Proposed Flat with Shop and Services and Eating Place Uses "Commercial" and area shown as 'Road' At 152-164 Wellington Street, Sheung Wan, Hong Kong S16 Planning Application

(Planning Application No: A/H3/449)

Appendix 1

Revised Landscape Proposal

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1.0 Introduction

- 1.1 The proposed residential Flat, Shop and Services and Eating Place (The Proposed Development) is located at 152 to 164 Wellington Street, Central, Hong Kong. This report is prepared in support of the Proposed Development under this planning application.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the development. It describes the Proposed Development and landscape design of the associated open space. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This Landscape Proposal present:
 - The Landscape Master Plan; and
 - Planting Proposal of the Development.

2.0 The Site and its Context

- 2.1 The Site is located at No. 152 to 164 Wellington Street, Central, H.K. To the northeast of the Site is the Central Market while Wa On Lane Sitting-Out Area is located to its immediate south. It is bounded by Aberdeen Street and Wellington Street on its northwest and northeast respectively. No vehicular access is proposed for the Proposed Development while the main pedestrian access to the residential portion is via Wellington Street.
- 2.2 The Site itself is occupied by existing low-rise building Tsang Chiu Ho Building and no vegetation was found within the Site. Hence, it is confirmed that no Old and Valuable Trees (OVT) and protected species were identified in accordance with the DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance.
- 2.3 The landscape character of the Site and its surroundings is dominant by commercial development, e.g. The Centre, Grand Millennium Plaza, Shun Tak Centre, etc and high-rise residential towers, e.g. Hollywood Terrace, Queen's Terrace, etc.

3.0 The Proposed Development

- 3.1 The proposed development aims to redevelop the existing 7-storey building to a 29-storey composite building. Retail components and residential lobby will be located at G/F and 1/F, clubhouses at 2/F to 3/F and the residential portion will be located atop. There will be 25 residential floors, providing about 175 residential units.
- 3.2 Landscape provision is mainly at G/F to 2/F and R/F in order to enhance the local greenery. Building edges have been setback from its north and west for pavement and planter provisions in order to improve the local streetscape and provide podium gardens at 2/F which serves as the communal open spaces to the occupants and visitors. At R/F, sitting garden is proposed for the enjoyment of the occupants and visitors. Drawings of the proposed development could be referred to Architect's drawings submitted under the planning application.
- 3.3 There is no tree identified within the Application Site. However, there are several trees growing within Wa On Lane Sitting-out Area to the south of the Proposed Development, which may be disturbed by the proposed works. The detailed tree assessment shall refer to **Para. 6.0** below for information. The architectural layout has overlaid on Tree Survey Plan to illustrate the impact of the Proposed Development on existing vegetation. The tree survey plan, tree assessment schedule and photographic record of the trees are included in **Appendix IV** for information.

4.0 Landscape Proposal (Refer to Appendix I)

- 4.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function and to provide a quality landscape scheme. The main factors to be taken into consideration are:
 - Response to the site context, both in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green and sustainable setting by maximising the opportunity for soft landscape;
 - Establishment of pleasant landscape areas which meet the varying needs of users and visitors; and
 - Minimization of future maintenance requirements
- 4.0.2 Landscape sections showing the proposed landscape treatment, particularly for the edge treatment of the development and their underlying principles have been attached in **Appendix I** for ease of reference.
- 4.0.3 The detail design of the Communal Open Space should consider the following relevant guidelines/ legislation:
 - Hong Kong Planning Standards and Guidelines;
 - Design Manual: Barrier Free Access 2008 (Building Department);
 - DEVB TCW No. 6/2015 Maintenance of Vegetation and Hard Landscape Features; and
 - LAO 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; and
 - PNAP APP-152 Sustainable Building Design Guidelines.

4.1 Landscape Design Concept

4.1.1 In order to ensure that the proposed development minimises any conflict with the key issues a number of design principles have been incorporated into the layout. These can be summarised as follows:

Enhancement of Streetscape

4.1.2 The proposed disposition and orientation of the building has been strategically designed to allow the widening of existing pedestrian walkways, i.e. min. **2.0**m along Wellington Street and **1.0m** along Aberdeen Street respectively. Planter at G/F is proposed at junction of these 2 streets for the provision of seat wall and ornamental shrubs for the enjoyment of the occupants and passer-by. It will also help to alleviate the visual intrusion of the proposed building at pedestrian level. Besides, a new staircase is proposed connecting the Wellington Street directly to the Wa On Lane Sitting-out

Area in order to activate this amenity area. Please refer to the Landscape Master Plans, dwg. No. **LMP01** to **LMP03** and Landscape Sections, dwg. No. **LD101** and **LD102** in **Appendix I**.

Integration of the Development with the Surrounding Landscape

4.1.3 In order to provide a smooth transition between the Proposed Development and the adjoining neighbors, particularly at pedestrian level, planter provision at G/F at +13.82mPD and edge planters at 2/F at +25.15mPD are proposed. At the edge planters, ornamental shrubs and creeping plants are proposed to soften the hard lines of the Proposed Development. Please refer to the Landscape Master Plans, LMP01 to LMP05 and landscape sections, LD101 in Appendix I.

Landscaped Garden at 2/F and R/F

4.1.4 Podium garden at 2/F will serve as the extension of clubhouse, which cater for the active and passive recreational need of the occupants and visitors. Swimming pool, children play area, outdoor furniture and planter pots are provided at this garden for their enjoyment. Besides, communal open space is provided at R/F to cater for the passive recreational needs of the occupants. Edge planters is proposed for shrubs and creeping plants to create enclosure and sense of privacy to the users. Users can enjoy the open ambience at the open spaces in urban environment. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development. Please refer to Landscape Master Plan, dwg. No. LMP05 and LMP06 in Appendix I.

Planting Design

4.1.5 The plant species selected will require low maintenance, be hardy and able to adapt to urban environment. Besides, the proposed shrub and groundcover planting will in addition to contribute to the landscape concept for the development and visually soften the appearance of the development in short and medium distance views.

4.2 Recreation Facilities:

- 4.2.1 For the entire landscape area, open spaces are proposed at planter with seat walls at G/F at +13.82mPD, podium garden at 2/F at +25.15mPD and landscaped garden at R/F at +119.90mPD.
- 4.2.2 It is expected that there will be mini. **368** occupants within the Proposed Development while the area of the communal open spaces is approx. **369.50m**². Hence, the provision of the communal open space can meet the requirement set out in HKPSG, i.e. 1 m² per person. Please refer to the Communal Open Space Calculation in **Appendix III**.

4.3 Soil Depth and Drainage for Planting

4.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screeding exclusive is listed below:

Table 1.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Climbers/ Creepers	600mm
Groundcover/ Lawn	300mm

All Planting areas on slab shall be provided with sub-soil drainage system with drainage cells wrapped with geotextile fabrics or equivalent materials.

