

Appendix B Landscape Proposal

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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# 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.

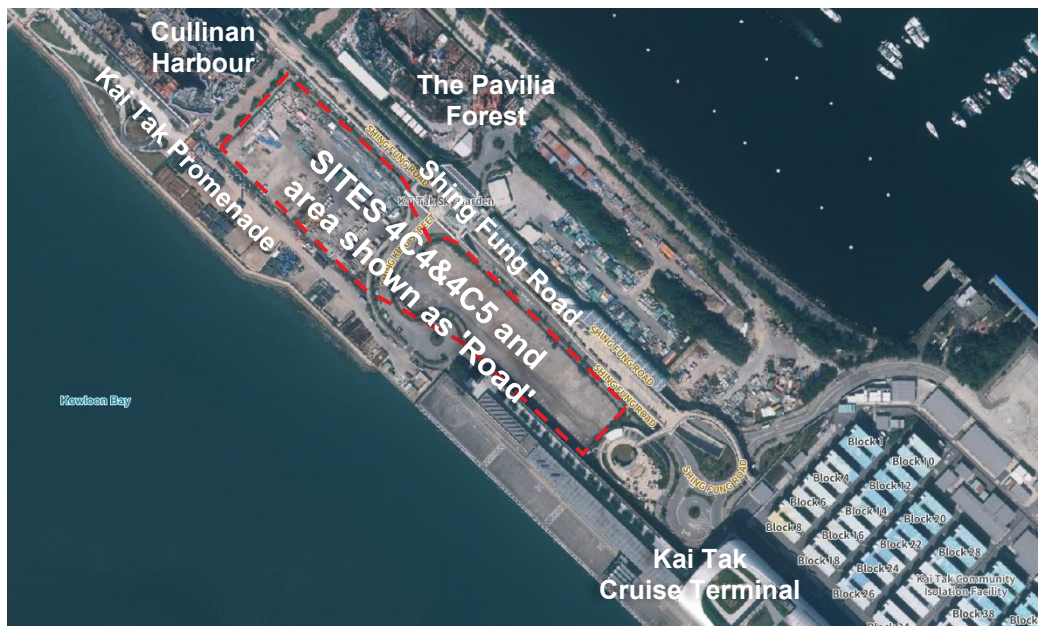
## 2 Sites Description

### 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.

**Image 2 Aerial Photo for Application Site B**



## 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. *Dyopsis 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 existing 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**.

**Table 3.2: Proposed Tree Planting**

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

| Botanical Name                | Symbol    | Chinese Name | Origin | Specification <sup>(1)</sup> | Quantity   |
|-------------------------------|-----------|--------------|--------|------------------------------|------------|
| <i>Hibiscus tiliaceus</i>     | Hib.tili. | 黃槿           | Native | Heavy Standard Tree          | 4          |
| <i>Lagerstroemia speciosa</i> | Lag. Spe. | 大花紫薇         | Exotic | Light Standard Tree          | 4          |
| <i>Tabebuia rosea</i>         | Tab. ros. | 洋紅風鈴木        | Exotic | Light Standard Tree          | 4          |
| <i>Magnolia grandiflora</i>   | Mag. gra. | 荷花玉蘭         | Exotic | Light Standard Tree          | 11         |
| <i>Michelia champaca</i>      | Mic. Cha. | 黃蘭           | Exotic | Standard Tree                | 11         |
| <i>Osmanthus fragrans</i>     | Osm. fra. | 桂花           | Exotic | Standard Tree                | 20         |
| <i>Terminalia mantaly</i>     | Ter. man. | 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:

**Table 3.3: Soil Depth of Planting**

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

### **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.

## 4.2 Provision of Local Open Space and Green Coverage

4.2.1 In accordance with Hong Kong Planning Standard and Guidelines (HKPSG), the 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:

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

| Site                      | Level                      | Area                              |
|---------------------------|----------------------------|-----------------------------------|
| <b>Application Site A</b> | 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> |
| <b>Application Site B</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>  |

4.2.2 According to PNAP APP-152, for a site over 20,000sqm in area, the total greenery area 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 Green Coverage**

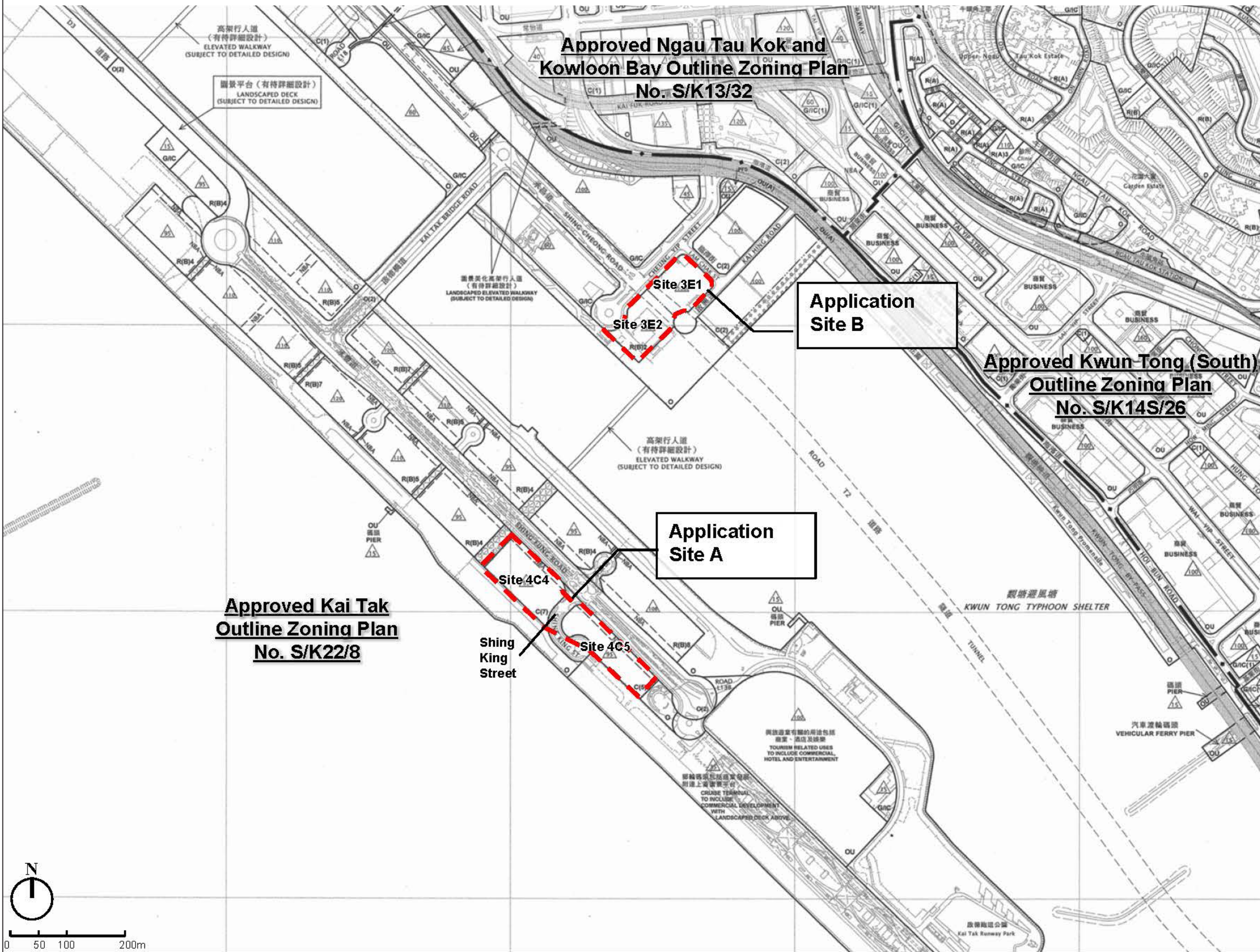
| Site                      | Site Coverage of Greenery:     |  |
|---------------------------|--------------------------------|--|
|                           |                                | Site Area                                |
| <b>Application Site A</b> | Overall Greenery Area Required |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

| Site               | Site Coverage of Greenery:     |  |
|--------------------|--------------------------------|--|
| Application Site B | Overall Greenery Area Required | 14,750 x 30% =4,425 m <sup>2</sup>       |
|                    | 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





LEGEND

Application Site

ZONES

- C Commercial
- CDA Comprehensive Development Area
- R(A) Residential (Group A)
- R(B) Residential (Group B)
- G/C Government, Institution or Community
- O Open Space
- OU Other Specified Uses
- OU(A) Other Specified Uses (Amenity Area)

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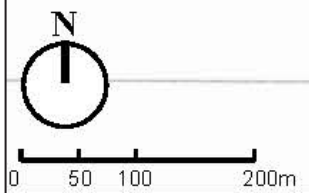
Consultant **ARUP**

