

## Appendix B Landscape Proposal

# ARUP

S16 Planning Application for Proposed Minor Relaxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Proposed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road Portion of Shing King Street; and Minor Relaxation of PR and BH Restrictions for Permitted Private Housing Development with Proposed Eating Place, Shop and Services and Social Welfare Facilities at Kai Tak Area 3E Sites 1 and 2

Landscape Proposal

| Mar 2025

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Appendix C Broad Tree Survey Schedule

Appendix D Tree Group Photo Records

### **1 INTRODUCTION**

#### 1.1 Background

- 1.1.1 This report contains the Landscape Master Plan (LMP) which forms part of the Supporting Planning Statement in support of the Section 16 (S16) Planning Application for Proposed Minor Relaxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Proposed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road Portion of Shing King Street; and Minor Relaxation of PR and BH Restrictions for Permitted Private Housing Development with Proposed Eating Place, Shop and Services and Social Welfare Facilities at Kai Tak Area 3E Sites 1 and 2 at Sites 3E1, 3E2 4C4 and 4C5 (the "Application Sites") in Kai Tak Development (KTD) Area.
- 1.1.2 The LMP intends to demonstrate the overall landscape design of the Proposed Schemes at the Application Sites and provide other relevant information as required in the Planning Department's Practice Note for Professional Persons No. 1/2019. The LMP and section drawings are attached in **Figure 2.2** to **Figure 2.3** and **Figure 3.2a** to **Figure 3.3**.

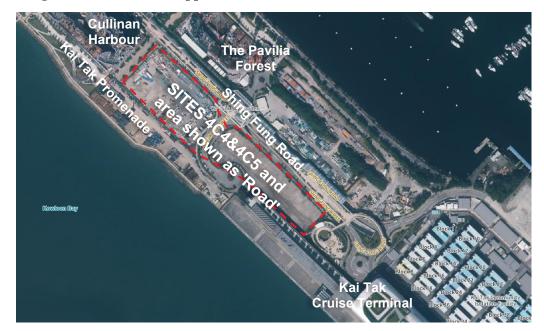
#### 1.2 Land Use Zoning

1.2.1 The Application Sites fall within the Approved Kai Tak Outline Zoning Plan No. S/K22/8 (the "OZP"). The Application Sites are total up to a site area of about 37,300m<sup>2</sup>. Sites 3E1 and 3E2 fall within the "R(B)2" zone (about 14,750m<sup>2</sup>), with Site 3E1 occupying 7,064m<sup>2</sup> and Site 3E2 covering 7,686m<sup>2</sup> The total site area of Sites 4C4 & 4C5 and area shown as 'Road' is about 22,550m<sup>2</sup>, and approximately half of the Application Sites (Site 4C4 about 10,694m<sup>2</sup>, about 47.4%) falls within the "C(7)" zone. Another approximately half of the Application Sites, Site 4C5, is zoned as "C(5)" (about 9,480m<sup>2</sup>, about 42.0%). The remaining portion is an area shown as 'Road' (about 2,376m<sup>2</sup>, about 10.5%) on the Approved Kai Tak Outline Zoning Plan OZP No. S/K22/8. Please refer to Figure 2.1 and Figure 3.1 for the approved OZP.

### 2 Sites Description

#### 2.1 Sites Context and Existing Land Use

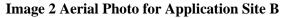
- 2.1.1 The total area of Application Sites 4C4 & 4C5 and Area shown as 'Road' (Application Site A) is about 22,550m<sup>2</sup>, of which about 10,694m<sup>2</sup> (Site 4C4) is zoned as the "Commercial (7)" ("C(7) ") zone, about 9,480 m<sup>2</sup> is zoned as the "Commercial (5)" ("C(5) ") zone, and about 2,376 m<sup>2</sup> is zoned as 'Road' use.
  - Application Site A are located in the southern part of the KTD, within the Runway Precinct overlooking the waterfront to the southwest. It is bordered by Shing Fung Road to the northeast, adjacent to the Kai Tak Cruise Terminal to the southeast, and Cullinan Harbour residential development to the northwest.
  - Site 4C4 is currently used as open storage of construction materials. Site 4C5 is currently vacant and fenced by wire fence. Several temporary structures are found in the western portion of the Site 4C5.
  - The 'Road' portion is named used as Shing King Street connecting Shing Fung Road and Kai Tak Cruise Terminal with some roadside plantations.



#### Image 1 Aerial Photo for Application Site A

- 2.1.2 The Application **Sites 3E1 and 3E2 (Application Site B)** are total up to 14,750m<sup>2</sup>, all of which are zoned as "Residential (Group B) 2" ("R(B)2").
  - Application Site B are located in the eastern part of the KTD, near Kowloon Bay. It is bordered by Cheung Yip Street to the northwest and southwest, and by Lam Chak Street to the northeast and Kai Hing Road to the southeast.
  - For Site 3E1, the eastern section is currently occupied by Community Liaison Centre and the Lam Chak Street Substation for the Trunk Road T2 and the Cha Kwo Ling Tunnel Project (T2 Project), being used for open storage of

construction materials and equipment, and is enclosed by noise barriers. Site 3E2 is currently mainly occupied by the Public Works Central Laboratory Building.





#### 2.2 Surrounding Context

- 2.2.1 **Application Site A** are predominantly surrounded by residential buildings and the Kai Tak Cruise Terminal, a key landmark in the KTD:
  - The **northeast** of Application Site A is primarily zoned "R(B)4" and "R(B)8" and currently serves as a construction site for the Pavillia Forest, and a site with temporary structures, open storage, and clusters of trees.
  - The **northwest** of the Application Site A is largely zoned as "R(B)4", featuring high-rise residential buildings, including Cullinan Harbour, and Miami Quay.
  - The **southeast** of Application Site A consist of areas zoned "OU(Tourism Related Uses to Include Commercial, Hotel and Entertainment)", "OU(Cruise Terminal to Include Commercial Development with Landscaped Deck above)", "O (2)" and "O". They currently houses the planned Tourism Node (current Kai Tak Community Isolation Facility), Kai Tak Cruise Terminal, the Kai Tak Sky Garden and its Ground Plaza.
  - To the **southwest**, the area is zoned "O" and serves as the Kai Tak Promenade.
- 2.2.2 **Application Site B are** located within a mixed-use area that includes open space, commercial buildings, government, institutional and community facilities, and other uses, situated near the Kwun Tong Typhoon Shelter:
  - The **northeast** of Application Site A is primarily zoned "C(2)," adjacent to Kai Hing Road and Lam Chak Street, and is currently occupied by Harbourside HQ and the Pacific Trade Centre.

- The **northwest** of Application Site A is mostly zoned "Government, Institution or Community" (GIC) along both sides of Shing Cheong Road, where the Hong Kong Children's Hospital, Kai Tak Fire Station, and a construction site are located.
- The **southeast** of Application Site A features a mix of "C(2)" and "O" zones. The "C(2)" zone contains only the low-rise Kerry D.G. Warehouse, with the rest of the area vacant. The "O" zone is currently used for open storage of construction materials and is surrounded by noise barriers.
- To the **southwest**, the area is zoned "O" and serves as the Kai Tak Promenade (Hong Kong Children's Hospital Section), with the Kung Tong Typhoon Shelter located further southwest.

### 3 Existing Trees

#### 3.1 Key Findings of Tree Group Survey

- 3.1.1 For Application Site A, a total of 37 trees belonging to 2 species are recorded within the site boundary and were surveyed as four tree groups. Specifically, 21 trees were identified in Sites 4C4 and 4C5, with *L. leucocephala* (銀合歡) being the sole species present in these groups. Additionally, 16 roadside trees in the 'Road' Area were identified as *Tabebuia rosea* (紅花風鈴木). The trees surveyed were generally in poor form and/or health conditions with poor amenity.
- 3.1.2 For Application Site B, approximately 15 numbers of trees belonging to 5 species are located in Site 3E2 (Public Works Central Laboratory Building) and were surveyed as one tree group. This tree group include plantation tree species, e.g. *Dypsis lutescens* (散尾葵), *Bombax ceiba* (木棉), and some very common native trees e.g. Ficus microcarpa (細葉榕). The trees surveyed were generally in poor form and/or health conditions with poor amenity.
- 3.1.3 No rare or protected tree species were observed in the tree groups.
- 3.1.4 Broad Tree Survey Plan showing the locations of exiting tree within the survey boundary is attached in Appendix A. Details of tree condition are included in the Tree Assessment Schedule in Appendix C. Photographic records are shown in Appendix D.

#### 3.2 **Proposed Treatment of Trees**

- 3.2.1 For Application Site A, 21 *Leucaena leucocephala* (銀合歡) are identified in Site 4C4 and Site 4C5. This undesirable species should be removed and excluded in the compensatory tree planting proposal as according to para. 8 and 25 in DEVB TC(W) no. 4/2020, it is not necessary for the following types of tree removal, (a) removal of common undesirable species characterised by their aggressive and invasive growing habits and ability to prevent natural succession of native species.
- 3.2.2 For the 'Road' Area of Application Site A, according to the development layout, all 16 of trees will be affected by the proposed development. Since their survival rate after transplanting will be consider as low. Therefore, they are all proposed to be felled with compensation.
- 3.2.3 For Application Site B, according to the development layout, 15 nos. of trees will be affected by the proposed development. Since their survival rate after transplanting will be consider as low. Therefore, they are all proposed to be felled with compensation.
- 3.2.4 The locations of tree groups with development layout of the Proposed Scheme are indicated in Appendix B.