4.4 Irrigation

4.4.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

4.5 Future Maintenance

Hard Landscape Elements

- 4.5.1 Maintenance for hard landscape elements within the proposed landscaped areas shall be carried out by management office of the development with maintenance intention as follows:
 - I Routine Maintenance (Daily Weekly)
 - a. Rubbish and litter removal
 - b. Sweeping and cleaning
 - c. Damage inspection and repair for site furniture and light bulb replacement

II – Annual/ Long Term Maintenance

- a. Repainting
- b. Resurfacing of worn pavements
- c. Replacing worn parts site furniture, lighting fixture and other facilities
- d. Replacement of worn landscape furniture.

Soft Landscape Element

- 4.5.2 For the whole landscaped areas, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the lot owner.
- 4.5.3 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the Site.

5.0 PLANTING PROPOSALS (Refer to Appendix II)

- 5.1 In order to provide quality landscape for the Proposed Development, soft landscape works will be the major landscape element of the landscaping proposal and the following factors are taken into consideration in planting species selection:
 - Low maintenance requirement;
 - Evergreen with small amount of leave fall to prevent litter accumulation;
 - Tolerance to wind and exposed condition; and
 - To screen the proposed buildings and reduce the visual impact to the nearby users.

5.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix II.**

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TALL SHRUBS/ SHAPE	D PLANT	Height x Spread (mm)	
Fagraea ceilanica Thunb.	灰莉	1800x800	600
Photinia x fraseridress	紅葉石楠	1800×800	600
SHRUBS		Height x Spread (mm)	
Aglaia Odorata Lour	米仔蘭	500x450	400
Dietes bicolor	雙色野鳶尾	500x450	400
Duranta repen 'Golden Leave'	金葉假連翹	600x400	400
Murraya paniculata	九里香	500x400	400
Phyllanthus myrtifolius	錫蘭葉下珠	350x300	300
Rhapis excelsa	棕竹	1200x600	600
Schefflera actinopylla"Variegata"	花葉鴨腳木	600×600	500
GROUNDCOVER	ROUNDCOVER Height x Sprea		
Asparagus densifirous 'Myersii'	狐尾天冬	400×300	300
Loropetalum chinense var. rubrum	紅花繼木	450×400	300
Lantana camara cv. Flava	黃花馬纓丹	350x300	250
Nephrolepis auriculata	腎蕨	300×300	250
Philodendron 'Xanadu'	小天使蔓綠絨	300x300	250
LAWN			
Zoysia japonica	朝鮮草	-	-
CREEPING PLANT		Height x Spread (mm)	
Bougainvillea glabra	勒杜鵑	900x300	500
Jasminum floridum	黄素馨	900x300	500

Table 2.0 Planting Schedule

6.0 Tree Assessment and Compensation Proposal at Wa On Lane Sitting-out Area (for Information Only)

6.1 Introduction

- 6.1.1 Planning application was prepared for the residential Flat, Shop and Services and Eating Place (The Proposed Development) at 152 to 164 Wellington Street, Central, Hong Kong. A new staircase connecting the Wellington Street and Wa On Lane Sitting-out Area and retail shops at 1/F are proposed to in order to activate the Sitting-out Area. Therefore, one existing planter at interface between the amenity area and the Proposed Development is proposed to be modified to enhance the connectivity between the Sitting-out Area and the adjoining neighbours. This section is prepared as supplementary information to the Landscape Proposal of the planning application.
- 6.1.2 This tree assessment proposal present:
 - The existing tree vegetation; and
 - The compensation proposal of the disturbed trees.

6.2 Proposed Staircase at Wellington Street and Retail Shops at 1/F

6.2.1 The current access to Wa On Lane Sitting-out Area is via Wa On Lane connecting Aberdeen Street and Kin Sau Lane connecting to Gage Street. As the sitting-out area is embedded by high-rise residential development, the awareness and usage of the open space by the public may not be high enough. A new staircase connecting from Wellington Street through the Proposed Development is proposed in order to improve the accessibility to the amenity area. Besides, retail shops with pedestrian access connecting to the amenity area are proposed at 1/F to enhance the usage of the area. As a consequence, the planter with trees in close proximity to the Proposed Development will be affected inevitably by the proposed staircase.

6.3 Existing Vegetation and Proposed Treatment to Existing Trees

6.3.1 A tree survey has been carried out on **25 October 2023**. A total of **4** nos. of trees at the planter to be disturbed were recorded. The Tree Survey Plan, the Tree Assessment Schedule and Photographic Record of Existing Trees **in Appendix IV** and are outlined below:

Tree Species	Chinese Name	Quantity	Tree No.
Livistona chinensis	蒲葵	1	T01
Michelia x alba	白蘭	2	T02, T03
Plumeria rubra 'acutifolia'	雞蛋花	1	T04
	Total:	4	

Table 3.0 Species Composition of Existing Trees

6.3.2 Total **4** individual trees within the affected planter were surveyed while total **3** tree species were recorded. There is no dominant tree species. All of them are common plantation species in urban areas in Hong Kong.

6.3.3 The health condition of the bulk of these trees is generally in <u>Poor</u> condition (**75**%) and the remaining trees are in <u>Average</u> condition (**25**%).

Impact of the Proposed Works

6.3.4 Impact on the existing vegetation within Sitting-out Area is generally caused by the proposed staircase and relevant site formation works. The proposed staircase layout has been overlaid on **Tree Survey Plan** in **Appendix IV** to illustrate the impact on the existing trees.

Retention of Trees

6.3.5 As the new staircase and retail shops will require the removal of the existing planter, none of the existing trees can be retained in situ.

Felling and Transplantation of Trees

- 6.3.6 Trees in conflict with the proposed development shall be proposed to be transplanted if they fulfil all the criteria below:
 - a. trees have high amenity value;
 - b. trees with good form and health;
 - c. suitable access;
 - d. tree species able to be transplanted easily;
 - e. trees have suitable size and;
 - f. trees are young to semi-mature.
- 6.3.7 In consideration of the feasibility for transplanting them, they are growing within the existing raisedup planter. The width of the planter is much less than the required space for formation of rootballs for transplantation. It is not possible to form a viable and sufficient-sized rootball, i.e. 8 x DBH for transplantation. Therefore, all of them are proposed to be felled, instead of transplanted. The width of planter and the proposed rootball size is summarized as follows:

Table 4.0 Schedule of Width of Planting Verge and Proposed R	Rootball Size
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Tree No.	DBH(m)	Width of Planting Verges (m)	Proposed Rootball Size (m) (8 x DBH)	Did the planter width exceed 8 times of the DBH
T01	0.22	1.5	1.76	No
T02	0.16	1.0	1.28	No
T03	0.14	1.0	1.12	No
T04	0.12	0.8	0.96	No

6.3.8 Besides, **3** disturbed trees exhibited poor health conditions and signs of health deteriorations have been identified on the trees and summarized in the following table:

Table 5.0 Signs of Health Deterioration of Affected Trees

	Signs of Health Deterioration.
T02	Dead stub on trunk, bend at leader, codominant trunk with included bark
T03	Codominant trunk with included bark
T04	Twisted form, dead stub on trunk

6.3.9 A summary of the tree proposals for the proposed development is presented in Table below.

Area	Number of	Number of	Number of	Number of
	Trees to be	Trees to be	Trees to be	Trees in
	Retained	Felled	Transplanted	Survey
Number of Trees within the Surveyed Area	0	4	0	4

Table 6.0 Summary of Proposed Treatment for Existing Trees

6.4 COMPENSATORY PLANTING PROPOSALS

6.4.1 In accordance with DEVB TC(W) No. 4/2020, the compensatory planting proposal has the primary objective of planting compensatory trees in a ratio not less than 1:1 in terms of quality.