Project Title  
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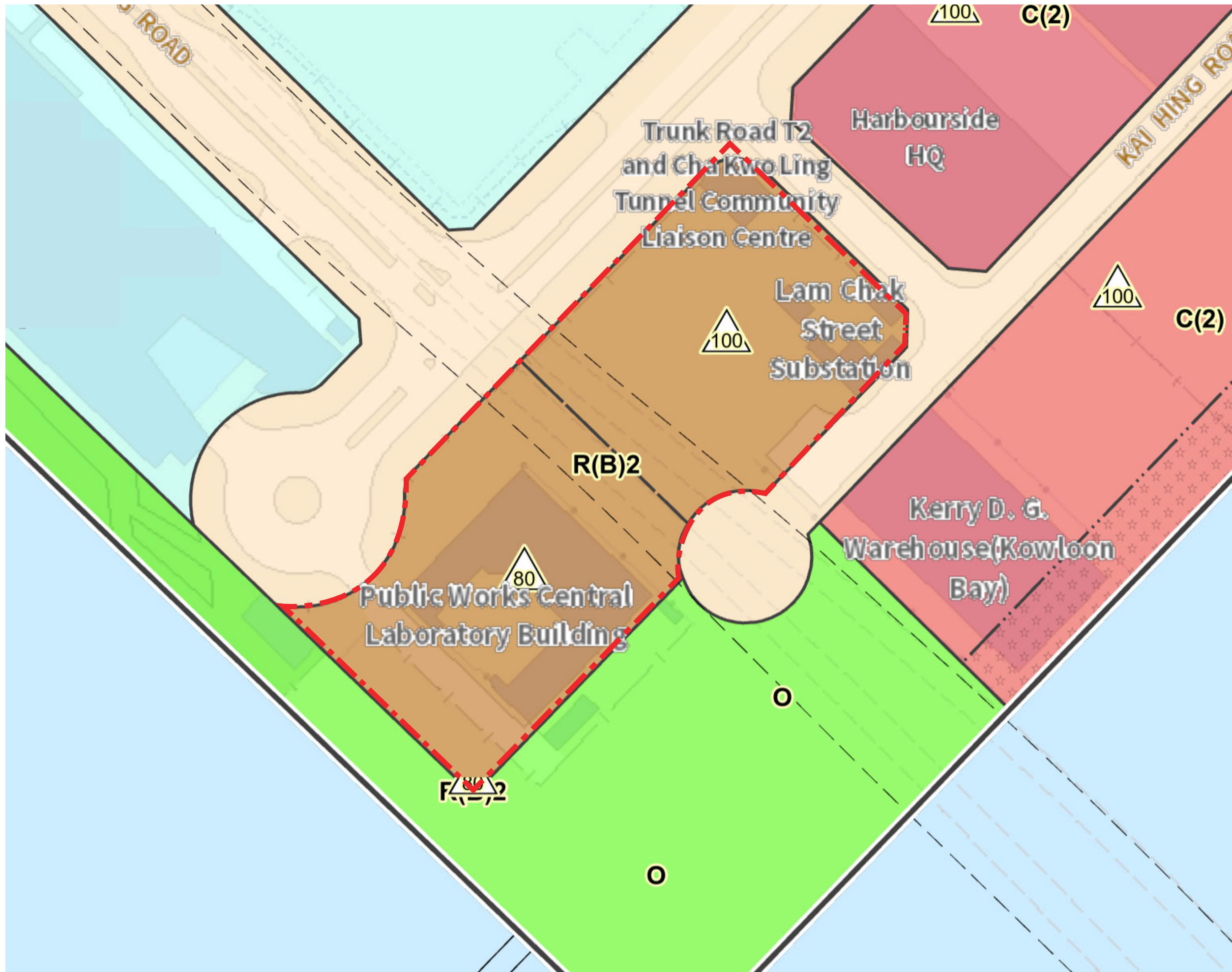
Drawing title  
 Location Plan

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| Drawing no.<br>Figure 1 |               | Rev.          |          |
| Drawn<br>EJ             | Date<br>03/25 | Checked<br>WL | Approved |
| Scale                   |               | Status        |          |

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LEGEND

- Site Boundary
- OZP ZONING
- Commercial (2)
- Residential (Group B) 2
- Government, Institution or Community
- Open Space
- Road

| Rev | Description | By | Date |
|-----|-------------|----|------|
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Drawing title  
 Site 3E1&3E2: Outline Zoning Plan

|  |                              |                              |                         |
|--|------------------------------|------------------------------|-------------------------|
| <small>Drawing no.</small><br>Figure 2.1 |                              | <small>Rev.</small>          |                         |
| <small>Drawn</small><br>EJ               | <small>Date</small><br>03/25 | <small>Checked</small><br>WL | <small>Approved</small> |
| <small>Scale</small>                     |                              | <small>Status</small>        |                         |

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CHEUNG YIP STREET

KAI TAK PROMENADE  
(HONG KONG CHILDREN'S HOSPITAL SECTION)

LAM CHAK STREET  
LAM CHAK STREET  
LAM CHAK STREET



LEGEND

- Site Boundary
- ▲ Building Entrance
- ▲ Vehicular Entrance

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

|                           |               |               |          |
|---------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 2.2 |               | Rev.          |          |
| Drawn<br>EJ               | Date<br>03/25 | Checked<br>WL | Approved |
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REFERENCE IMAGE

Water Feature



Sitting Garden



Relaxation Deck



Community Playground



Pavilion

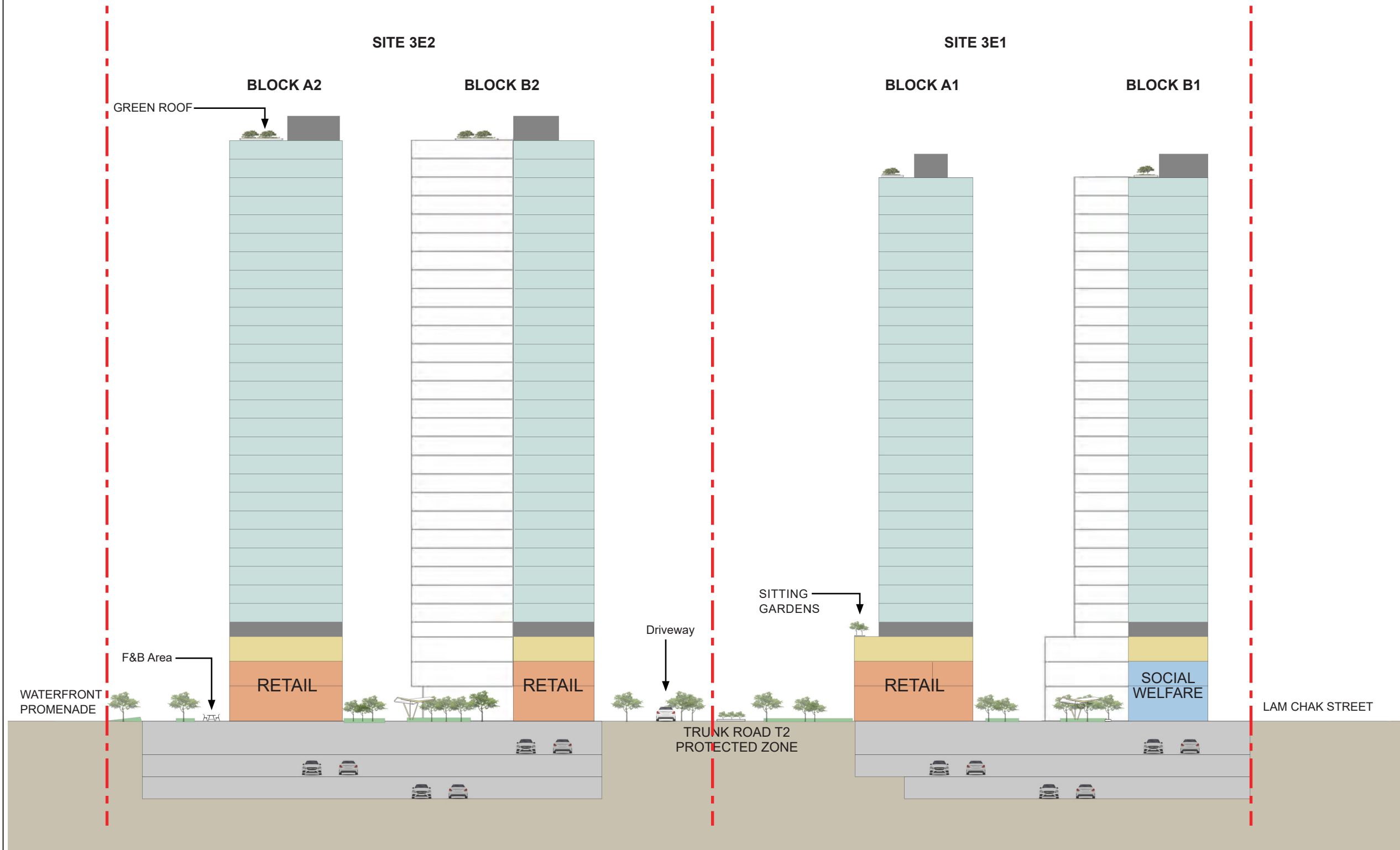






LEGEND

--- Site Boundary



| Rev | Description | By | Date |
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**ARUP**

Project Title  
 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

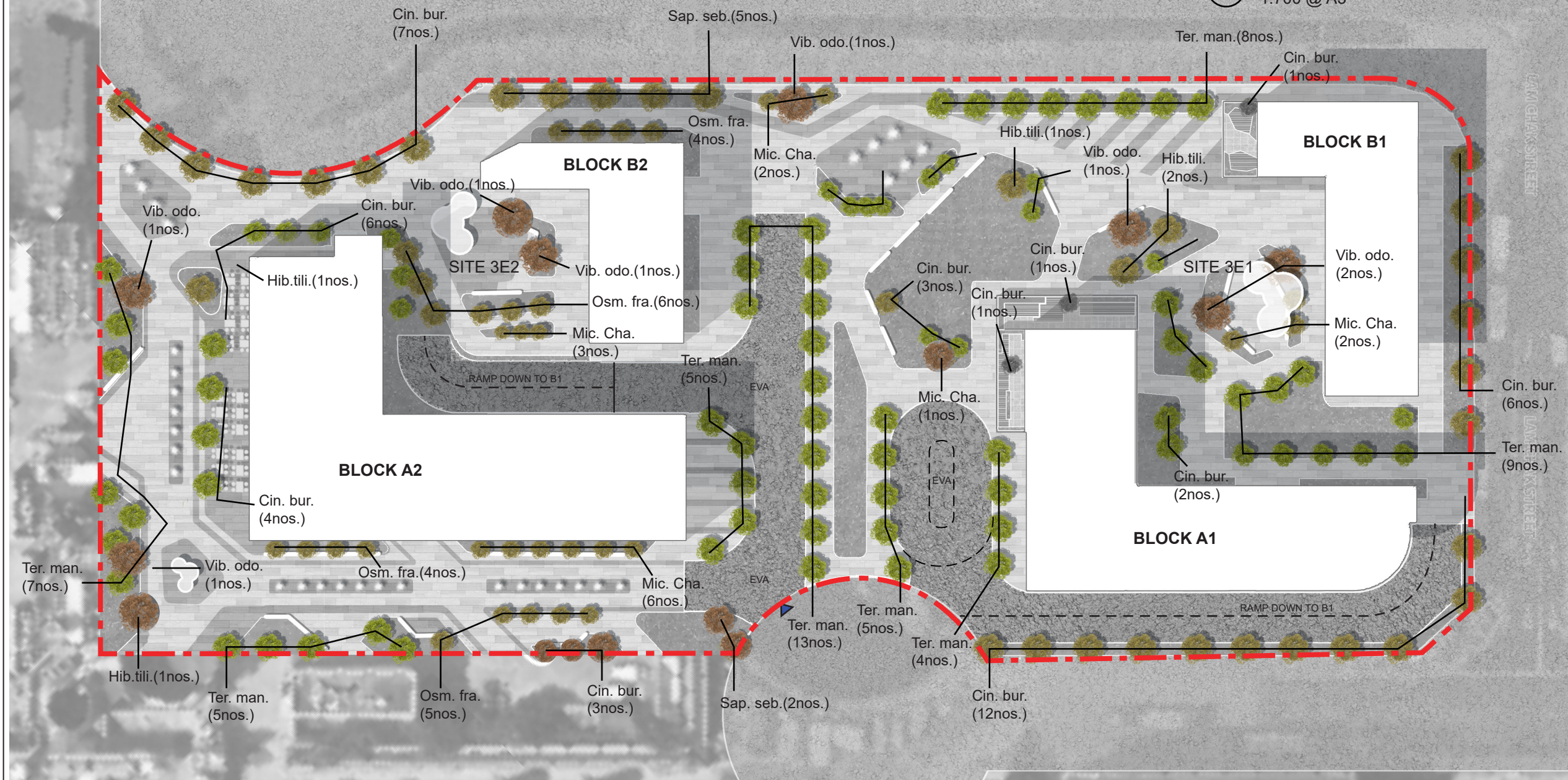
Drawing title  
 Site 3E1&3E2: Section A-A'

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| Drawing no.<br>Figure 2.3 |               | Rev.          |          |
| Drawn<br>EJ               | Date<br>03/25 | Checked<br>WL | Approved |
| Scale                     |               | Status        |          |

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LEGEND

- Site Boundary
- Compensation Tree (15nos.)