#### 3.3 Compensatory Planting Proposal

3.3.1 To compensate the tree loss, 16 nos. of newly trees shall be compensated within Application Site A and 15 nos shall be compensated within Application Site B. The proposed compensatory tree are indicated in the Proposed Tree Planting Plan (Figure 2.4 and Figure 3.4a to Figure 3.4b). The proposed tree species are presented in Section 4.1.

### 4 Landscape Design Proposal

#### 4.1 Landscape Design Proposal

#### **Overall Landscape Design Objectives**

- 4.1.1 The design objectives for the proposed Indicative Landscape Master Plan is to:
  - Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the tourists, office workers and recreational users of the proposed developments;
  - Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form;
  - Incorporate new trees and shrubs to enhance the greenery; and
  - Fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component.

#### Landscape Design of Application Site A

- 4.1.2 The landscape design at G/F features ornamental trees and shrubs along Shing Fung Road, aimed at softening the building's facade and maximizing greenery and effectively separate the driveway from the pedestrian walkway.
- 4.1.3 The UG Podium Garden incorporates green buffers adjacent to the building to further soften its appearance. On the southwest side, a Food and Beverage Avenue is designed to take full advantage of the Victoria Harbour views. Additionally, the design includes open plazas, a spacious lawn, and thematic gardens, providing diverse recreational spaces for building occupants and users.

#### Landscape Design of Application Site B

4.1.4 The landscape design at G/F provides opportunities to showcase a variety of elements, including water features, sitting gardens, relaxation deck, community playground and a pavilion. These areas provide both active spaces for the retail frontage and passive open spaces for building occupants to engage in leisure activities. For the exterior areas of the clubhouse on 2/F, it has preserved some outdoor open spaces including sitting gardens and relaxation deck for the building occupant/ users to sit and relax.

#### Hardscape Design Proposal

4.1.5 **Proposed materials**: The materials and finishes for the exterior landscape spaces are specified to compliment the quality of the architectural finishes for the future users.

#### Table 3.1: Indicative Hard Landscape Materials Schedule

Material	Colour	Finish
Granite slab	Light earth tone with subtle colour variations or warm grey	Non-Slip Surface
Wood deck Wood colour		Non-Slip Surface

- 4.1.6 **Paving**: The focus of the landscape area is to provide a high quality and inviting 'face' to the development through incorporation of quality natural/ artificial stone paving.
  - Natural granite/ artificial granite with R12 slip resistance to ensure safety for driveways and access ramps;
  - Natural granite/ artificial granite slabs for feature paving at the entrances;
  - Natural stone/ artificial stone for pedestrian footpaths;
  - Natural stone/ artificial stone and homogenous tiles for water feature;
  - Water and insect resistant non-slip wood for decking
- 4.1.7 **Urban Furniture**: Site furniture will include benches, litter bins and flowerpots.

#### Softscape Design Proposal

4.1.8 A carefully curated planting scheme is proposed to enhance the site's landscape and ecological value. 6 native species are prioritized to support local biodiversity, complemented by 6 adapted exotic species chosen for their aesthetic contributions. A summary of plant materials (categories of planting, species list and size) is provided in **Table 3.2** below. The proposed planting plan is shown in **Figure 2.3** and **Figure 3.3a** to **Figure 3.3b**.

Botanical Name	Symbol	Chinese Name	Origin	Specification <sup>(1)</sup>	Quantity
Acer tutcheri Duthie	Ace. tut.	嶺南槭	Native	Light Standard Tree	1
Cleistocalyx nervosum	Cle. ner.	水翁	Native	Light Standard Tree	3
Sapium sebiferum	Sap. seb.	烏桕	Native	Standard Tree	6
Cinnamomum burmanni	Cin. bur.	陰香	Native	Standard Tree	40
Viburnum odoratissimum	Vib. odo.	珊瑚樹	Native	Heavy Standard Tree	8

 Table 3.2: Proposed Tree Planting

Botanical Name	Symbol	Chinese Name	Origin	Specification <sup>(1)</sup>	Quantity
Hibiscus tiliaceus	Hib.tili.	黄槿	Native Heavy Standard Tree		4
Lagerstroemia speciosa	Lag. Spe.	注紅風鈴 Light Standard		-	4
Tabebuia rosea	Tab. ros.			-	4
Magnolia grandiflora	Mag. gra. 荷花玉蘭 H		Exotic	Light Standard Tree	11
Michelia champaca	Mic. Cha.	黄蘭	Exotic	Standard Tree	11
Osmanthus fragrans	Osm. fra.	桂花	Exotic	Standard Tree	20
Terminalia mantaly Ter. man. 細葉欖仁		細葉欖仁	Exotic	Standard Tree	70
				•	Total: 182

(1) *Specification:* 

- Standard Tree shall be in accordance with GS clause 3.14

4.1.9 To enhance both the ecological value and aesthetic appeal of the proposed development, a carefully curated selection of shrub species is recommended. These species offer a blend of visual interest, fragrance, and ecological benefits, contributing to a vibrant and sustainable landscape. The proposed species include: *Ligustrum liukiuense*(台灣女貞), *Murraya paniculata* (九里香), *Ixora chinensis* (龍船花), *Rosa chinensis* 車輪梅, *Cestrum nocturnum* (夜香木), all of which contribute valuable ecological functions.

#### **Minimum Soil Depth for Planting**

4.1.10 According to the General Specification for Building 2012 Edition – Section 25, the proposed soil depths shall refer to the following requirements:

Plant Category	Minimum Soil Depth
Trees	1,200mm
Small palms and shrubs	600mm
Ground covers/ turf and climbers	300mm

#### Table 3.3: Soil Depth of Planting

#### Landscape Maintenance

4.1.11 The future developer will ensure that the management and maintenance of the landscaped area would be undertaken in a sustainable manner.

#### Provision of Local Open Space and Green Coverage 4.2

In accordance with Hong Kong Planning Standard and Guidelines (HKPSG), the 4.2.1 standards of provision of open space set out in section 1.8. In public housing developments and comprehensive residential developments, the standard of provision for Local Open Space is 1m<sup>2</sup> per person throughout the Territory. In industrial, industrial office, business and commercial areas, the standard is 5 ha per 100 000 workers (i.e. 0.5 m<sup>2</sup> per worker). The provision of local open space is summarized as follows:

Site	Level	Area
Application Site A	Total Site Area	About 22,550m <sup>2</sup>
	Proposed Employment No.	7,671
	Local Open Space Provision	Not less than 3,836m <sup>2</sup>
Application Site B	Total Site Area	About 14,750m <sup>2</sup>
	Proposed Population	5,206
	Local Open Space Provision	No less than 5,206m <sup>2</sup>

**Table 3.4: Summary of Local Open Space Provision** 

According to PNAP APP-152, for a site over 20,000sqm in area, the total greenery area 4.2.2 should be minimum 30%, applicable to Application Site A. For a site below 20,000sqm in area, the total greenery area should be minimum 20%, as applied in Application Site B. Further refer to Kai Tak Development Urban Design Guidelines and Manual for the Domestic Sites, which apply to Application Site B, the overall minimum greening ratio shall be 30% of the site area. The greening ratio within the pedestrian zone shall be equivalent to 20% of the site area and the greening ratio at roof shall be equivalent to 20% of the roof area. The provision of local open space is summarized as follows:

Table 3.	5. Summary of Oreen Coverage
Site	Site Coverage of G

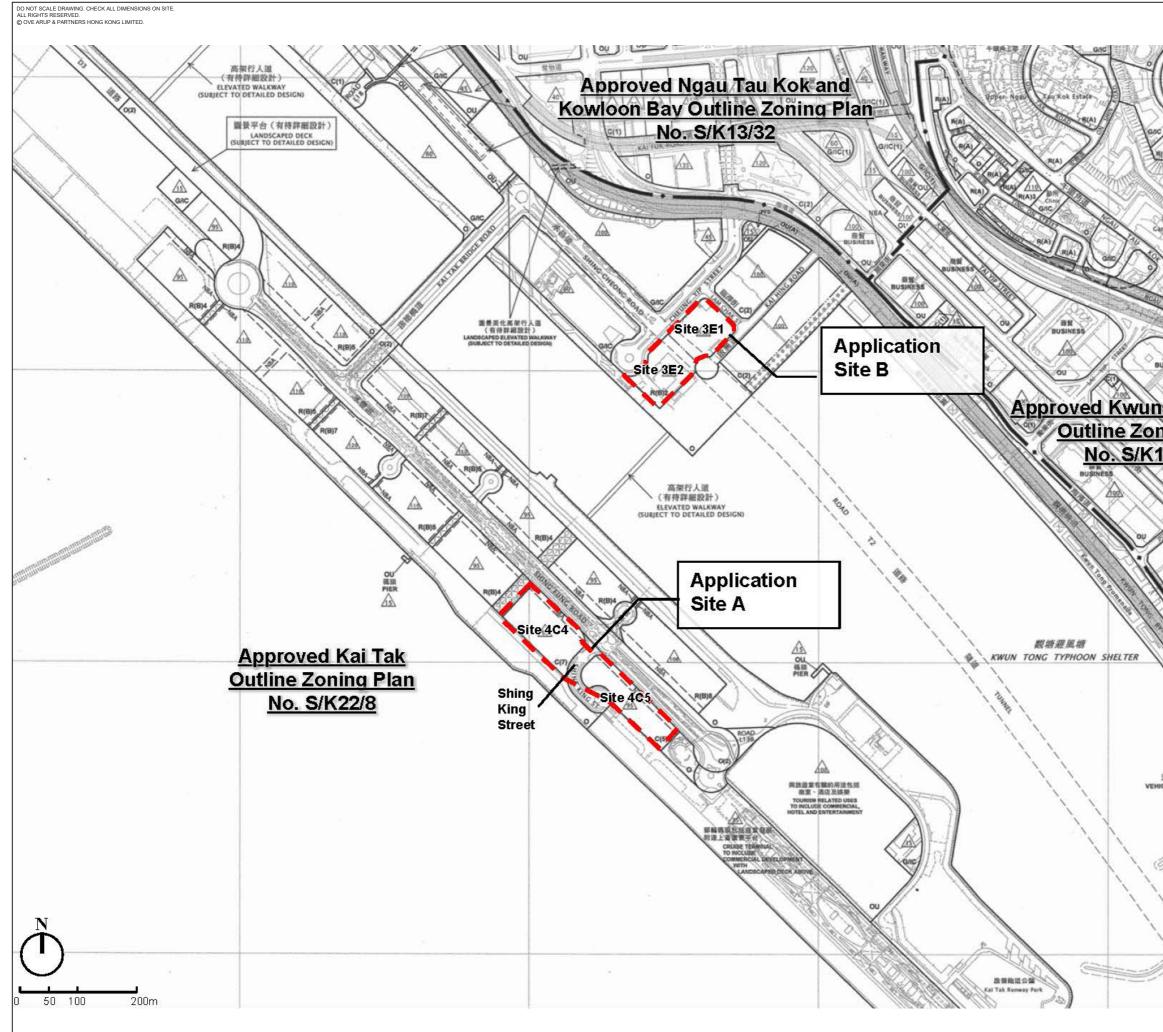
Table 3.5. Summary of Green Coverage

Site	Site Coverage of Greenery:				
	Site Area	About 22,550m <sup>2</sup>			
Applic ation	Overall Greenery Area Required	22,550 x 30% = 6,765 $m^2$			
Site A	Greenery at Primary Zone	Not less than 4,510 m <sup>2</sup> (20%)			
	Overall Greenery	Not less than 6,765 $m^2$ (30%)			
	Site Area	About 14,750m <sup>2</sup>			

Site	Site Coverage of Greenery:						
Applic	Overall Greenery Area Required	14,750 x 30% =4,425 m <sup>2</sup>					
ation Site B	Greenery at Primary Zone	Not less than 2,950 (20%)					
	Overall Greenery	Not less than 4,425 m <sup>2</sup> (30%)					

4.2.3 As shown above, the proposed development provides not less than 3,836m<sup>2</sup> of local open space at Application Site A and 5,206m<sup>2</sup> at Application Site B, which has met the relevant guidelines on local open space provision. In addition, the proposed developments of Application Site A&B have provided not less than 30% greenery area, including 20% greenery at primary zone, which has reached the minimum requirements on green coverage. Please refer to **Figure 2.5**, **Figure 2.6**, and **Figure 3.5a** to **Figure 3.6b** for the Local Open Space Provision and Calculation of Green Coverage.

## Figures



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**REFERENCE IMAGE** 



Sitting Garden



**Relaxation Deck** 



Community Playground



Pavilion



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te Boundary **Building Entrance** Vehicular Entrance

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Project Title S16 Planning Application for Proposed Minor Re-laxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Pro-posed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road Portion of Shing King Street; and Minor Relaxation of PR and BH Restrictions for Permitted Private Housing Development with Proposed Eating Place, Shop and Services and Social Welfare Facilities at Kai Tak Area 3E Sites 1 and 2 Drawing title

Site 3E1&3E2: Landscape Master Plan - Overall

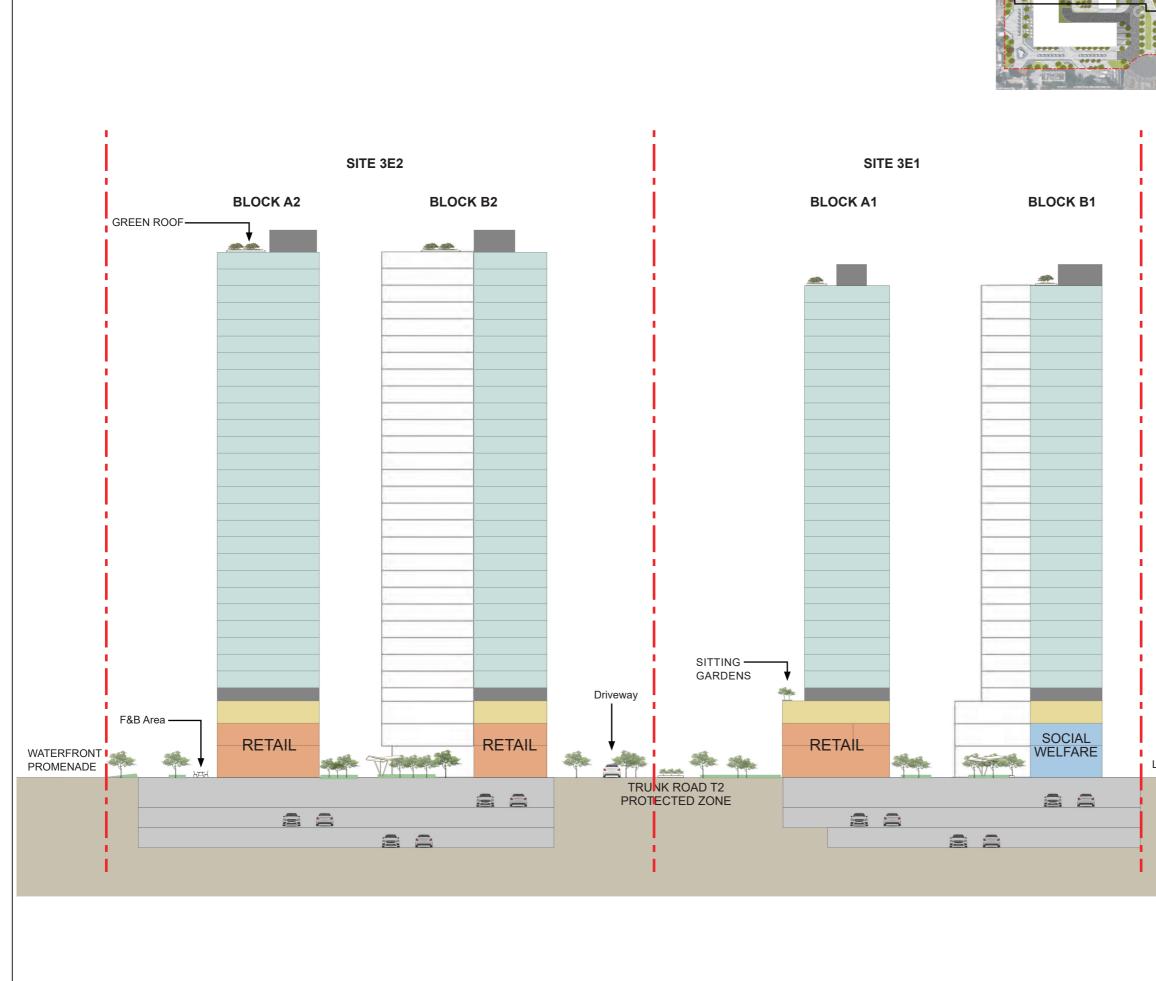
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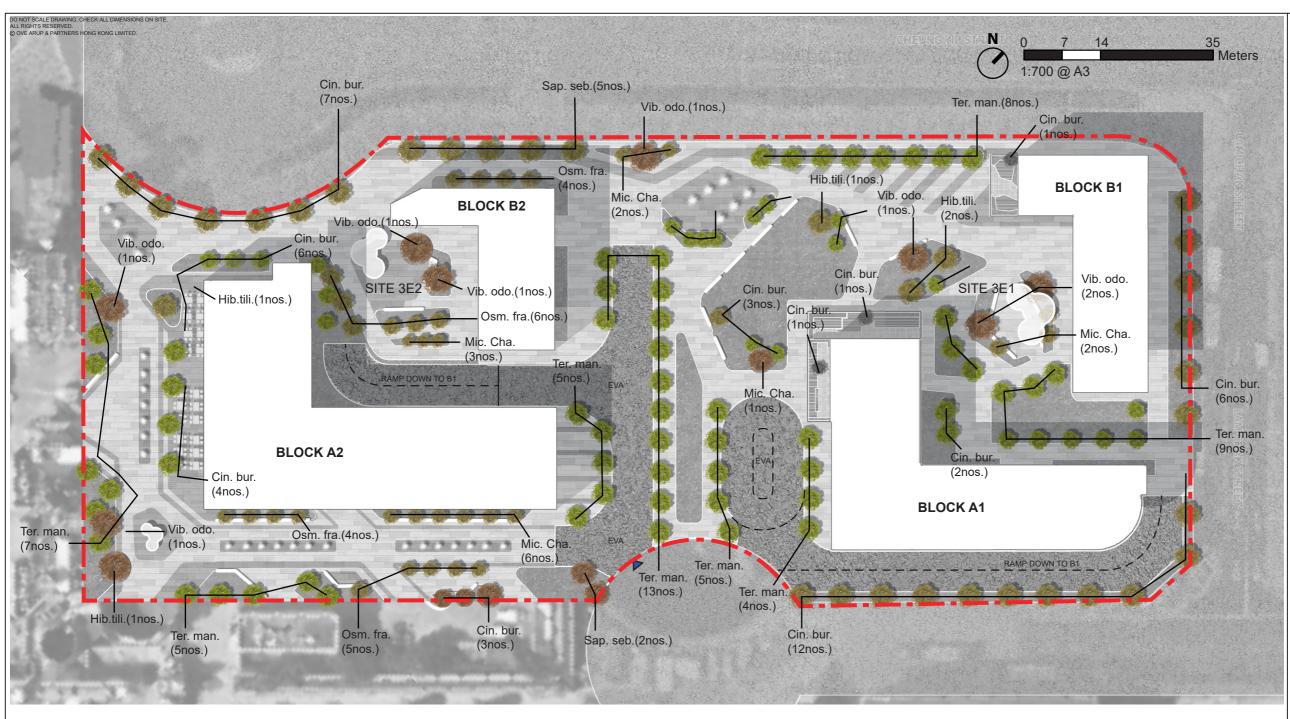
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#### **PROPOSED TREE SPECIES**



Sapium sebiferum 烏桕 (Sap. seb.)