Numbers of Compensatory Trees

- 6.4.2 A total of 4 trees are proposed to be felled. The aggregate DBH of the 4 trees to be felled is 0.64m.
- 6.4.3 To replace these felled trees (as per DEVB TC(W) no. 4/2020) with Heavy Standard Trees with average diameter of 100mm, it would require minimum 4 Heavy Standard Trees within all the available planting areas within the Wa On Lane Sitting-out Area. This represents a ratio of compensatory trees to felled trees of
 - (i) Tree numbers: 1 to 1
 - (ii) Tree girth: 0.625 to 1

The trees should be mostly native species selected from Greening Master Plan and Street Tree Selection Guide by Greening, Landscape and Tree Management Section (GLTMS) of Development Bureau that are available in local nurseries at Heavy Standard Size.

Locations for Compensatory Tree Planting

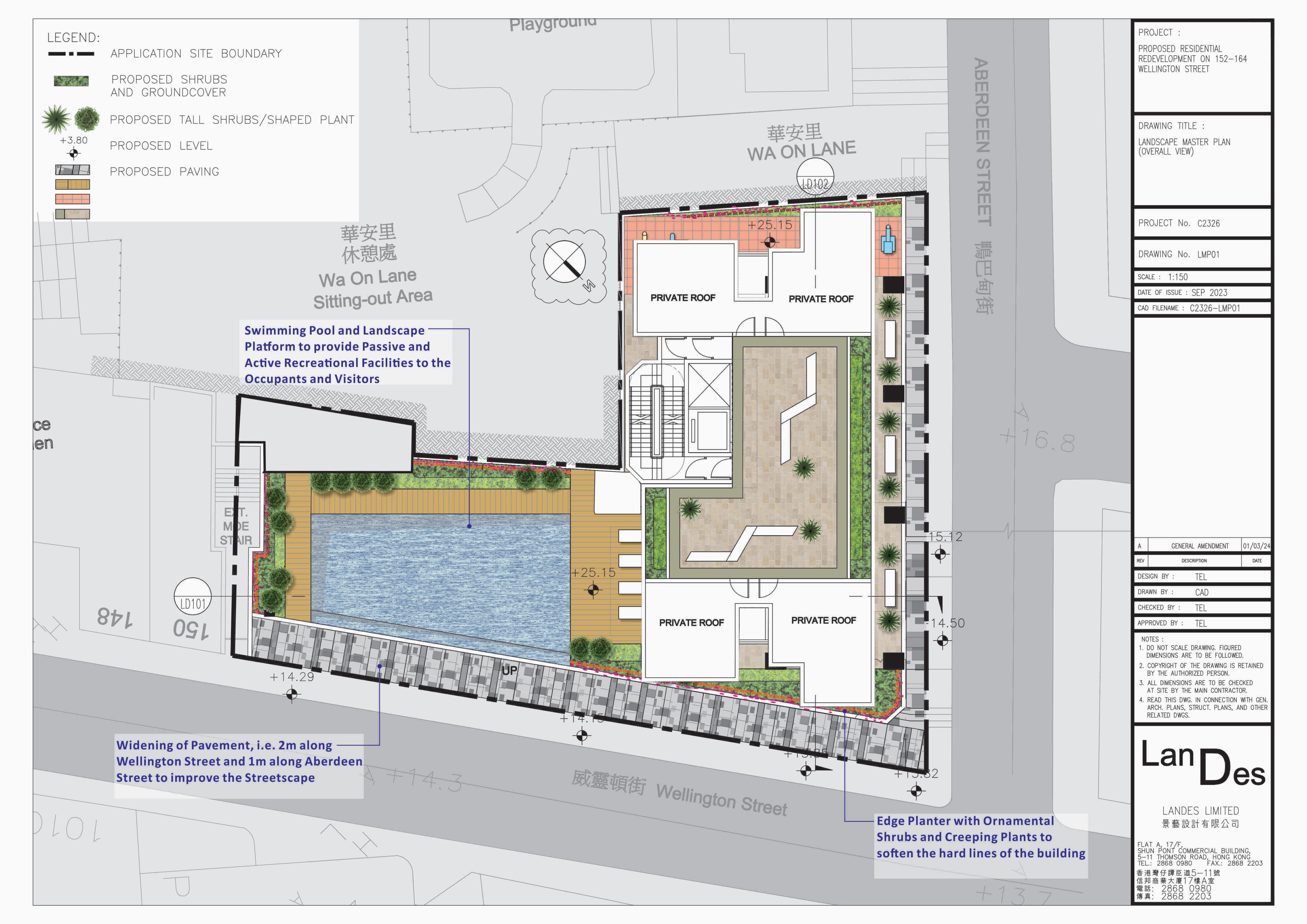
- 6.4.4 The exact final locations for the compensatory trees will depend on available planting areas within the Wa On Lane Sitting-out Area, size of proposed locations of compensatory tree plantings and agreement with the maintenance department Leisure and Cultural Services Department (LCSD). The detailed planting plans prepared by the Detailed Design Consultants will include the tree quantities specified herein as a minimum requirement.
- 6.4.5 Since the Site is directly abutting Wa On Sitting-out Area, 4 nos. of trees which are located at the boundary will be affected. The Applicant will further liaise with the Leisure and Cultural Services Department for the compensation and necessary enhancement to the sitting-out area.