PROPOSED TREE SPECIES



*Sapium sebiferum*  
烏柏  
(Sap. seb.)



*Cinnamomum burmanni*  
陰香  
(Cin. bur.)



*Viburnum odoratissimum*  
珊瑚樹  
(Vib. odo.)



*Hibiscus tiliaceus*  
黃槿  
(Hib. tili..)



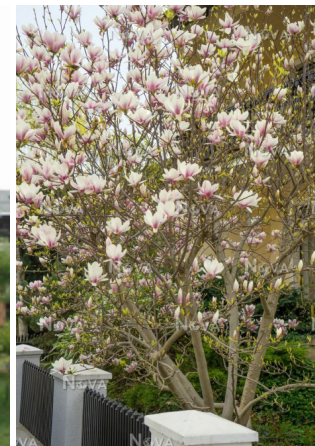
*Michelia champaca*  
黃蘭  
(Mic. Cha.)



*Osmanthus fragrans*  
桂花  
(Osm. fra.)



*Terminalia mantaly*  
細葉欖仁  
(Ter. man.)



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

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**ARUP**

Project Title  
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

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

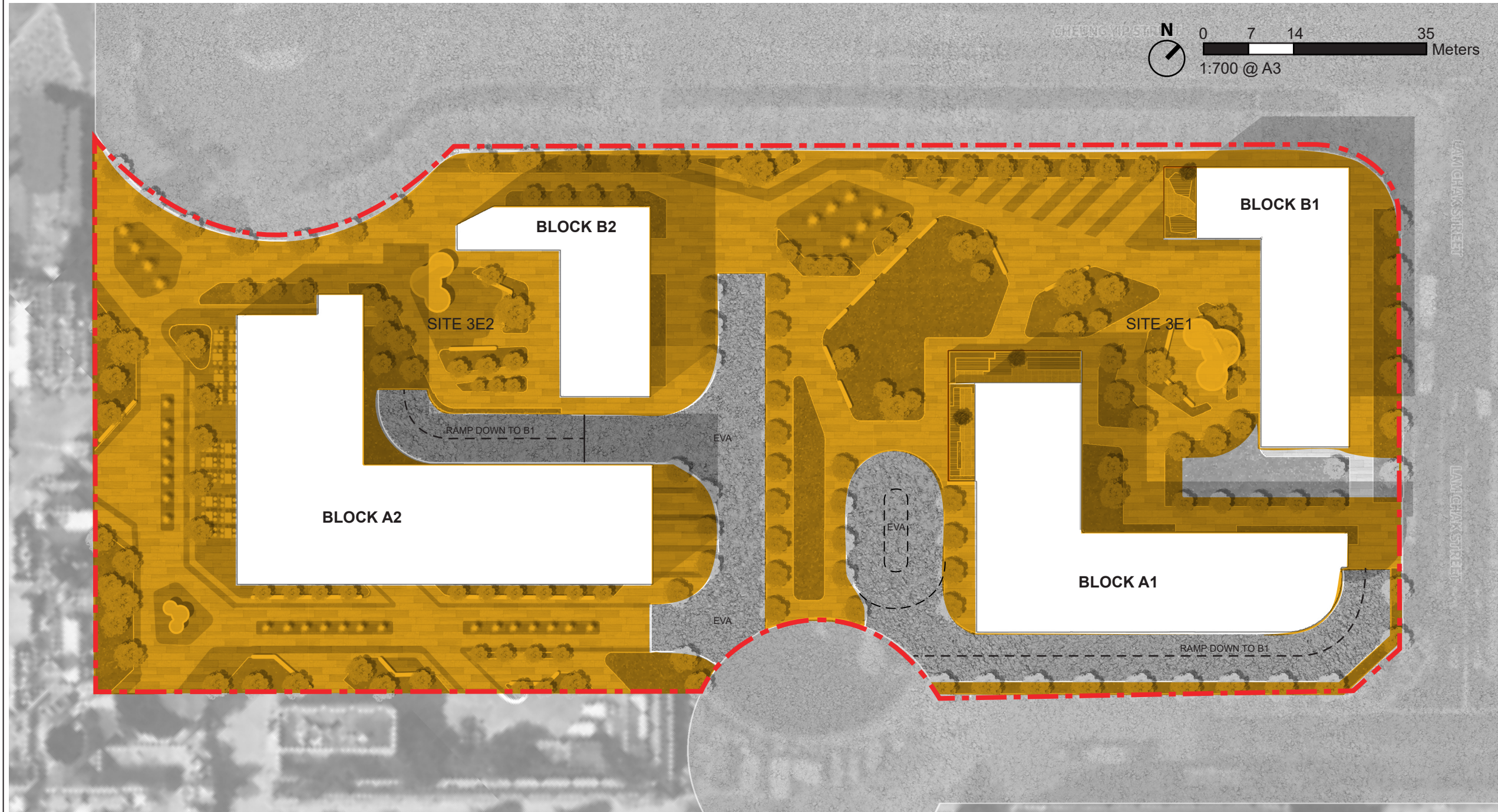
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| Drawing no.<br>Figure 2.4 |               | Rev.          |          |
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LEGEND

- Site Boundary
- LOCAL OPEN SPACE AREA



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Project Title  
 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

Drawing title  
**Site 3E1&3E2: Local Open Space Provision – Overall**

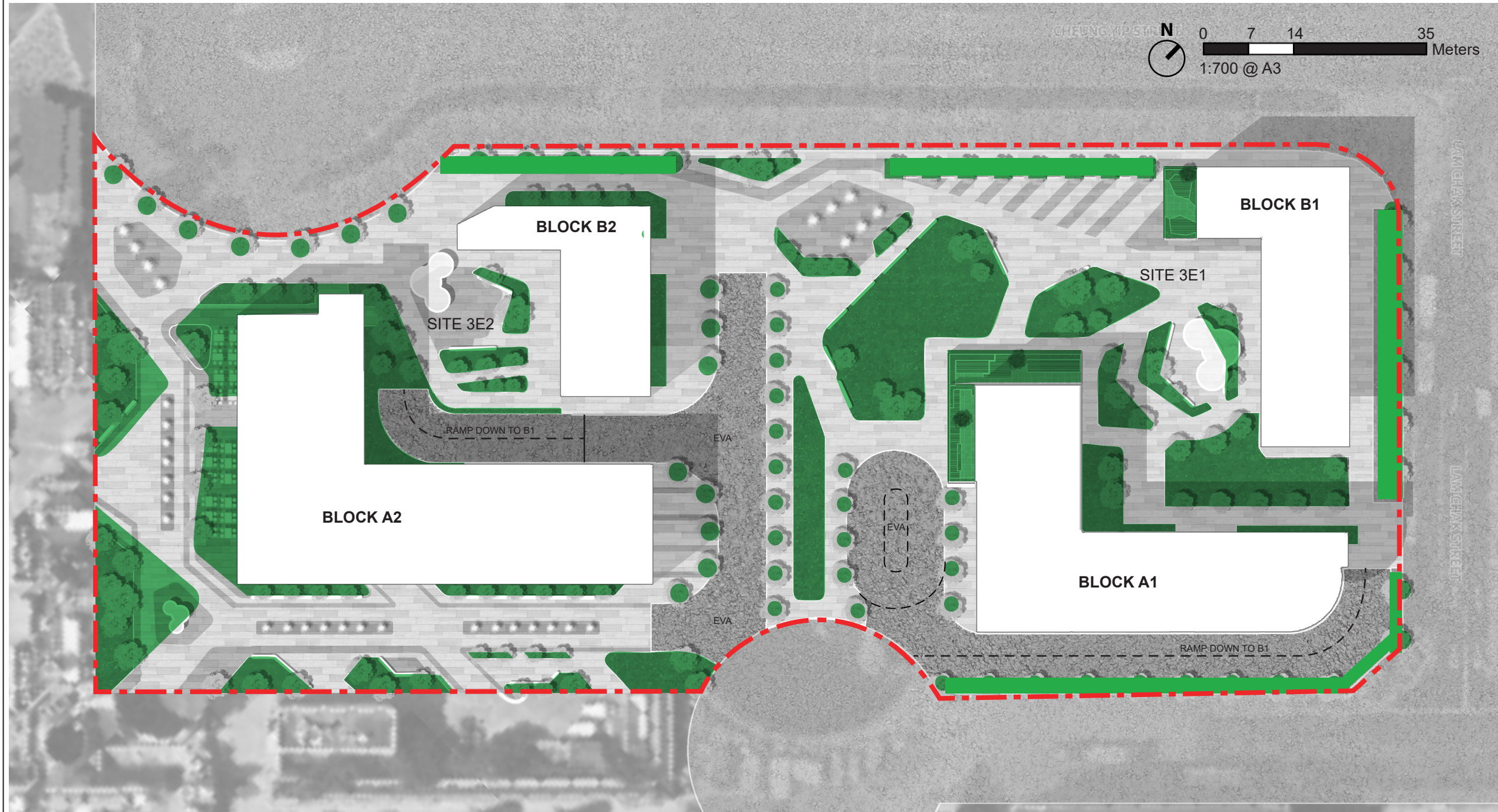
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| Drawing no.<br>Figure 2.5 |               | Rev.          |          |
| Drawn<br>EJ               | Date<br>03/25 | Checked<br>WL | Approved |
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LEGEND