Cinnamomum burmanni 陰香 (Cin. bur.)



Viburnum odoratissimum 珊瑚樹 (Vib. odo.)



Hibiscus tiliaceus 黃槿 (Hib.tili..)



Michelia champaca 黃蘭 (Mic. Cha.)



(Osm. fra.)



Terminalia mantaly 細葉欖仁 (Ter. man.)

荷花玉蘭 (Mag. gra.)



Magnolia grandiflora



Site Boundary

Compensation Tree (15nos.)

Rev	Description	Ву	Date



Project Title S16 Planning Application for Proposed Minor Re-laxation of Plot Ratio (PR), Site Coverage (SC) and laxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Pro-posed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road Portion of Shing King Street; and Minor Relaxation of PR and BH Restrictions for Permitted Private Housing Development with Proposed Eating Place, Shop and Services and Social Welfare Facilities at Kai Tak Area 3E Sites 1 and 2 Drawing Ute

Site 3E1&3E2: Proposed Tree Planting Plan – Overall

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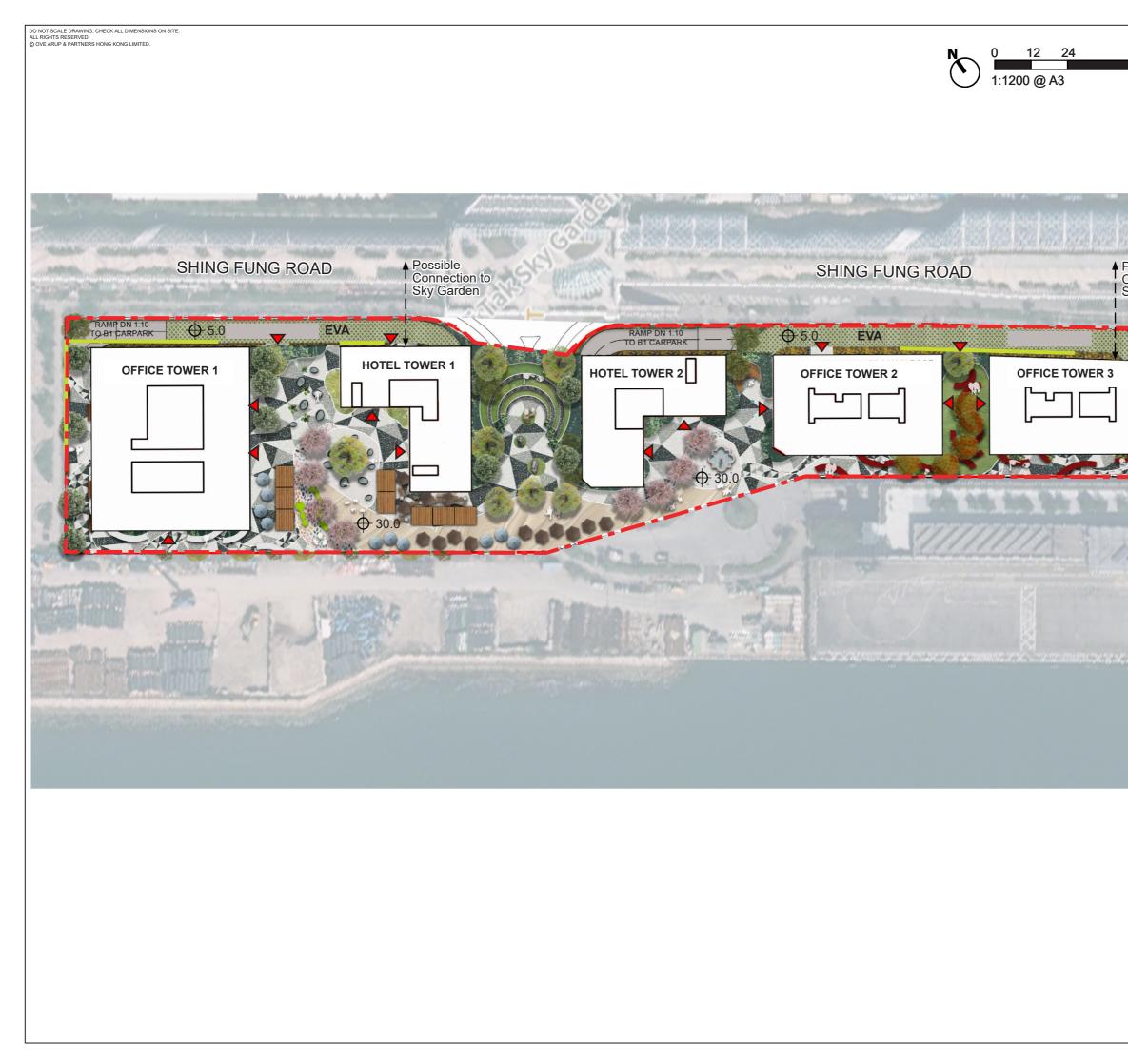
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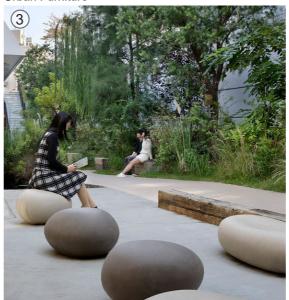
Green Avenue



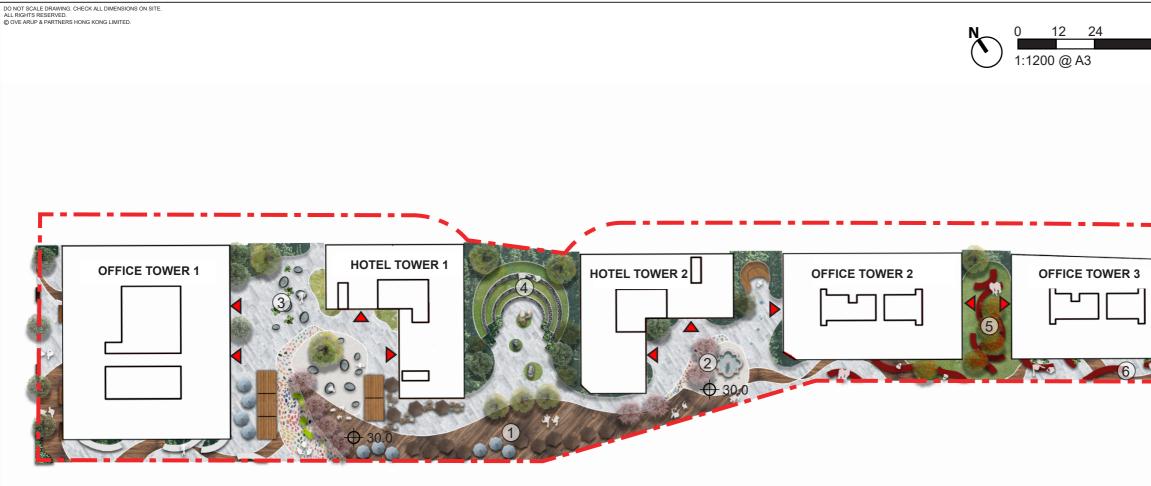
Roadside Planting



Urban Furniture



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#### **REFERENCE IMAGE**













Open Lawn



Thematic Garden

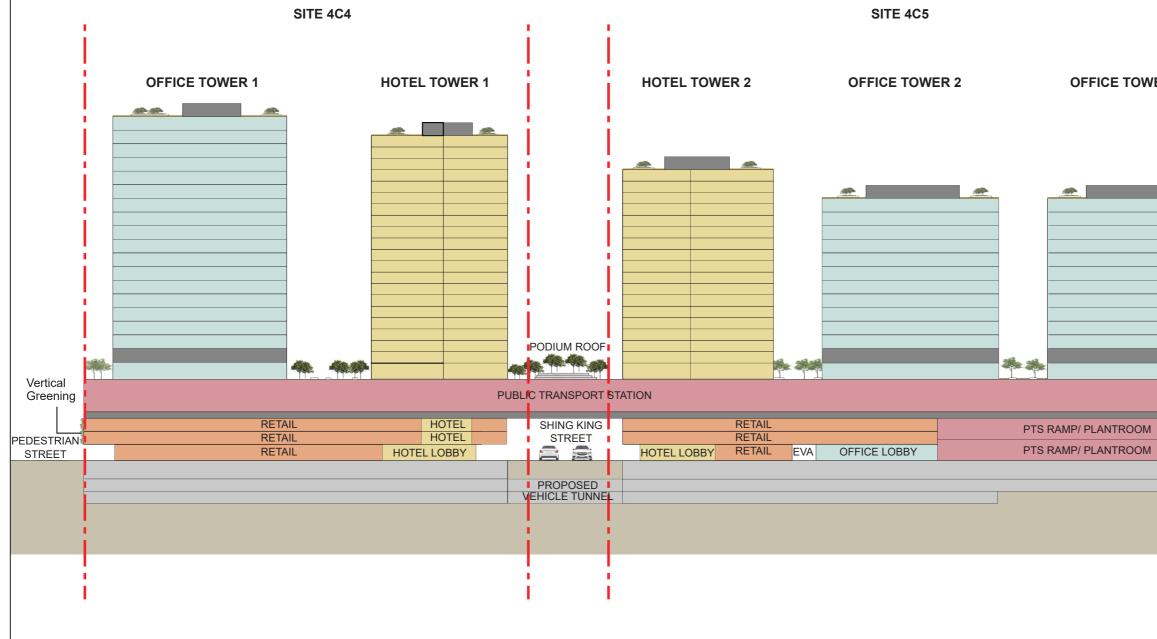












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PROPOSED TREE SPECIES



Sapium sebiferum 烏桕 (Sap. seb.)