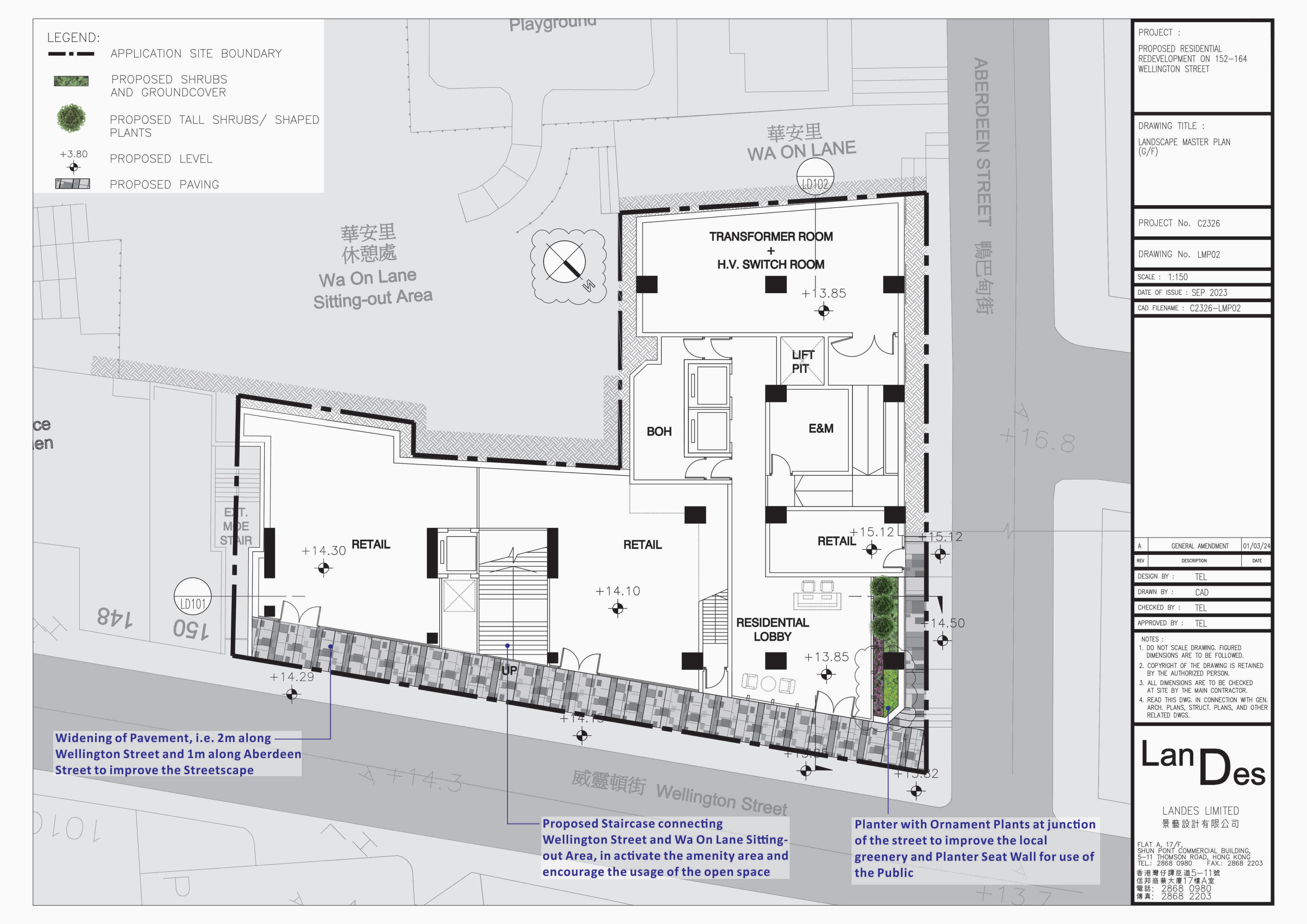
Appendix I

Landscape Master Plans

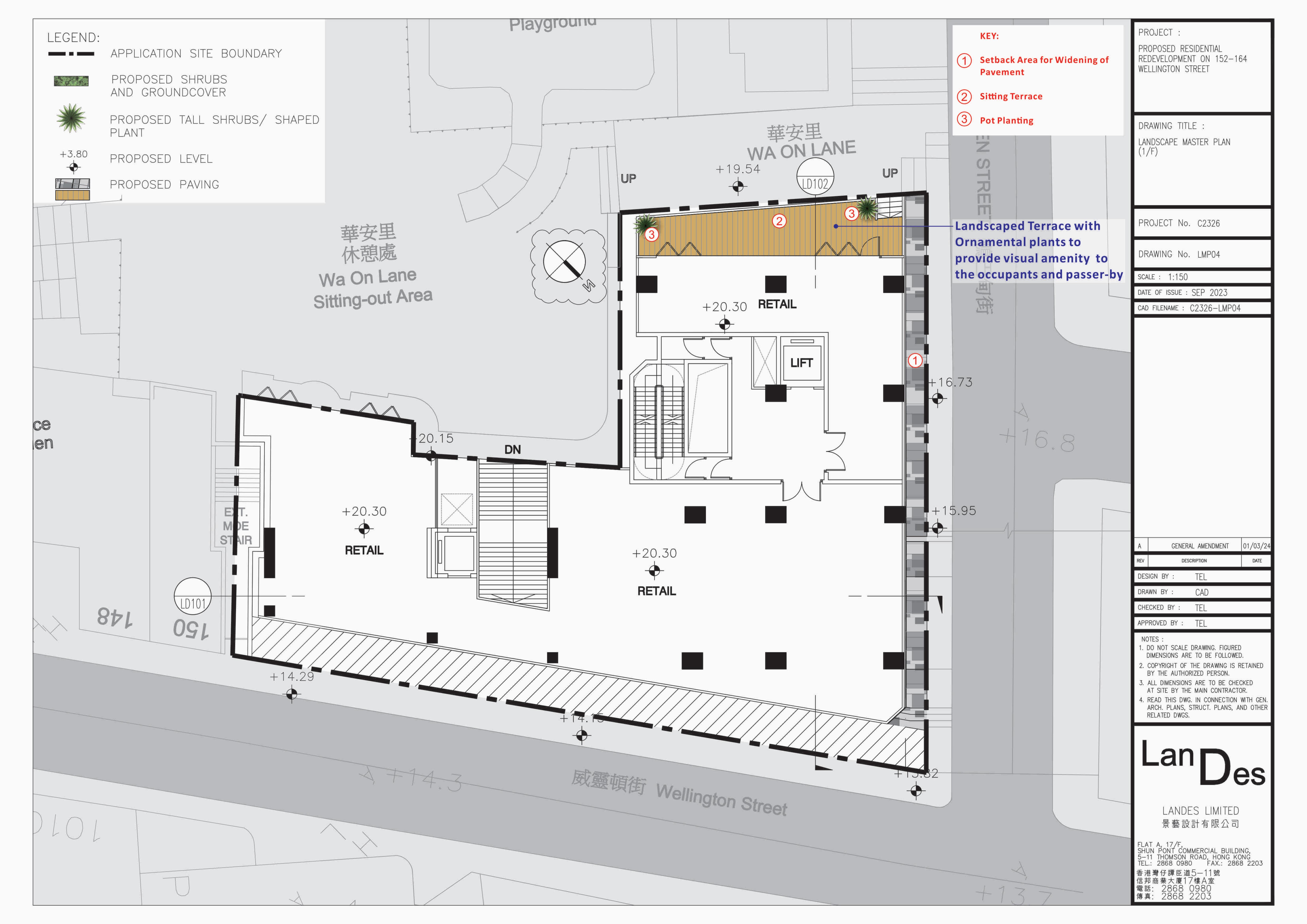