- Site Boundary
- GREENERY AREA



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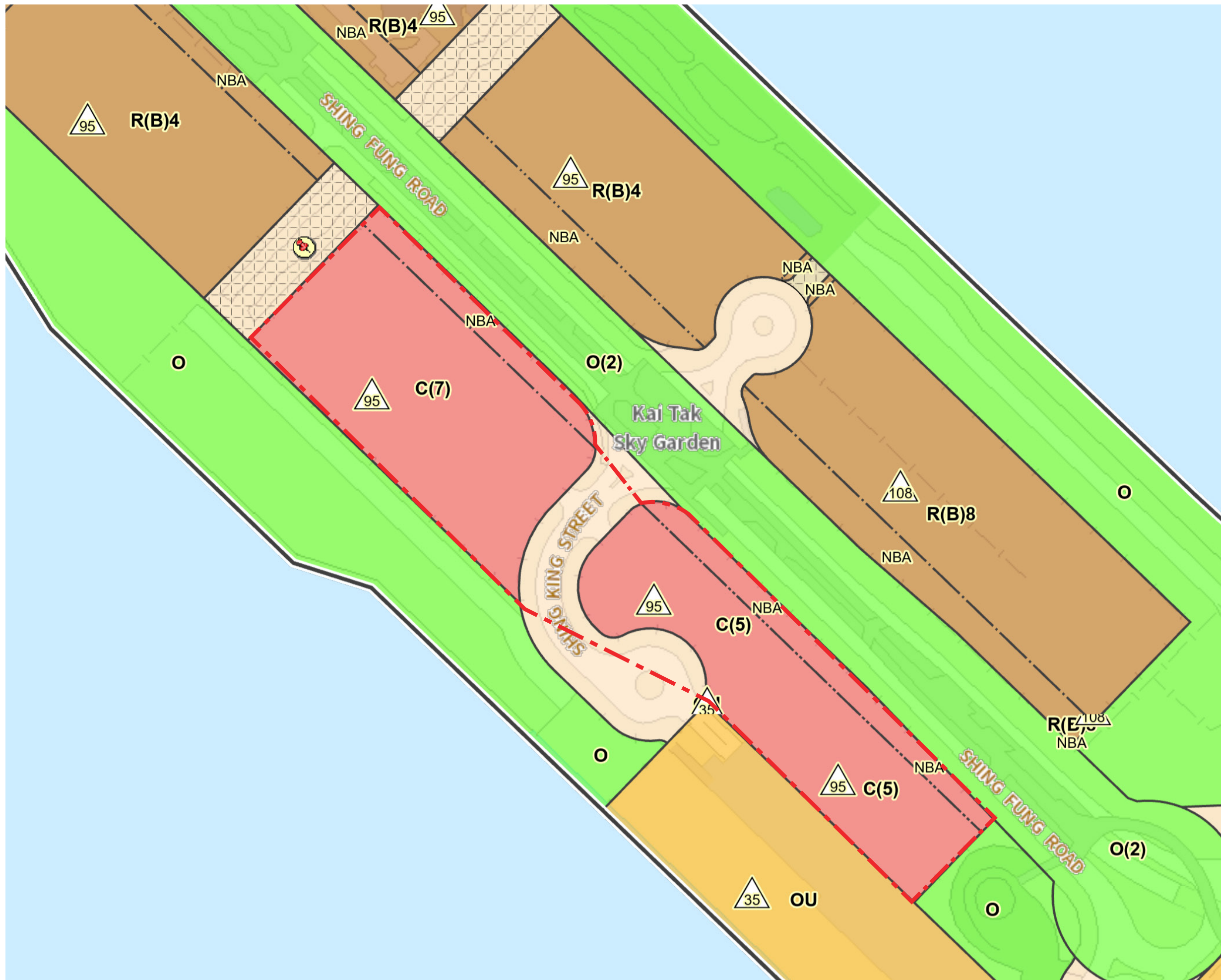
Project Title  
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Drawing title  
 Site 3E1&3E2: Calculation of Green Coverage – Overall

|                           |               |               |          |
|---------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 2.6 |               | Rev.          |          |
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   Site Boundary

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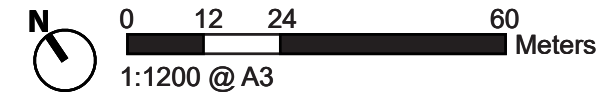
Project Title  
 S16 Planning Application for Proposed Minor Relaxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Proposed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Outline Zoning Plan

|                           |               |               |          |
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| Drawing no.<br>Figure 3.1 |               | Rev.          |          |
| Drawn<br>EJ               | Date<br>03/25 | Checked<br>WL | Approved |
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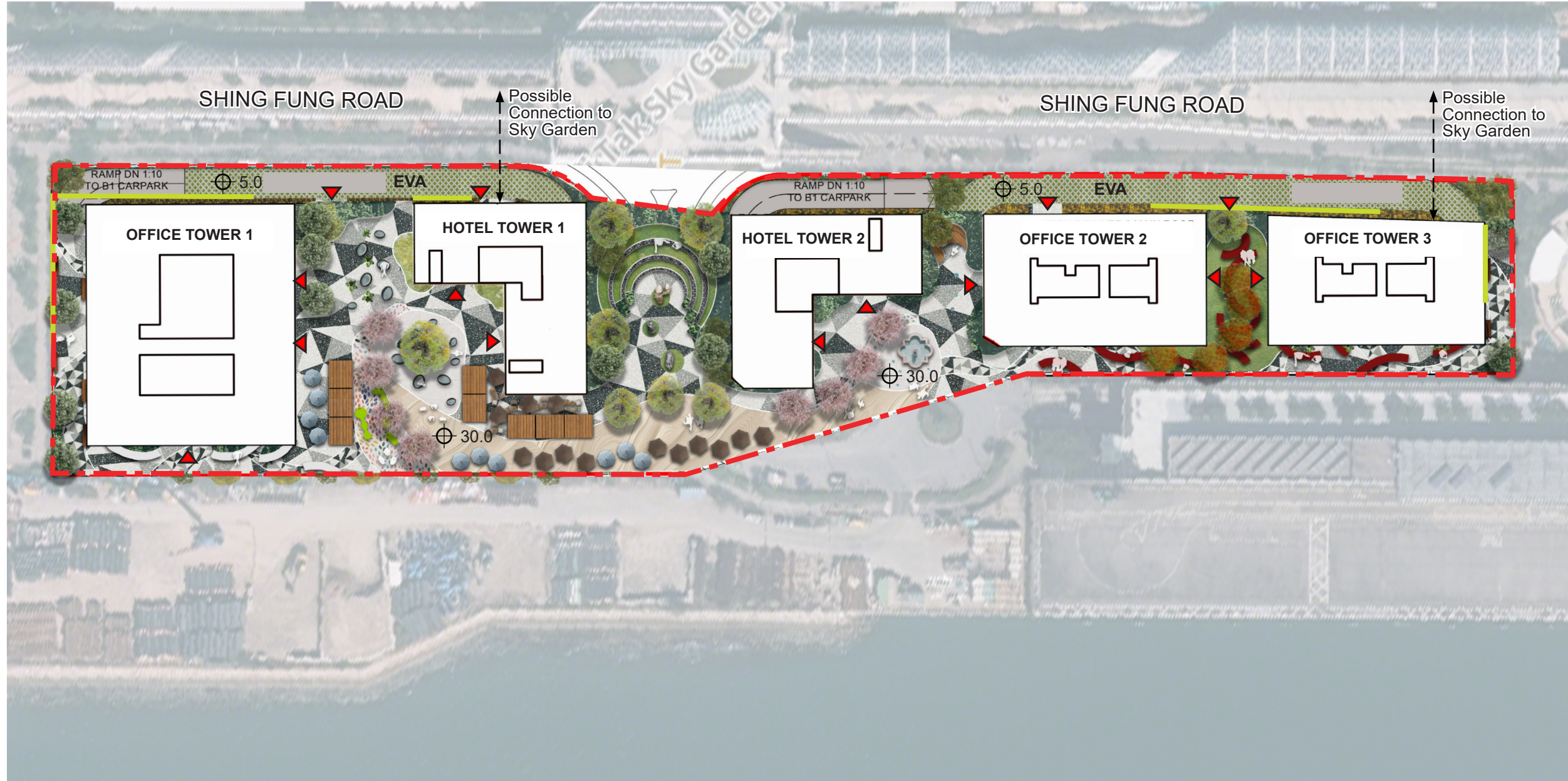
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LEGEND

- Site Boundary
- ▲ Pedestrian Entrance
- Vertical Greenery



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Project Title  
 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

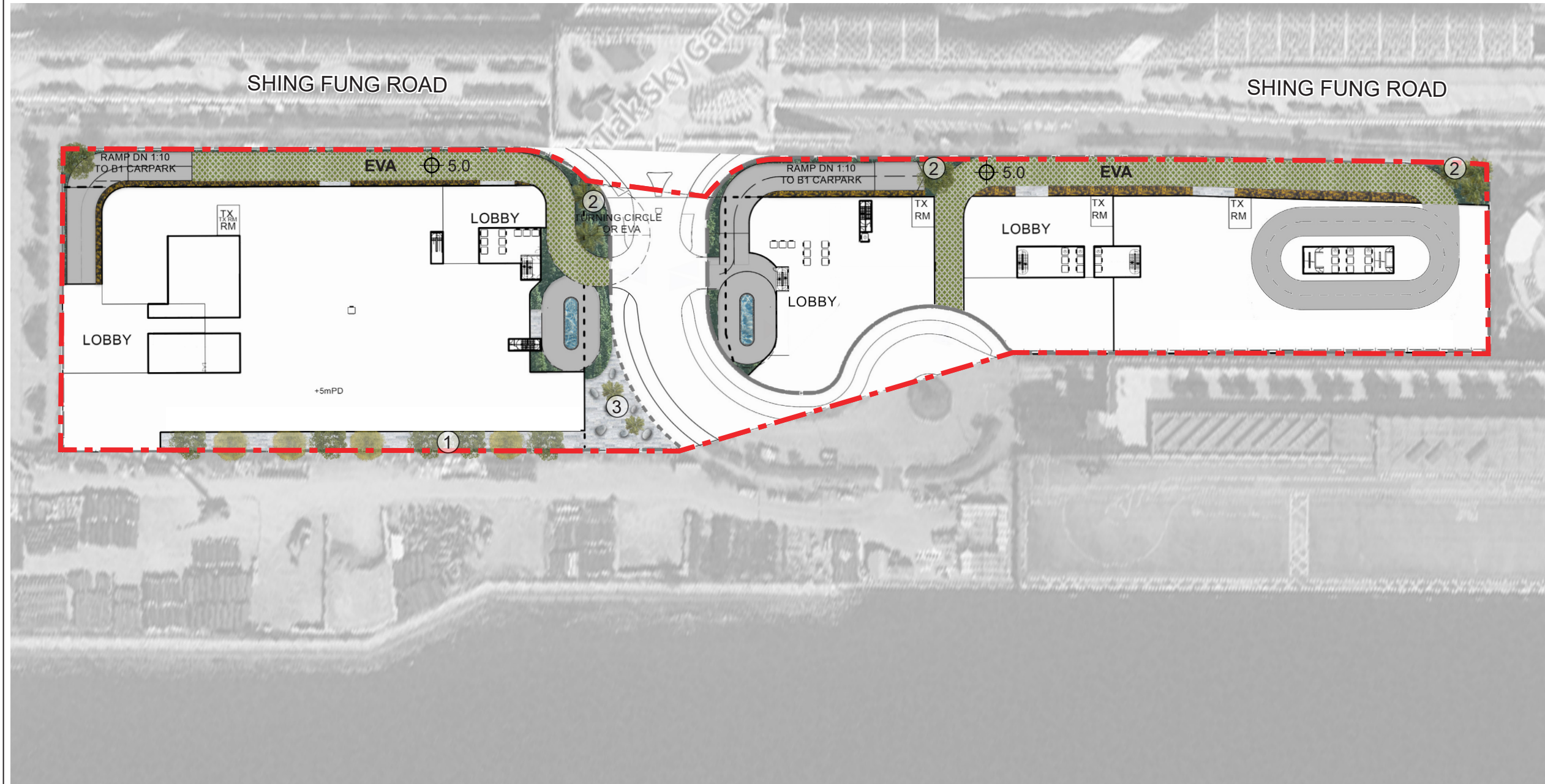
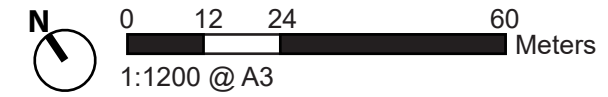
Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Landscape Master Plan - Overall