*Hibiscus tiliaceus* 黃槿 (Hib.tili.)



*Michelia champaca* 黃蘭 (Mic. Cha.)

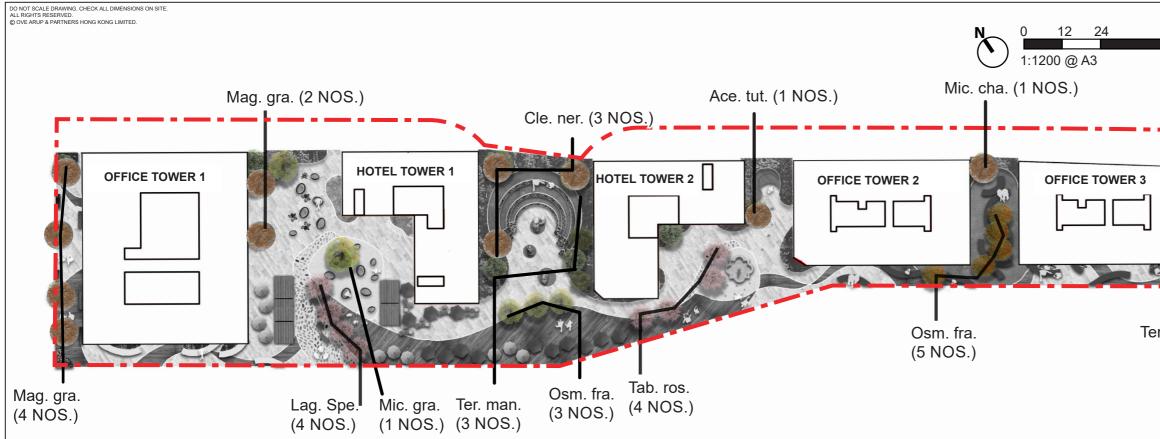


Os*manthus fragrans* 桂花 (Osm. fra.)



Terminalia mantaly 細葉欖仁 (Ter. man.)

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#### PROPOSED TREE SPECIES



*Cleistocalyx nervosum* 水翁 (Cle. ner.)



*Tabebuia rosea* 洋紅風鈴木 (Tab. ros.)



Lagerstroemia speciosa 大花紫薇 (Lag. Spe.)

Acer tutcheri Duthie 嶺南槭 (Ace. tut)



*Michelia champaca* 黃蘭 (Mic. Cha.)



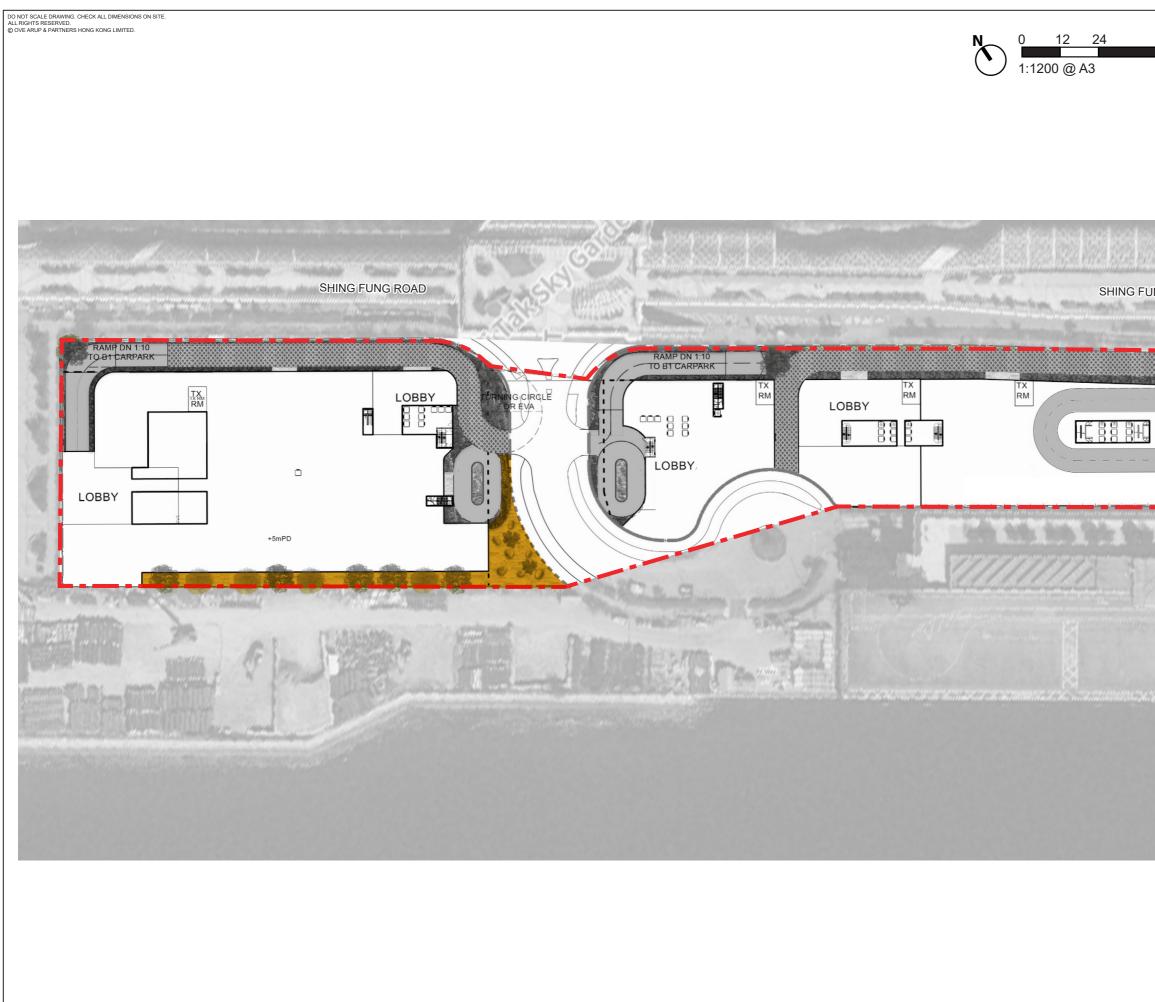
Osmanthus fragrans 桂花 (Osm. fra.)

*Terminalia* 細葉欖仁 (Ter. man.)

