 @ A3

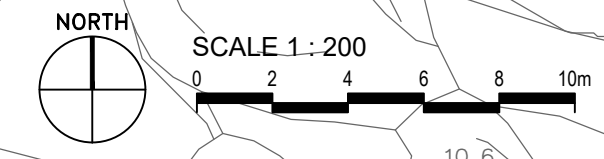

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- LEGEND :**
- PROJECT SITE
 - PROPOSED LAYOUT
 - APPLICATION SITE
 - EXISTING TREE TO BE FELLED (INSIDE APPLICATION SITE)

			Job Title				Drawing No.	
			Section 16 Planning Application for Proposed Public Utility Installation on Government Land near Rural Building Lot No. 1220, Chung Hom Kok, Hong Kong Island				YKD1-TT01	
			Drawing Title				Scale	
			TREE TREATMENT PLAN				1:200 @ A3	
Amendment No.	Date	Description	Drawn by	Checked by	Approved by	Drawn by	Job. No.	
						PL	YKD1	
						Checked by		
						BL		
						Approved by		
						DM		
						Date		
						JUN 2024		



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Appendix C

Tree Survey Photographs



Photo No. 1 | T71 (Fell)



Photo No. 2 | T71 (Fell)



Photo No. 3 | T71 (Fell)



Photo No. 4 | T71 (Fell)



Photo No. 5 | T71 (Fell)



Photo No. 6 | T72 (Fell)



Photo No. 7 | T72 (Fell)



Photo No. 8 | T77 (Fell)



Photo No. 9 | T77 (Fell)



Photo No. 10 | T78 (Fell)



Photo No. 11 | T78 (Fell)



Photo No. 12 | T78 (Fell)



Photo No. 13 | T79 (Fell)



Photo No. 14 | T79 (Fell)

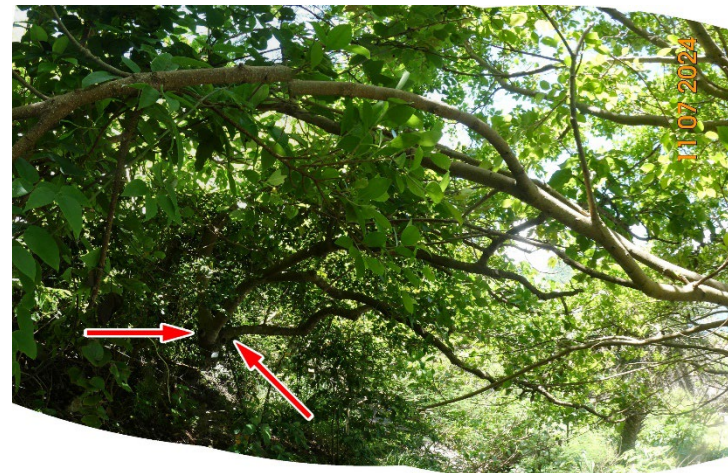


Photo No. 15 | T80 (Fell)



Photo No. 16 | T80 (Fell)



Photo No. 17 | T81 (Fell)



Photo No. 18 | T81 (Fell)

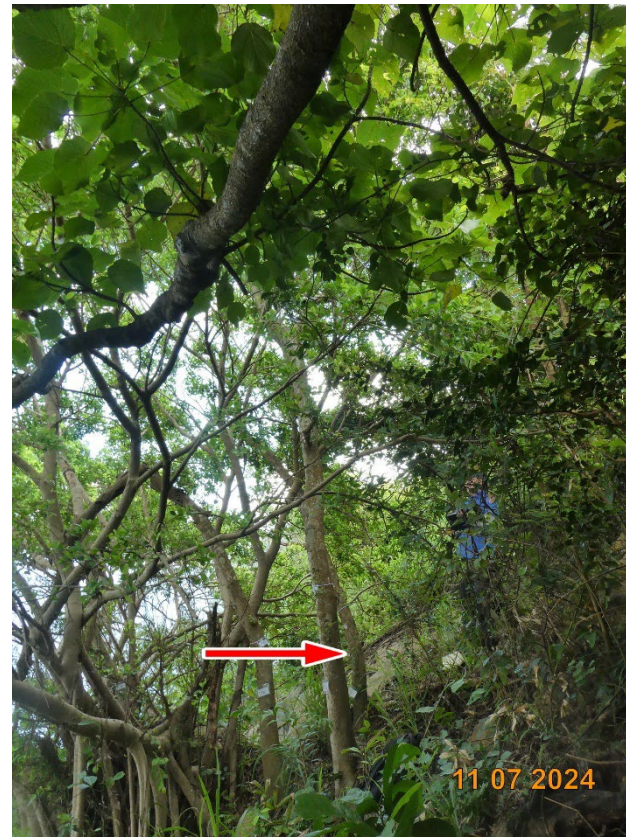


Photo No. 19 | T82 (Fell)



Photo No. 20 | T82 (Fell)



Photo No. 21 | T83 (Fell)



Photo No. 22 | T83 (Fell)

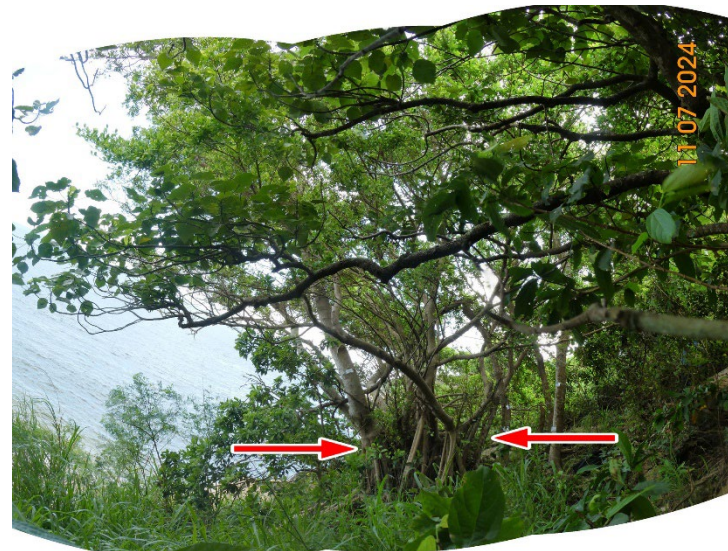


Photo No. 23 | T84 (Fell)



Photo No. 24 | T84 (Fell)



Photo No. 25 | T84 (Fell)



Photo No. 26 | T85 (Fell)



Photo No. 27 | T85 (Fell)



Photo No. 28 | T85 (Fell)



Photo No. 29 | T86 (Fell)



Photo No. 30 | T86 (Fell)