|   |                              |                              |                         |
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| <small>Drawing no.</small><br>Figure 3.2a |                              | <small>Rev.</small>          |                         |
| <small>Drawn</small><br>EJ                | <small>Date</small><br>03/25 | <small>Checked</small><br>WL | <small>Approved</small> |
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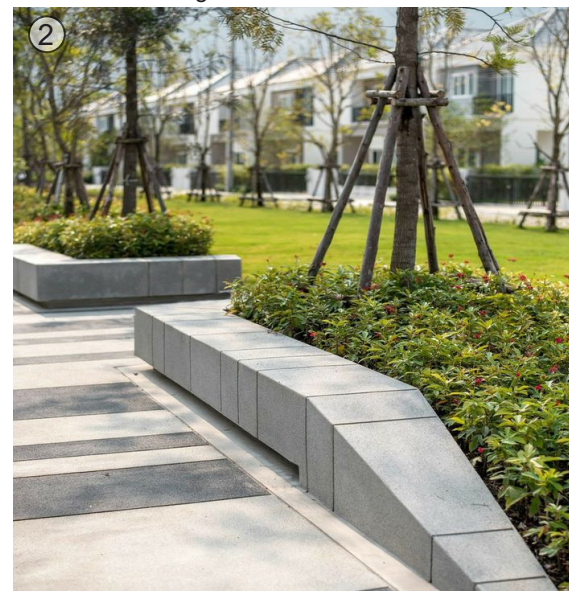
- Site Boundary
- ▲ Pedestrian Entrance
- ▲ Vehicular Entrance

REFERENCE IMAGE

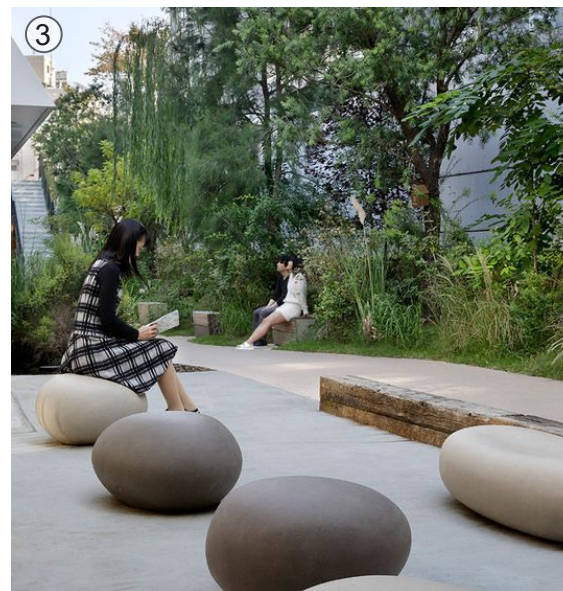
Green Avenue



Roadside Planting



Urban Furniture



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Project Title  
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

Drawing title  
Sites 4C4 & 4C5 and Area shown as 'Road': Landscape Master Plan - G/F

|                            |               |               |          |
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| Drawing no.<br>Figure 3.2b |               | Rev.          |          |
| Drawn<br>EJ                | Date<br>03/25 | Checked<br>WL | Approved |
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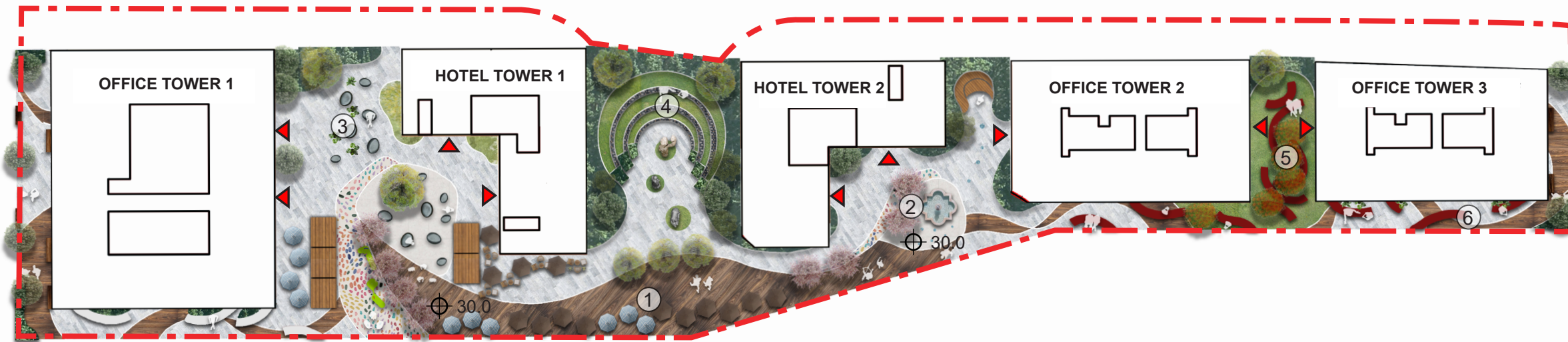
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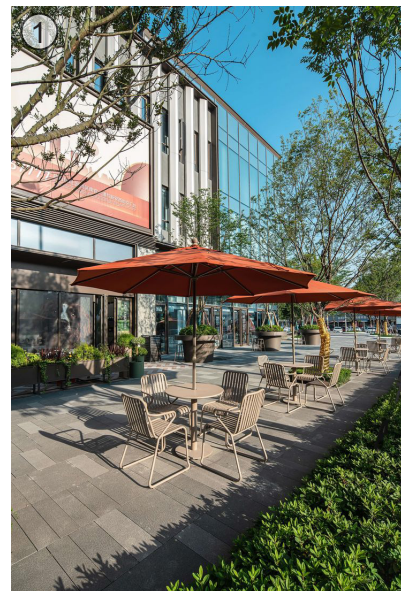
LEGEND

- Site Boundary
- ▲ Pedestrian Entrance



REFERENCE IMAGE

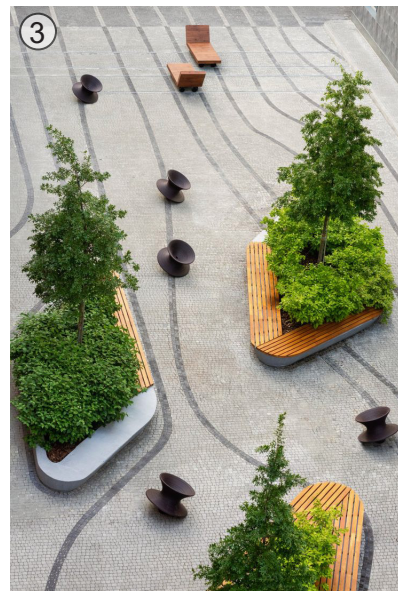
F&B Avenue



Open Plaza



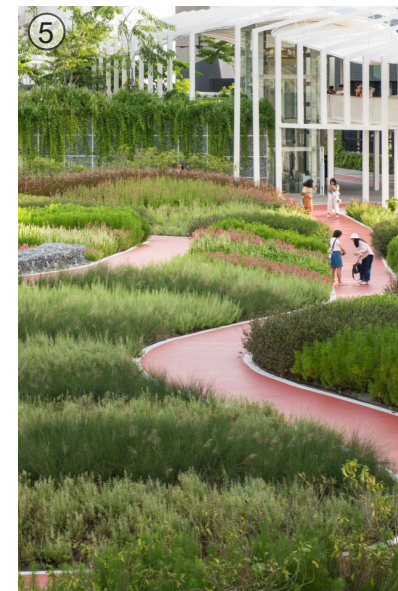
Active Plaza



Open Lawn



Thematic Garden



Entry Plaza



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Project Title  
 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Landscape Master Plan - UG Podium Garden