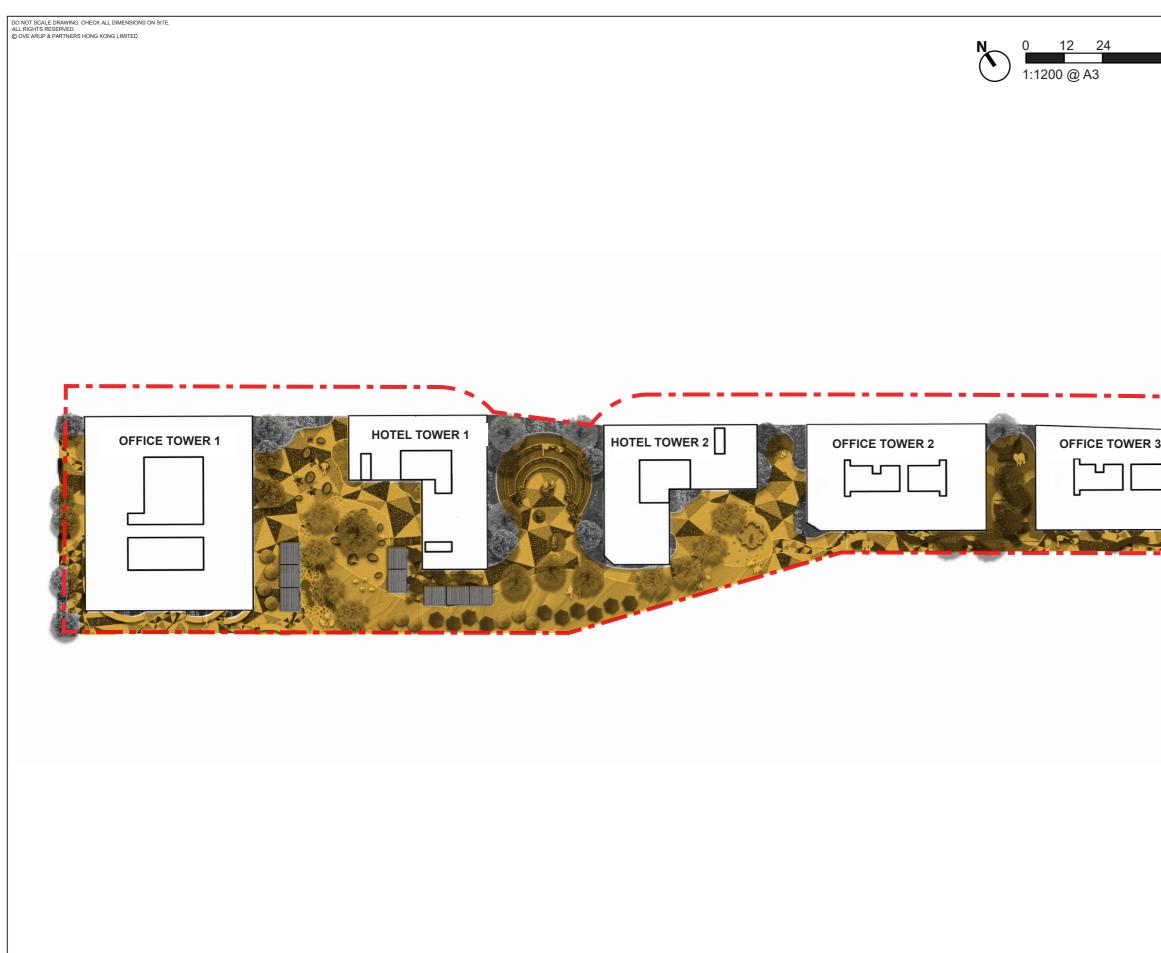


*Magnolia grandiflora* 荷花玉蘭 (Mag. gra.)

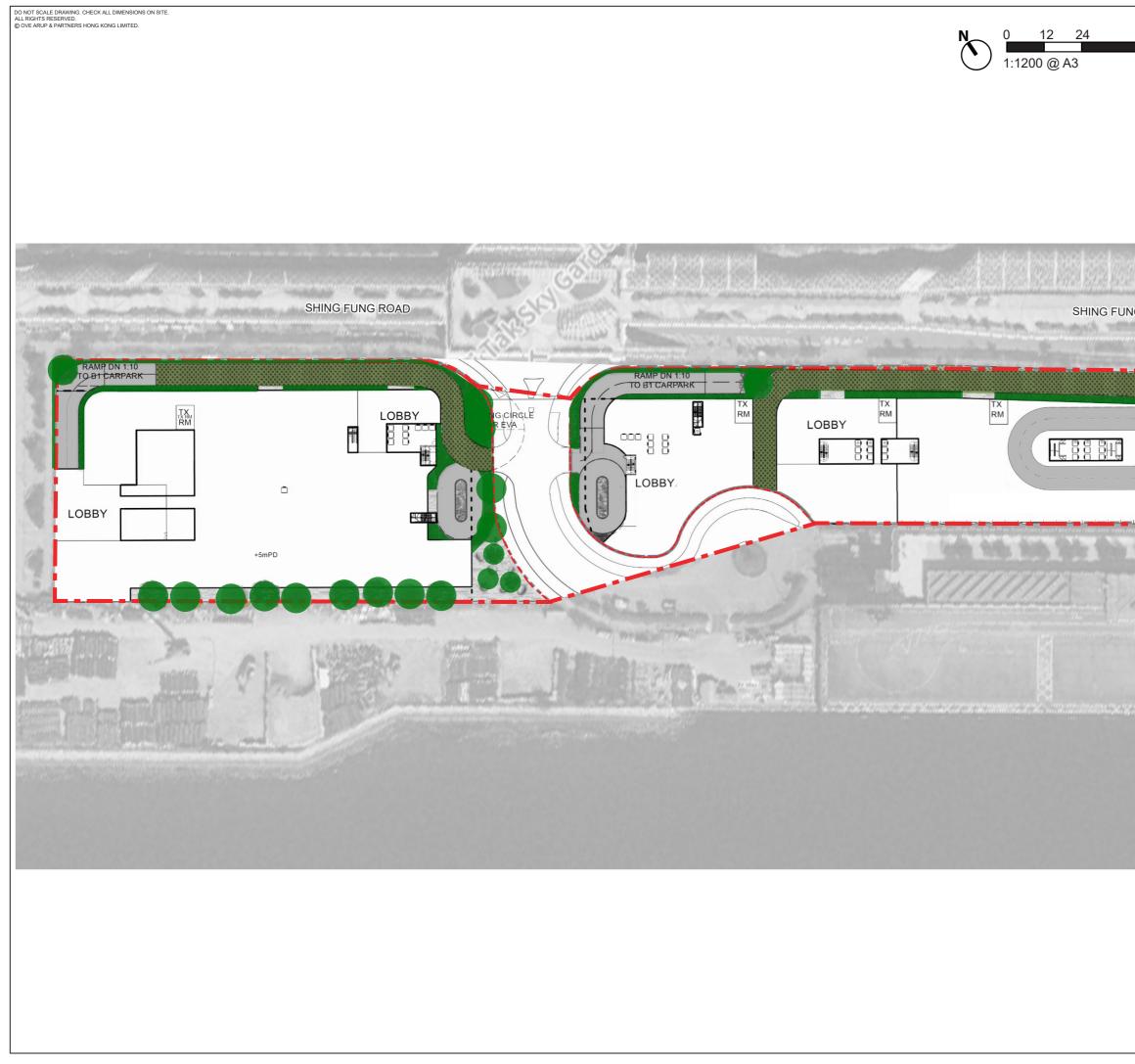
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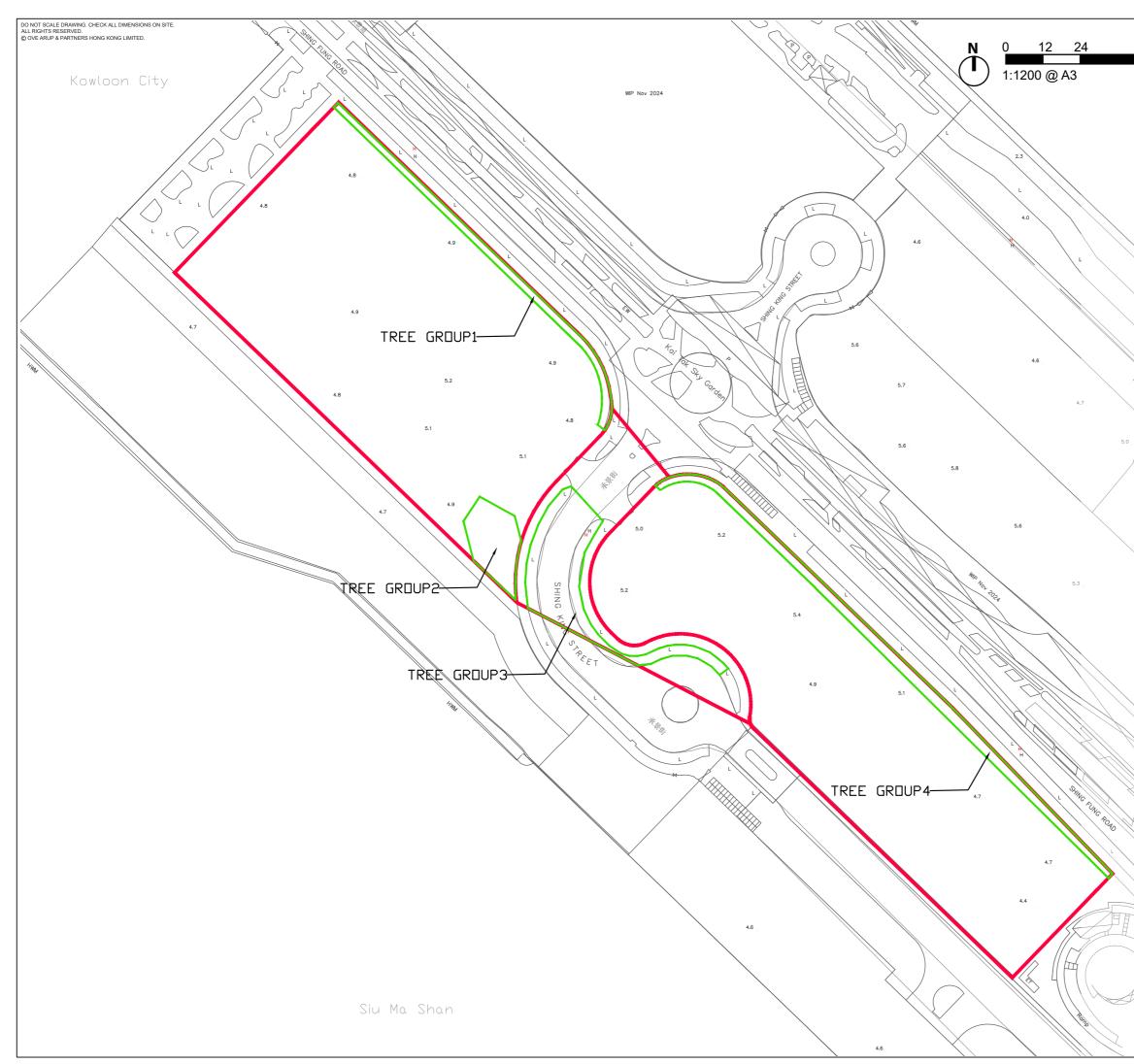