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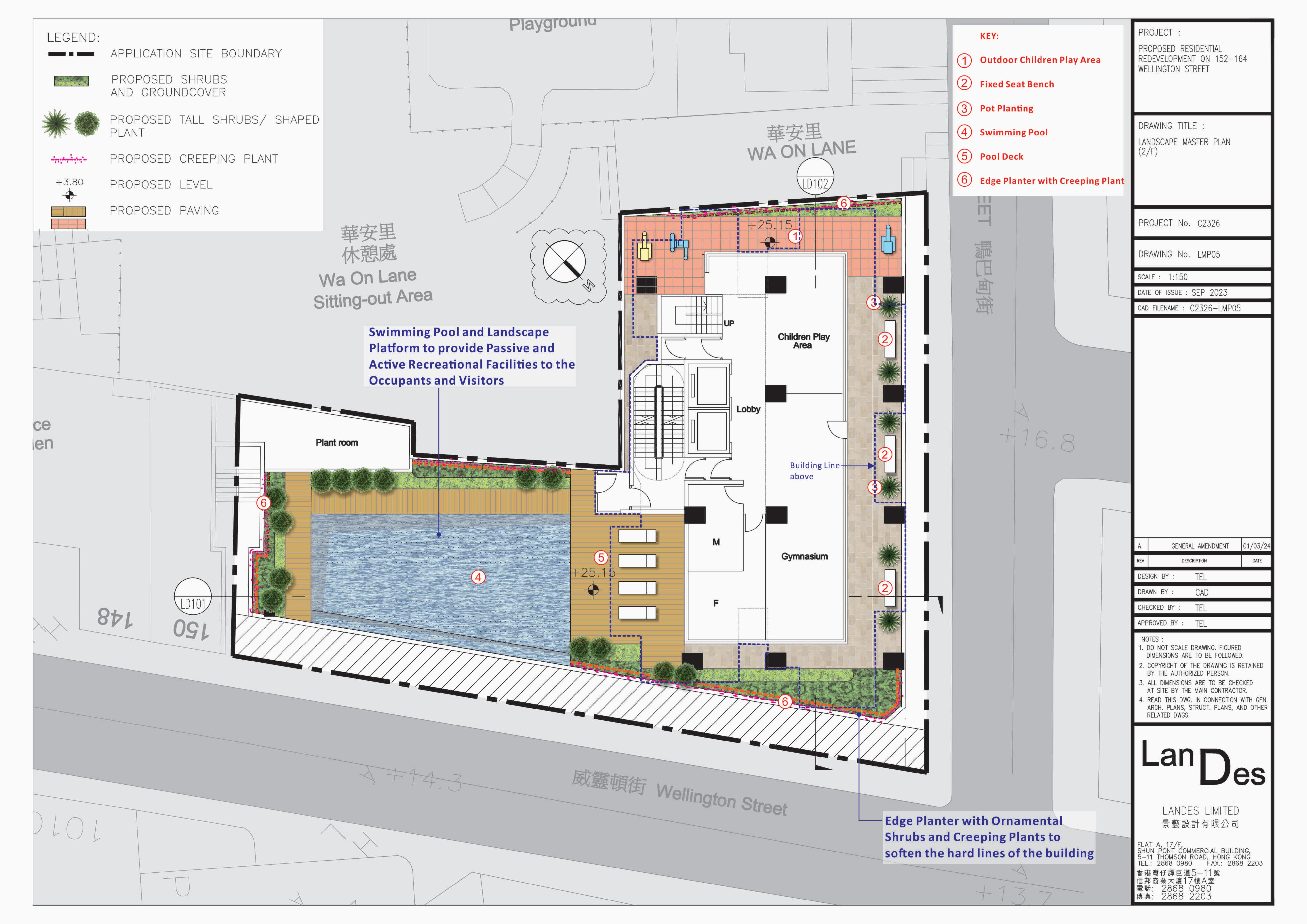
Relevant Sections