|                            |               |               |          |
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| Drawing no.<br>Figure 3.2c |               | Rev.          |          |
| Drawn<br>EJ                | Date<br>03/25 | Checked<br>WL | Approved |
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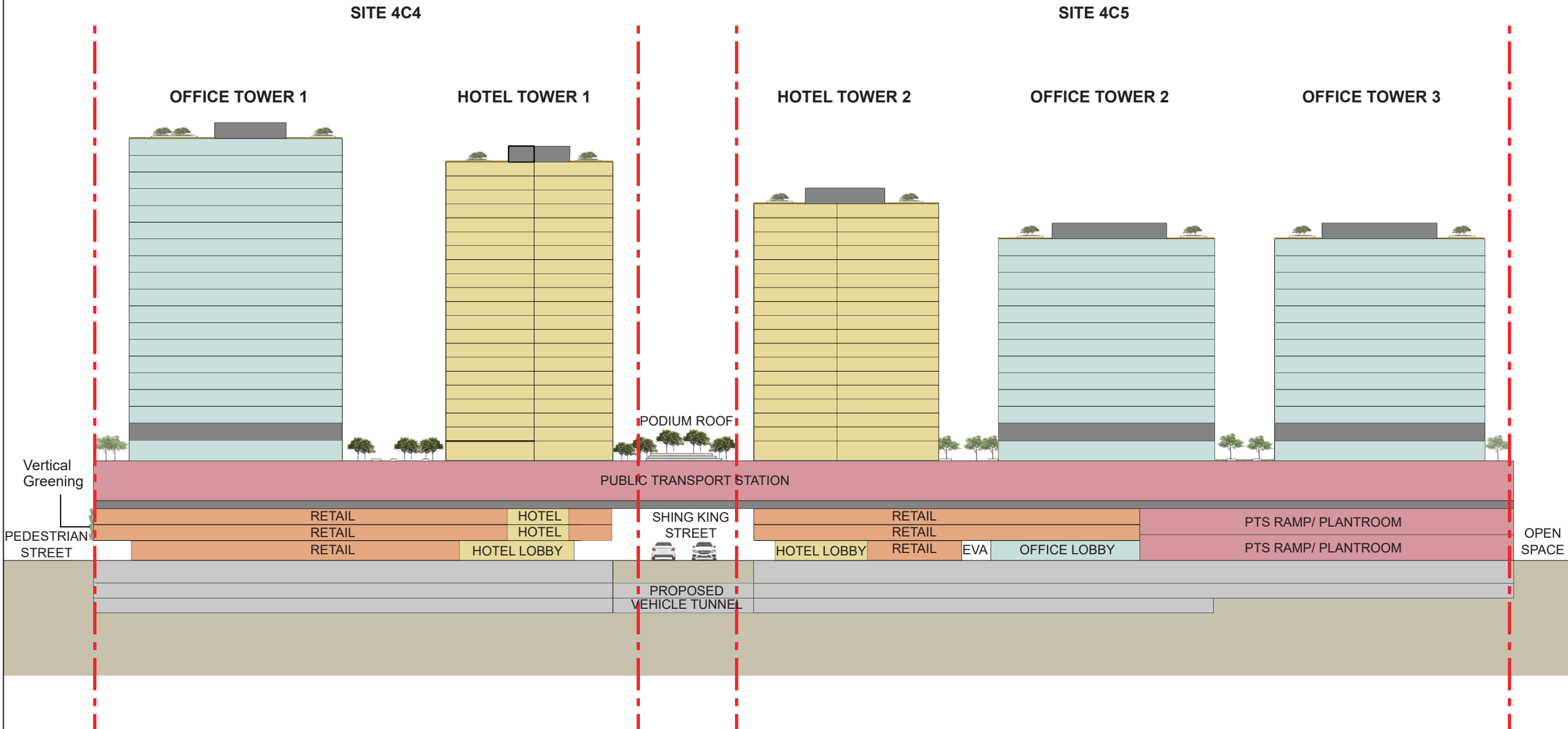


LEGEND

--- Site Boundary

SITE 4C4

SITE 4C5



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Project Title  
 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

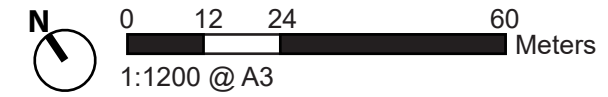
Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Section A-A'

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| Drawing no.<br>Figure 3.3 |               | Rev.          |          |
| Drawn<br>EJ               | Date<br>03/25 | Checked<br>WL | Approved |
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LEGEND

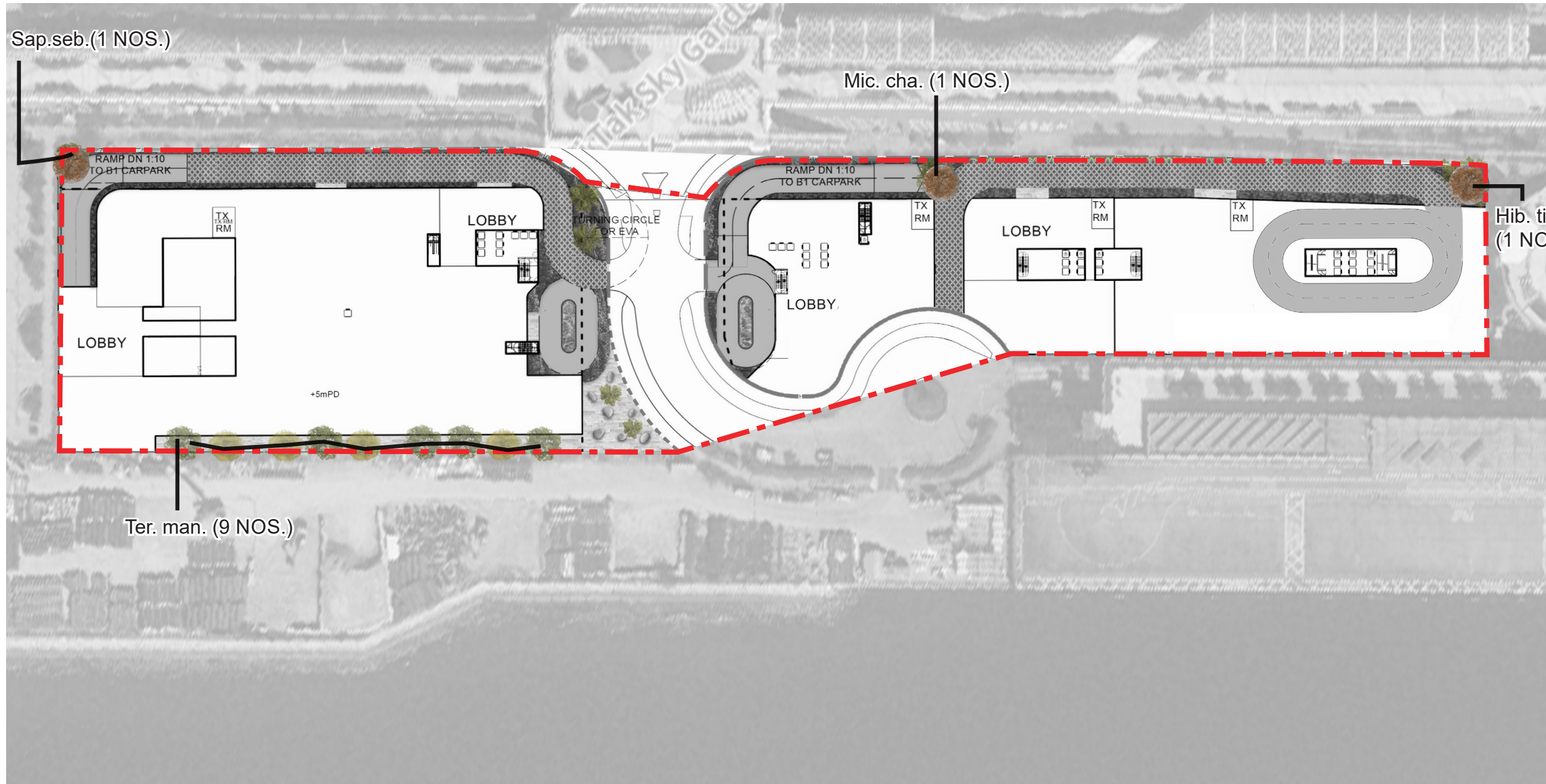
- Site Boundary
- Compensation Tree (3nos.)

Sap.seb.(1 NOS.)

Mic. cha. (1 NOS.)

Hib. tili. (1 NOS.)

Ter. man. (9 NOS.)



PROPOSED TREE SPECIES



*Sapium sebiferum*  
烏桕  
(Sap. seb.)



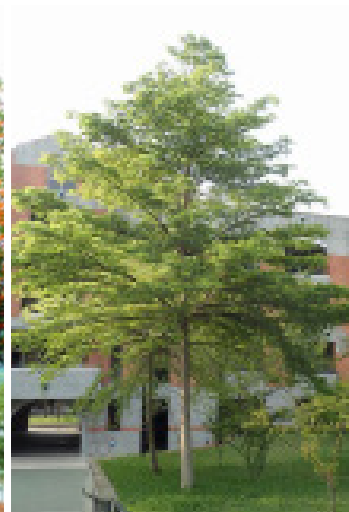
*Hibiscus tiliaceus*  
黃槿  
(Hib.tili.)



*Michelia champaca*  
黃蘭  
(Mic. Cha.)



*Osmanthus fragrans*  
桂花  
(Osm. fra.)



*Terminalia mantaly*  
細葉欖仁  
(Ter. man.)

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Consultant **ARUP**

Project Title  
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

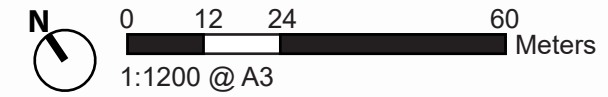
Drawing title  
Sites 4C4 & 4C5 and Area shown as 'Road': Proposed Tree Planting Plan - G/F

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| Drawing no.<br>Figure 3.4a |               | Rev.          |          |
| Drawn<br>EJ                | Date<br>03/25 | Checked<br>WL | Approved |
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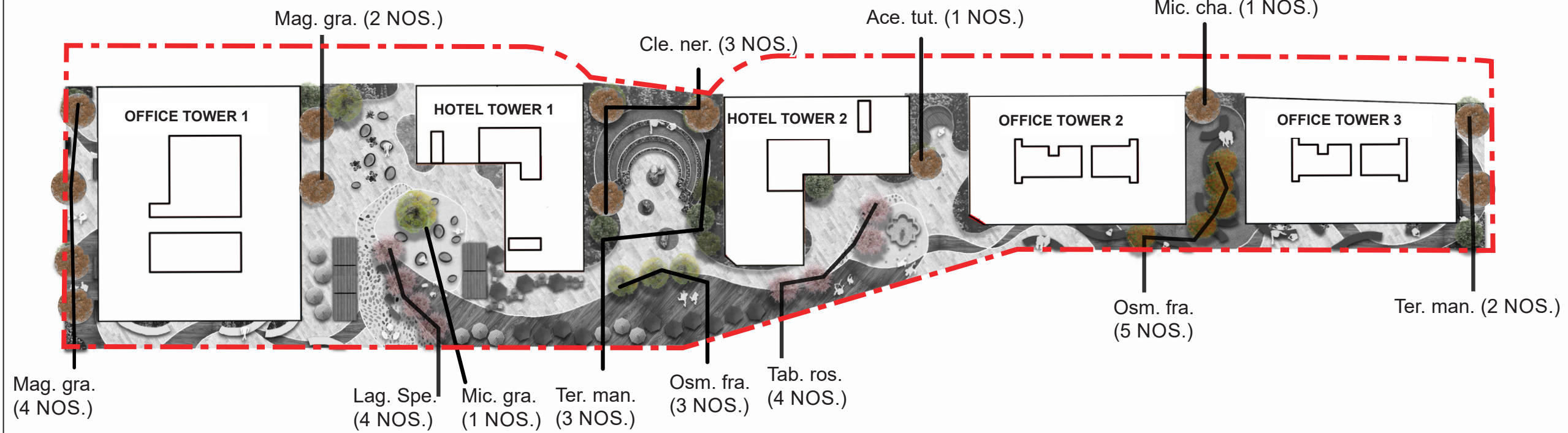






LEGEND

- Site Boundary
- Compensation Tree (13nos.)