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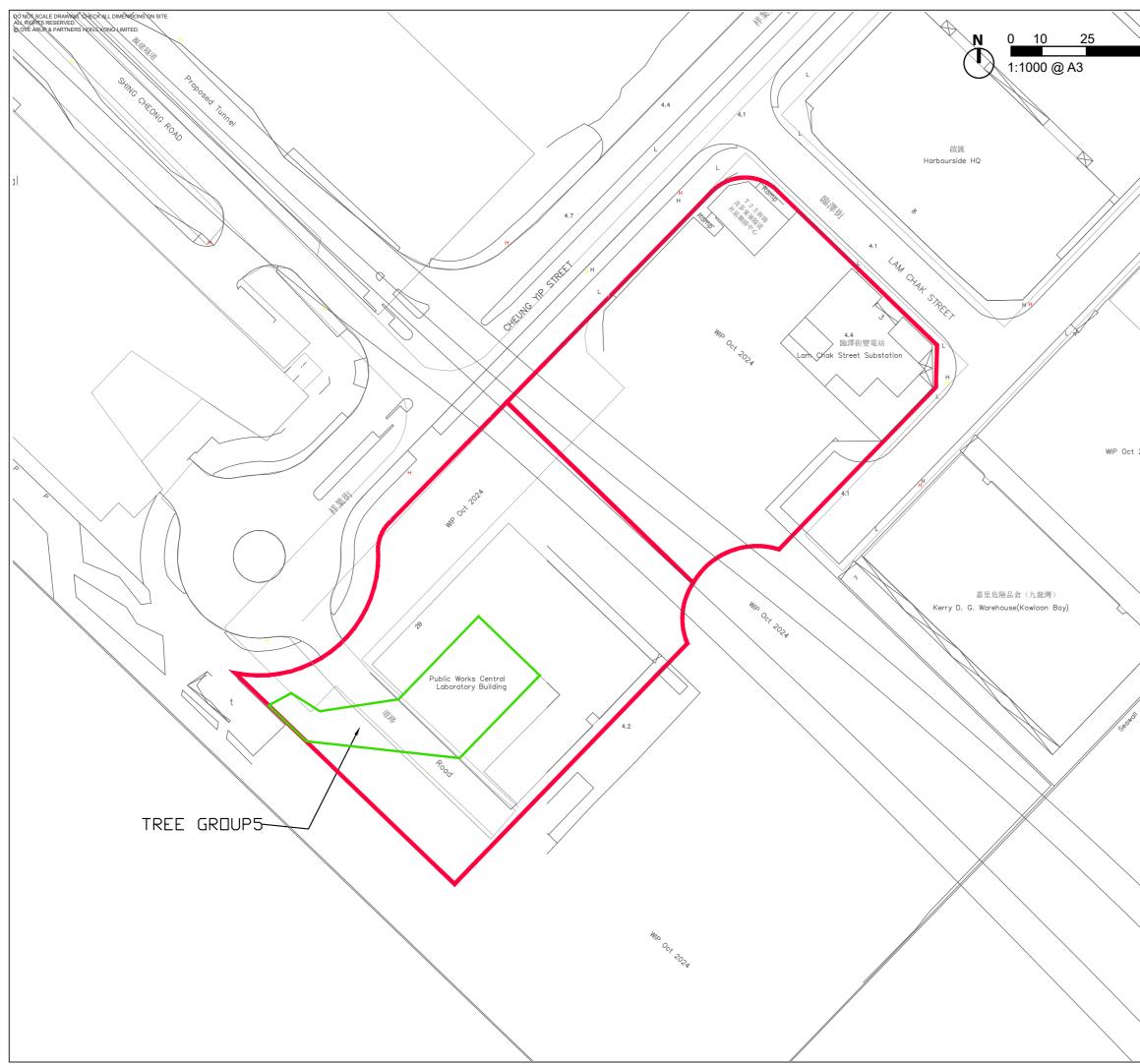


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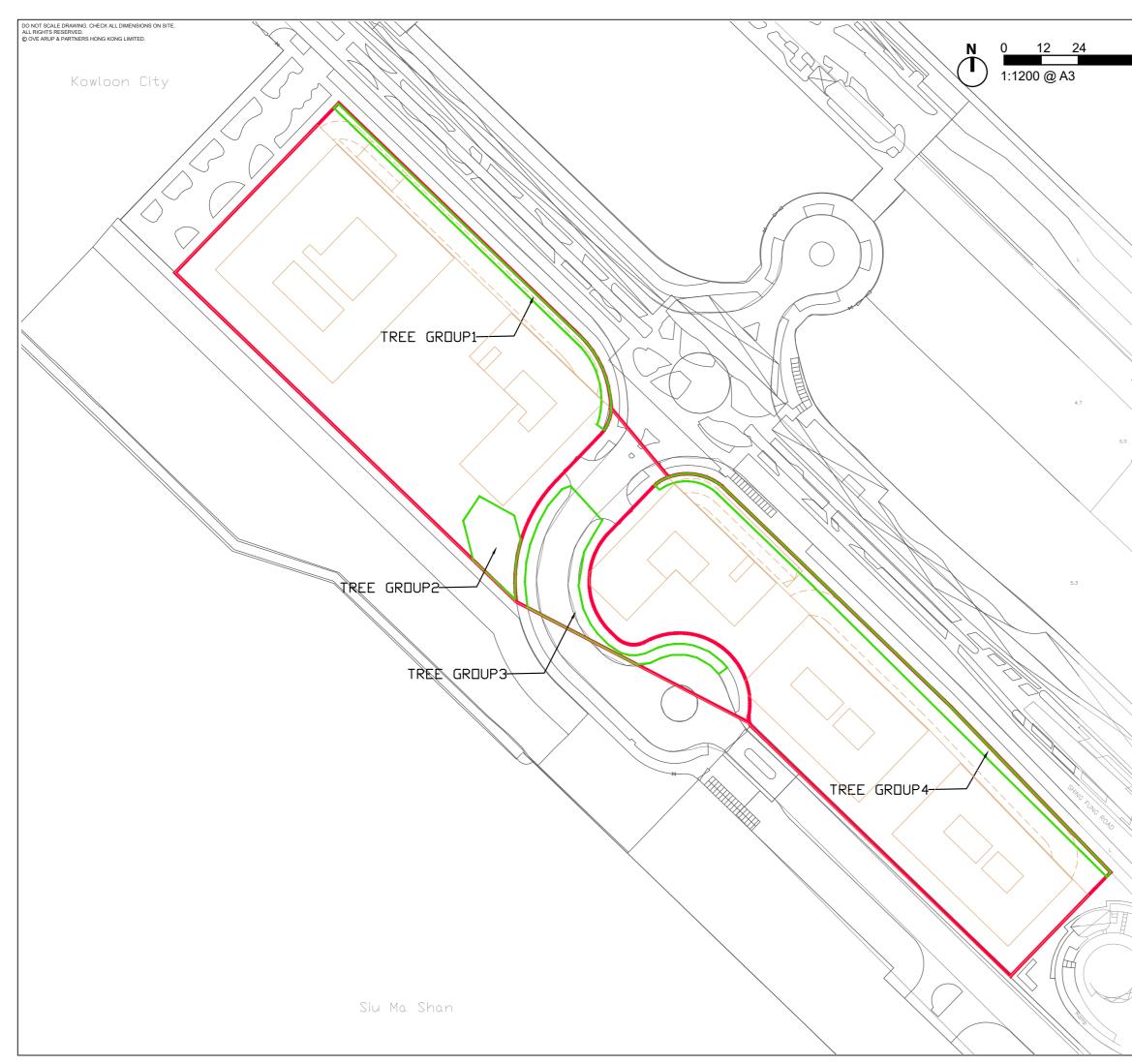


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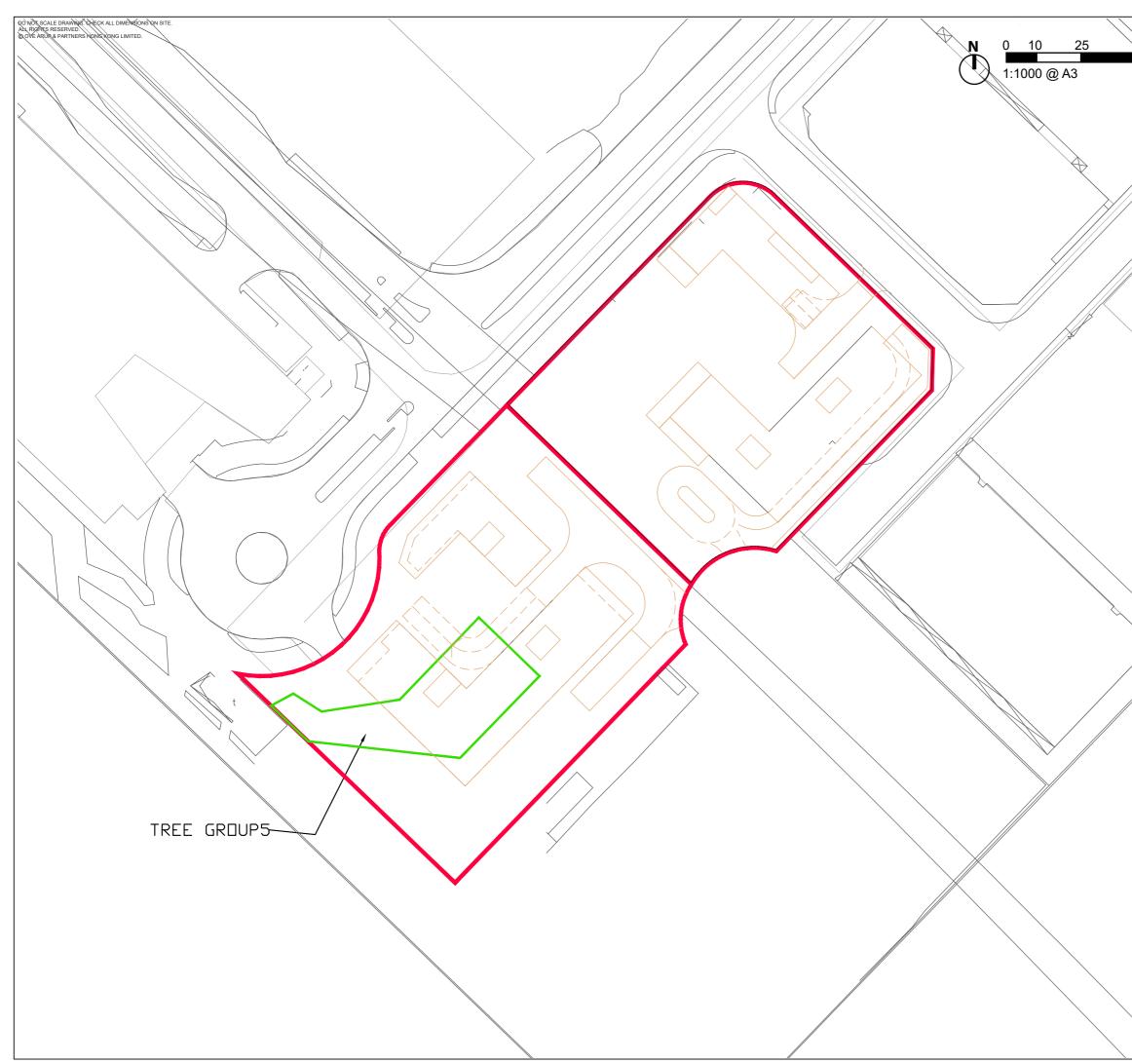