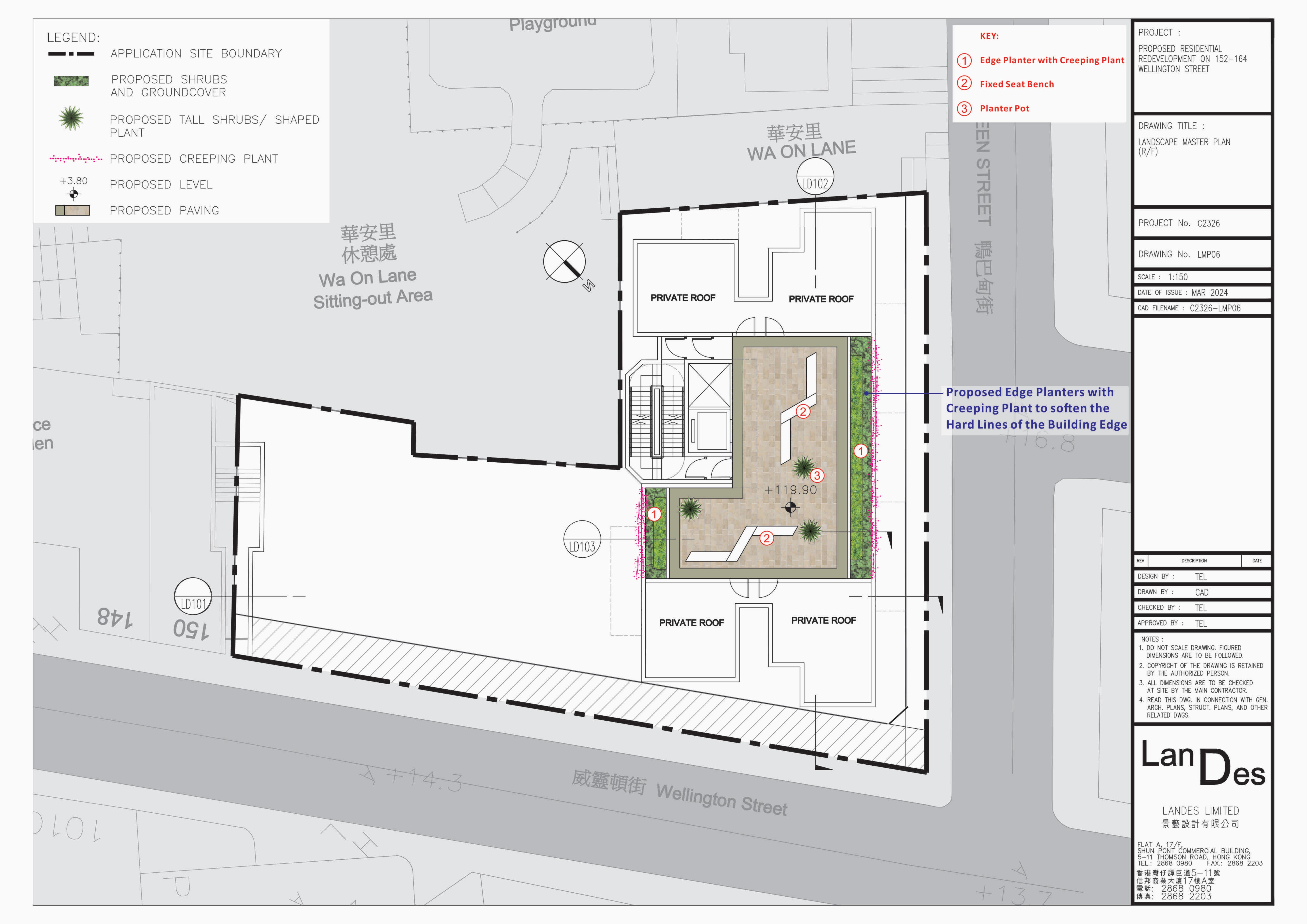


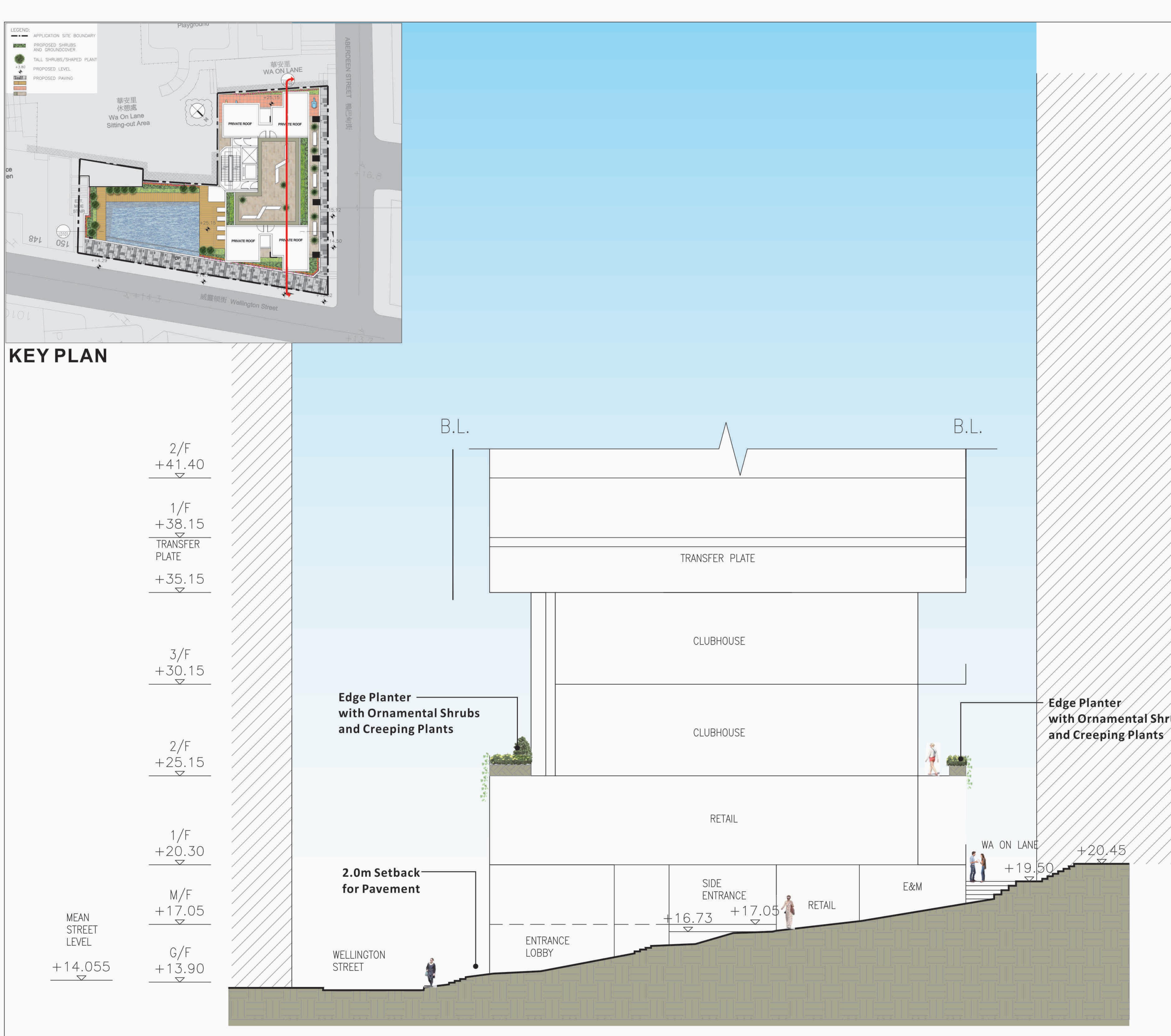






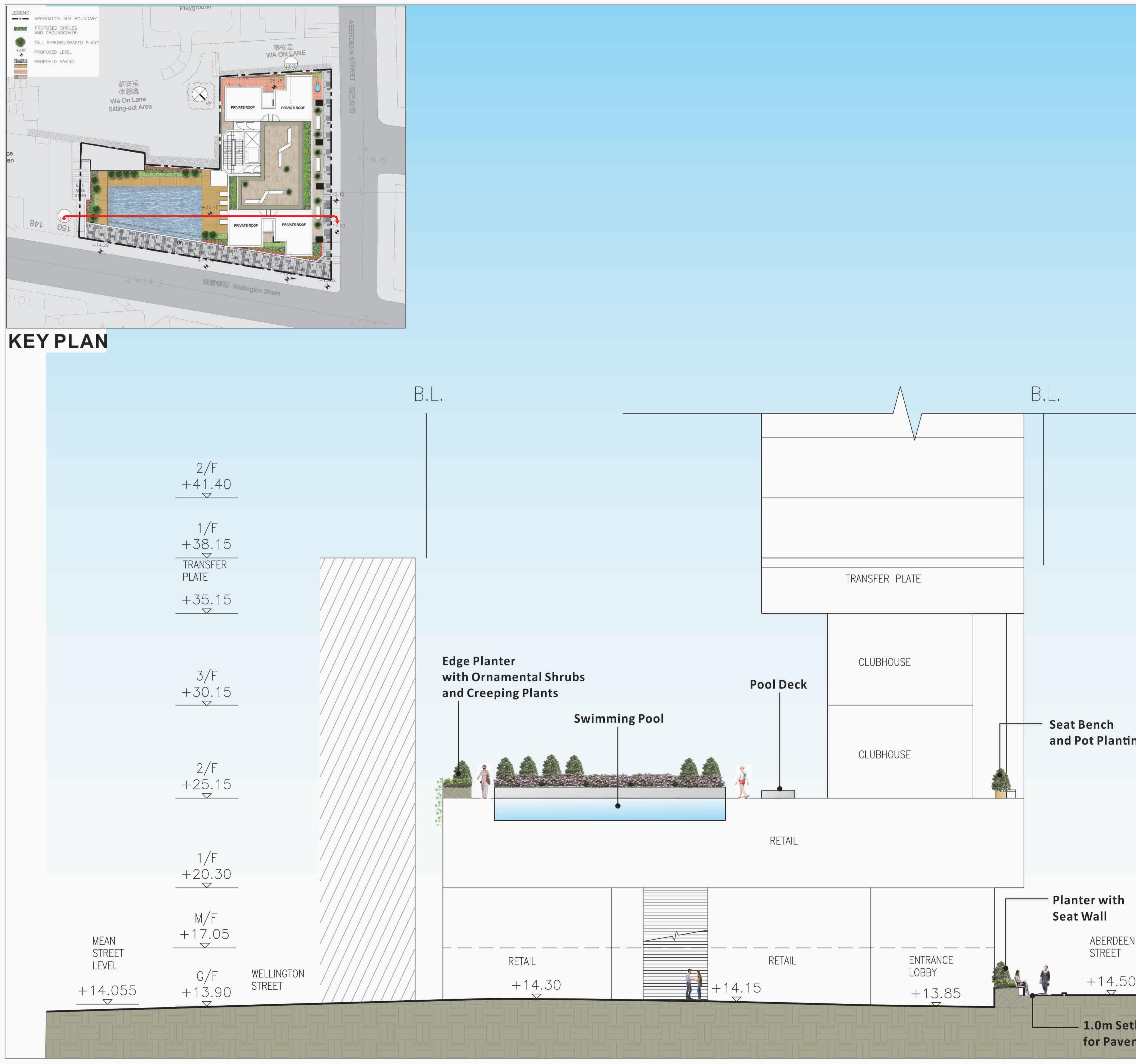




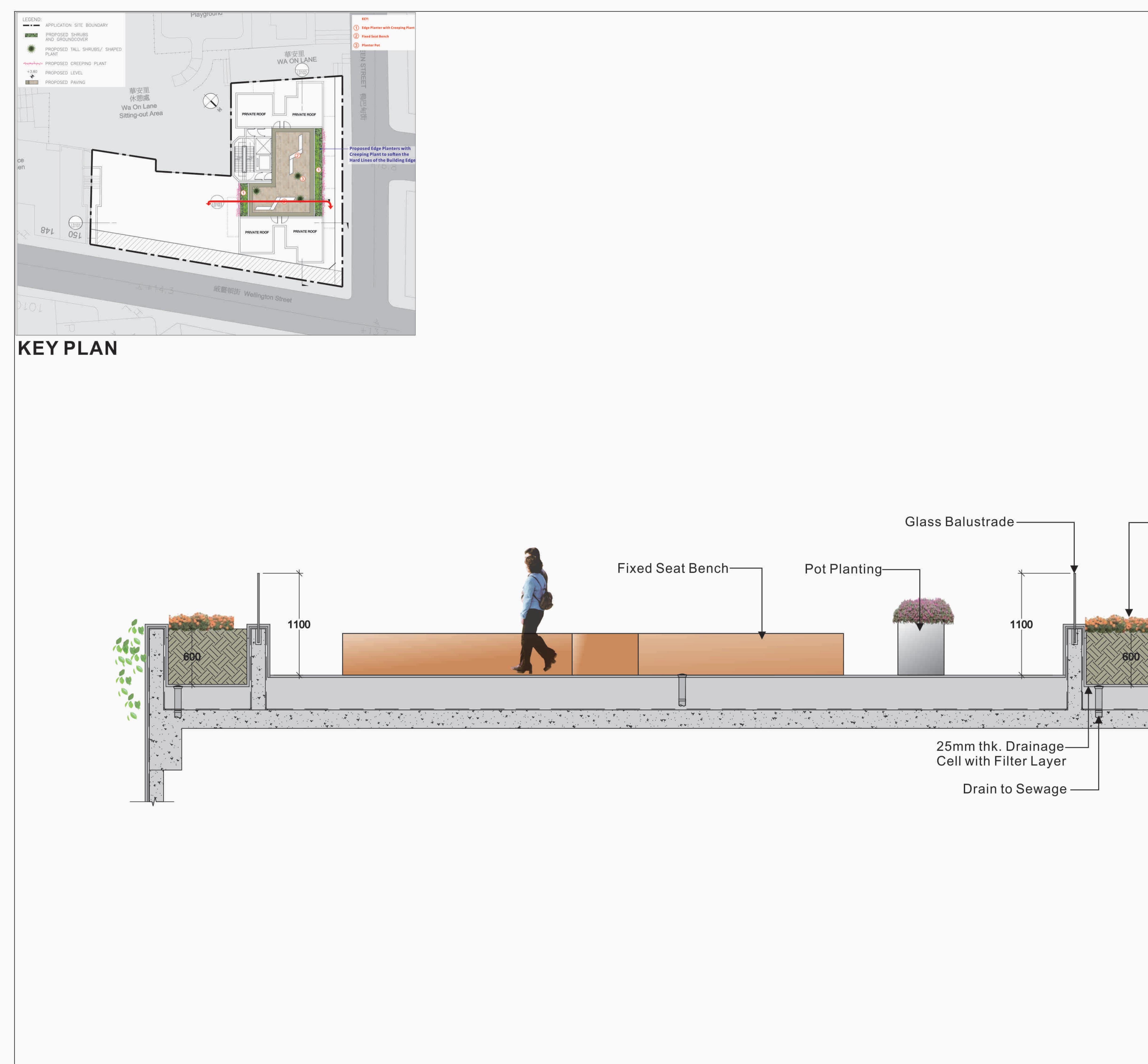