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 mantaly*  
細葉欖仁  
(Ter. man.)



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

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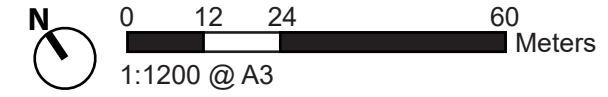
Project Title  
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Drawing title  
Sites 4C4 & 4C5 and Area shown as 'Road': Proposed Tree Planting Plan – UG Podium Garden

|                            |               |               |          |
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| Drawing no.<br>Figure 3.4b |               | Rev.          |          |
| Drawn<br>EJ                | Date<br>03/25 | Checked<br>WL | Approved |
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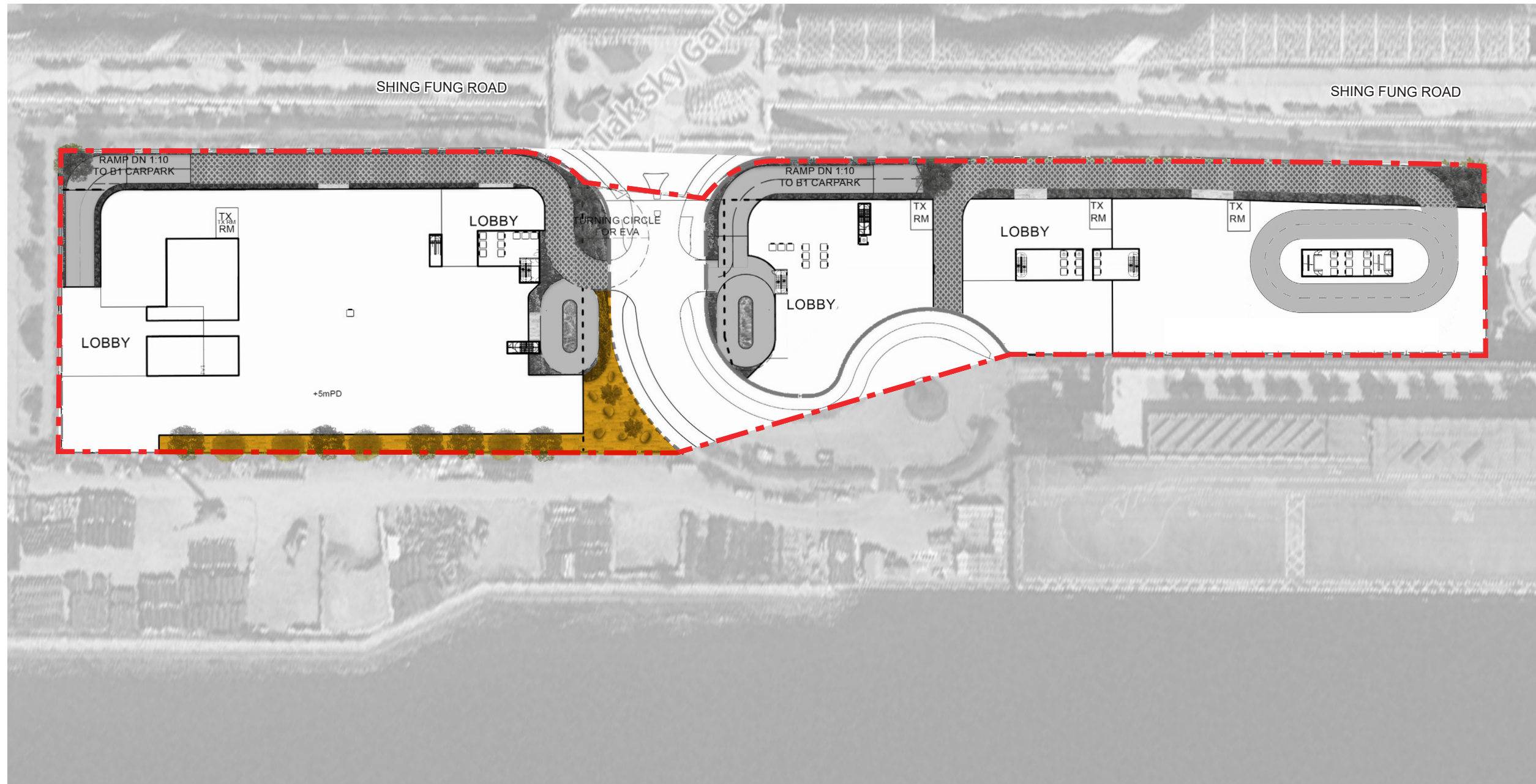
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LEGEND

- Site Boundary
- LOCAL OPEN SPACE AREA



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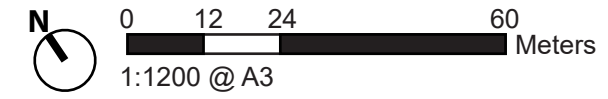
Project Title  
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Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Local Open Space Provision - G/F

|                            |               |               |          |
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| Drawing no.<br>Figure 3.5a |               | Rev.          |          |
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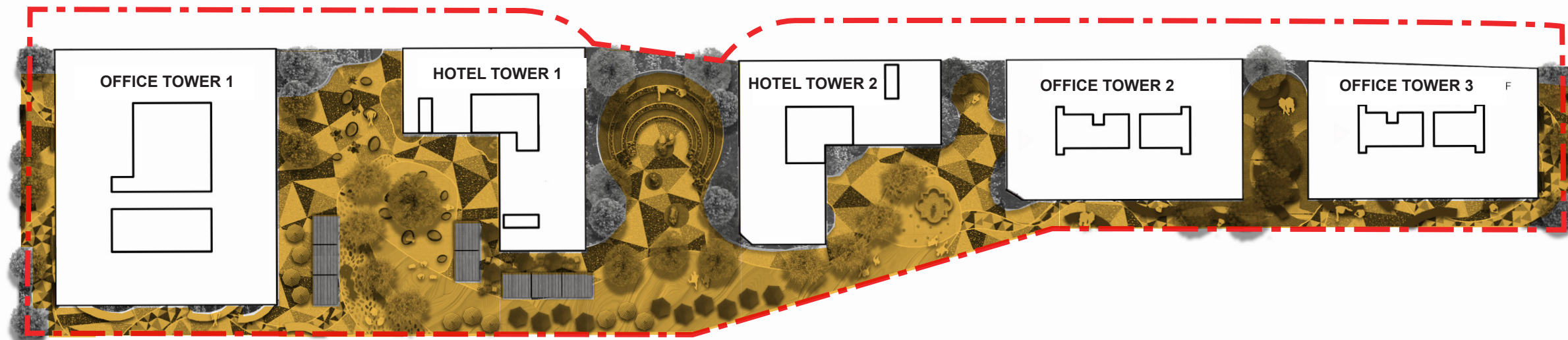
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LEGEND

- Site Boundary
- LOCAL OPEN SPACE AREA



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Project Title  
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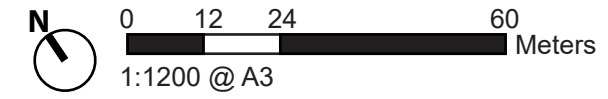
Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Local Open Space Provision – UG Podium Garden

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| <small>Drawing no.</small><br>Figure 3.5b |                              | <small>Rev.</small>          |                         |
| <small>Drawn</small><br>EJ                | <small>Date</small><br>03/25 | <small>Checked</small><br>WL | <small>Approved</small> |
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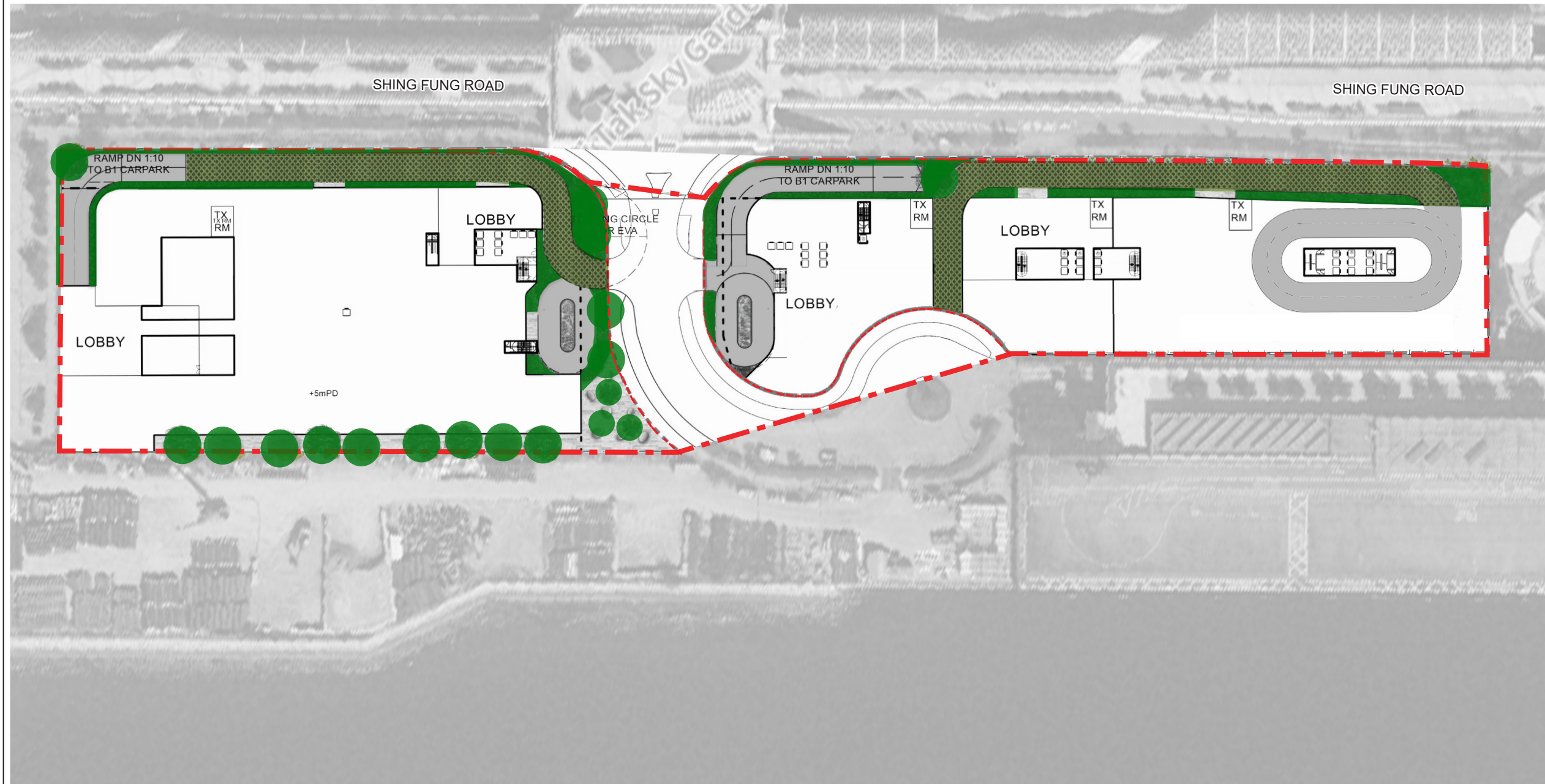