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## Appendix B Tree Recommendation Plan



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## Prepared by EJ Field Study was conducted in 27/02/2025

<b>Tree Group Survey S</b>	chedule								
	Tree Group	Estimated No. of	Density (Estimated	Dominant Tree S	pecies		Size of Tree		General Health
Site	Reference No.	Trees	No. of Trees/m <sup>2</sup> )	Scientific Name	Common Chinese Name	Range of DBH (mm)	Range of Height (m)	Range of Crown Spread (m)	Condition (Good/ Fair/
	TG1	7	0.003	Leucaena leucocephala	銀合歡	95-150	3-6	2-5	Poor
Application Site A	TG2	3	0.007	Leucaena leucocephala	銀合歡	95-150	3-5	2-4	Poor-Fair
Application Site A	TG3	16	0.17	Tabebuia rosea	紅花風鈴木	150-250	5-8	3-5	Fair
	TG4	11	0.018	Leucaena leucocephala	銀合歡	95-150	3-6	2-5	Poor-Fair
				Ficus microcarpa	細葉榕				
	te B TG5 15 0.012	Bombax ceiba	木棉		100-790 4-10				
Application Site B		Plumeria rubra L.	雞蛋花	100-790		2-10	Poor-Fair		
			[	Dypsis lutescens	散尾葵	]			
				C. viminalis G. Don	串錢柳				

Total no. of tree Total no. of tree species 52

7

## Appendix D Tree Group Photo Records



**TREE GROUP 1 - VIEWING POINT 1** 



TREE GROUP 1 - VIEWING POINT 2



**TREE GROUP 1 - VIEWING POINT 3** 

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATIO
Tree Group 1 Photo Record	03/25		
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			oining Road Portion o
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			with Proposed Eating
		Social Welfare	e Facilities at Kai Tak



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TREE GROUP 2 - VIEWING POINT 1



TREE GROUP 2 - VIEWING POINT 2

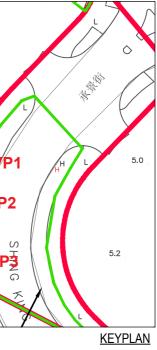


4.7 4.9 TREE GROUP2

5.1

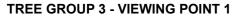
TREE GROUP 2 - VIEWING POINT 3

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATIO
Tree Group 2 Photo Record	03/25		
	EJ CHECKED	tio (PR), Site ( for Permitted/	Application for Propos Coverage (SC) and Bu Proposed Commercial
		and 5 and Adj	derground Vehicle Tu pining Road Portion of
		Development	PR and BH Restriction with Proposed Eating 1 Facilities at Kai Tak A



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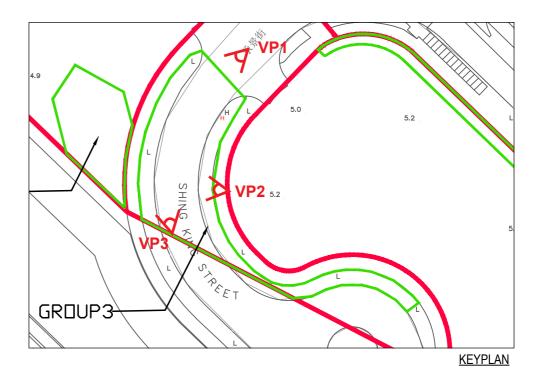






TREE GROUP 3 - VIEWING POINT 2





**TREE GROUP 3 - VIEWING POINT 3** 

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATIO
Tree Group 3 Photo Record	03/25		
	DRAWN	PROJECT TITLE	
	EJ		Application for Propo Coverage (SC) and B
	CHECKED	for Permitted/	Proposed Commercia
	WL	Station and Un	nderground Vehicle T
		and 5 and Adj	oining Road Portion of
	APPROVED		PR and BH Restriction
			with Proposed Eating
		Social Welfare	e Facilities at Kai Tak

ATTON oposed Minor Relaxation of Plot Rad Building Height (BH) Restrictions reial Development, Public Transport e Tunnel at Kai Tak Area 4C Sites 4 on of Shing King Street; and Minor ctions for Permitted Private Housing ing Place, Shop and Services and Tak Area 3E Sites 1 and 2

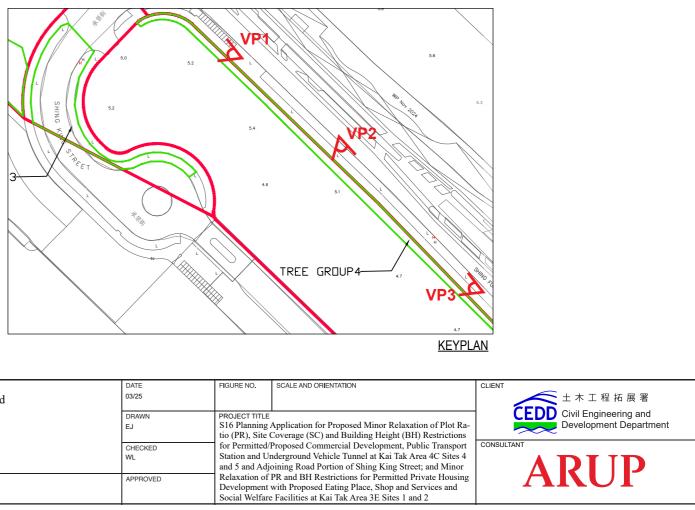


**TREE GROUP 4 - VIEWING POINT 1** 



TREE GROUP 4 - VIEWING POINT 2





**TREE GROUP 4 - VIEWING POINT 3** 

DRAWING TITLE	DATE	FIGURE NO.	SCALE AND ORIENTATIO
Tree Group 4 Photo Record	03/25		
	EJ CHECKED WL	tio (PR), Site ( for Permitted/I Station and Ur and 5 and Adjo	Application for Propo Coverage (SC) and Bu Proposed Commercial nderground Vehicle Tu oining Road Portion o
		Development	PR and BH Restrictio with Proposed Eating Facilities at Kai Tak

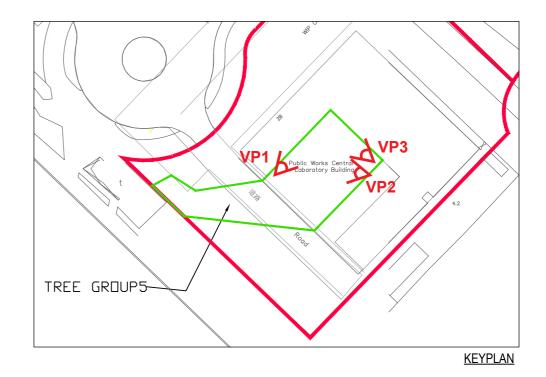


TREE GROUP 5 - VIEWING POINT 1



TREE GROUP 5 - VIEWING POINT 2





**TREE GROUP 5 - VIEWING POINT 3** 

DRAWING TITLE Tree Group 5 Photo Record	DATE 03/25	FIGURE NO.	SCALE AND ORIENTATIO
	DRAWN EJ CHECKED WL	tio (PR), Site for Permitted/ Station and U	Application for Propo Coverage (SC) and B Proposed Commercia nderground Vehicle T
	APPROVED	Relaxation of Development	oining Road Portion of PR and BH Restriction with Proposed Eating e Facilities at Kai Tak

ATTON CULENT Deposed Minor Relaxation of Plot Ra-H Building Height (BH) Restrictions trial Development, Public Transport e Tunnel at Kai Tak Area 4C Sites 4 on of Shing King Street; and Minor ctions for Permitted Private Housing ing Place, Shop and Services and Tak Area 3E Sites 1 and 2