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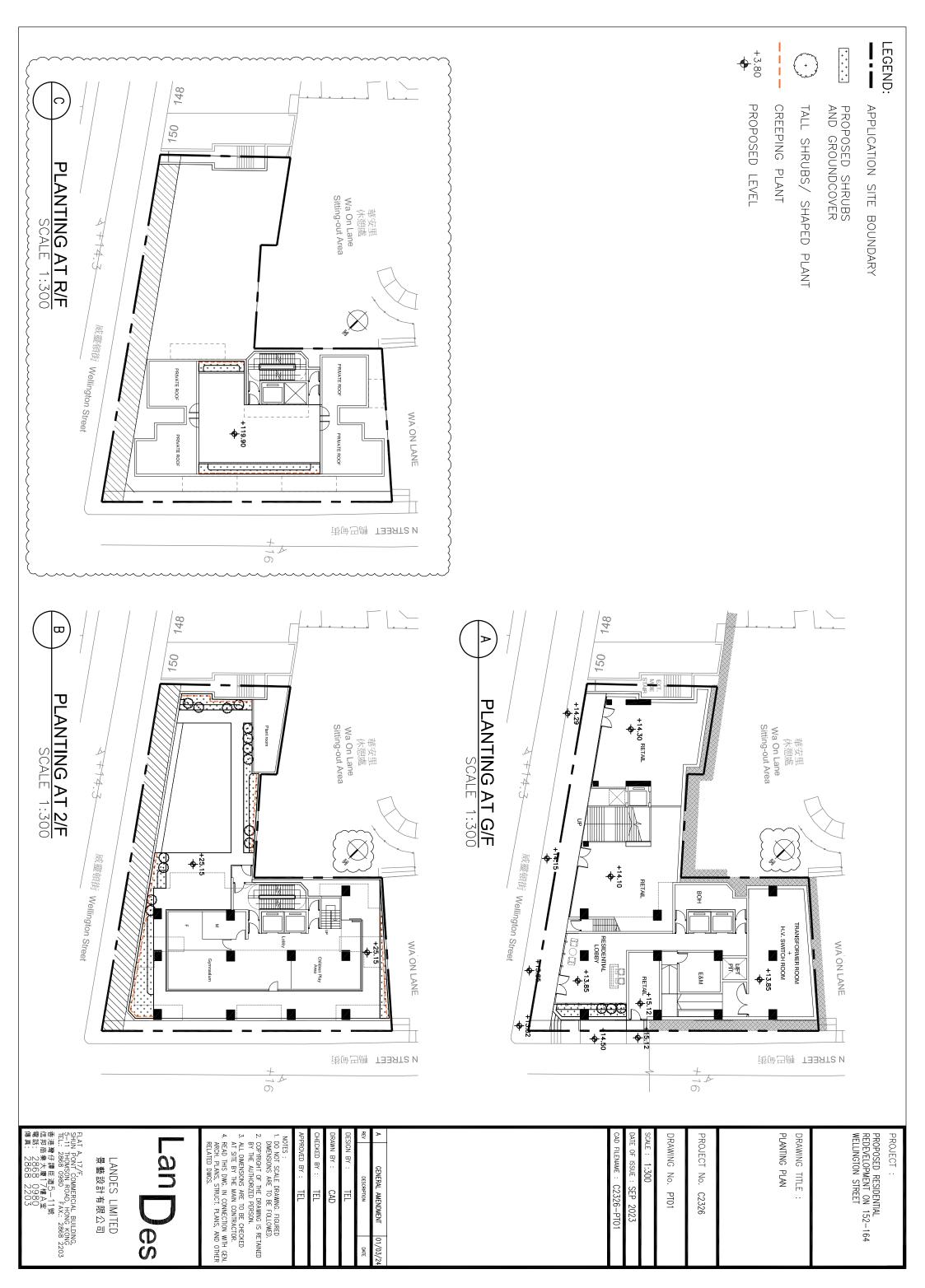
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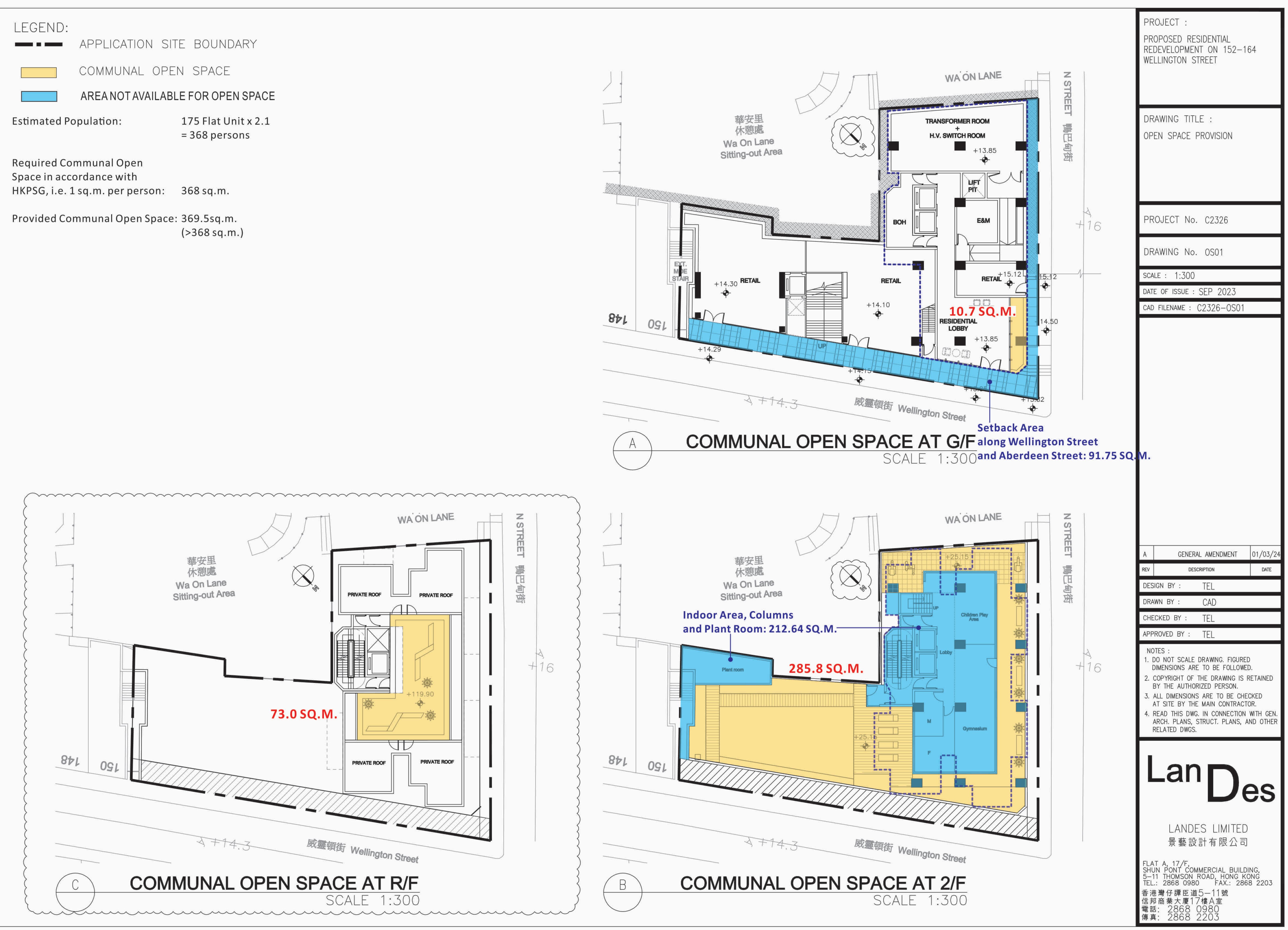
Appendix II

Planting Plans



Appendix III

Communal Open Space Provision



Omitted purposefully; same as the original submission

Appendix IV

Tree Assessment Schedule and Photographic Record of Existing Trees

at Wa On Lane Sitting-out Area (For Information)