LEGEND

- Site Boundary
- GREENERY AREA
- 50% GREENERY AREA



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**ARUP**

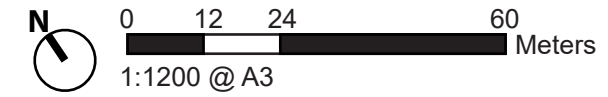
Project Title  
 S16 Planning Application for Proposed Minor Relaxation of Plot Ratio (PR), Site Coverage (SC) and Building Height (BH) Restrictions for Permitted/Proposed Commercial Development, Public Transport Station and Underground Vehicle Tunnel at Kai Tak Area 4C Sites 4 and 5 and Adjoining Road 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Calculation of Green Coverage – G/F

|                            |               |               |          |
|----------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 3.6a |               | Rev.          |          |
| Drawn<br>EJ                | Date<br>03/25 | Checked<br>WL | Approved |
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 Site Boundary

 GREENERY AREA



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Consultant  
**ARUP**

Project Title  
 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Calculation of Green Coverage – UG Podium Garden

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|----------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 3.6b |               | Rev.          |          |
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# Appendix A

## Broad Tree Survey Plan

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Kowloon City

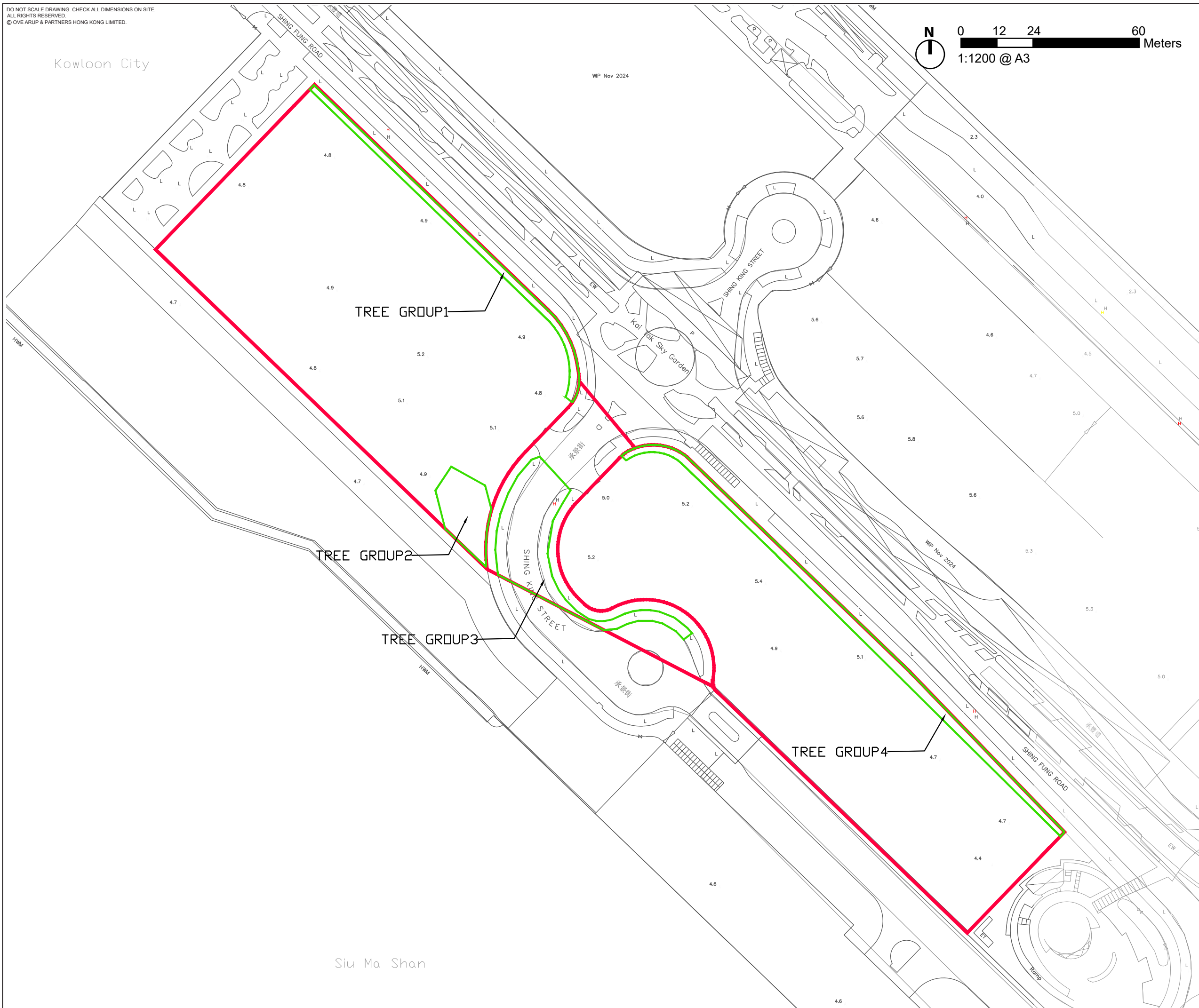
WIP Nov 2024



0 12 24 60 Meters  
 1:1200 @ A3

LEGEND

- Site Boundary
- Tree Group



| Rev | Description | By | Date |
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Consultant  
**ARUP**

Project Title  
 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Board Tree Survey Plan

|                         |               |               |          |
|-------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 1 |               | Rev.          |          |
| Drawn<br>EJ             | Date<br>03/25 | Checked<br>WL | Approved |
| Scale                   |               | Status        |          |

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Siu Ma Shan

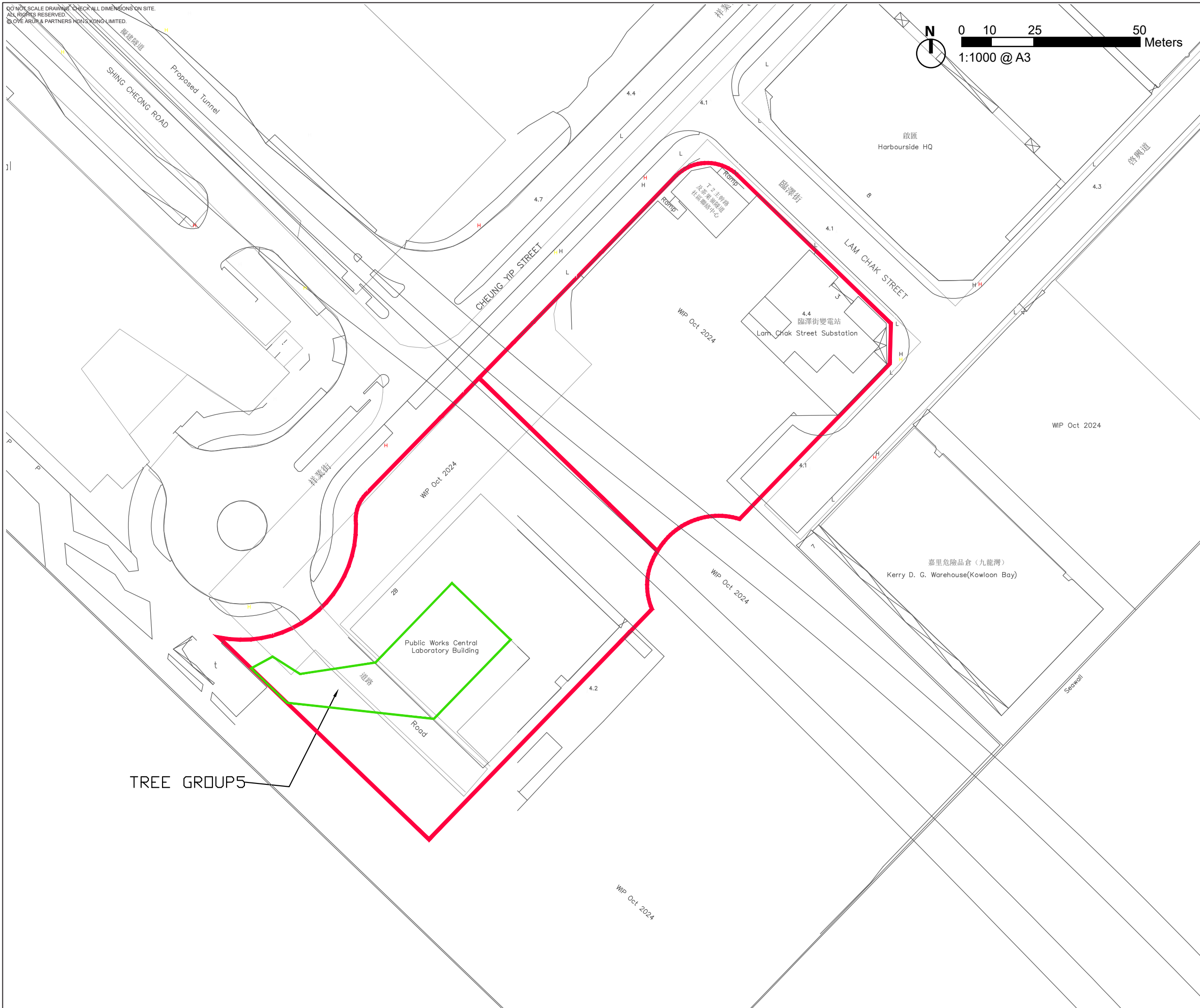
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LEGEND

- Site Boundary
- Tree Group



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Consultant  
**ARUP**

Project Title  
 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

Drawing title  
**Sites 3E1 & 3E2:  
 Board Tree Survey Plan**

|                         |               |               |          |
|-------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 2 |               | Rev.          |          |
| Drawn<br>EJ             | Date<br>03/25 | Checked<br>WL | Approved |
| Scale                   |               | Status        |          |

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TREE GROUP5

# Appendix B

## Tree Recommendation Plan

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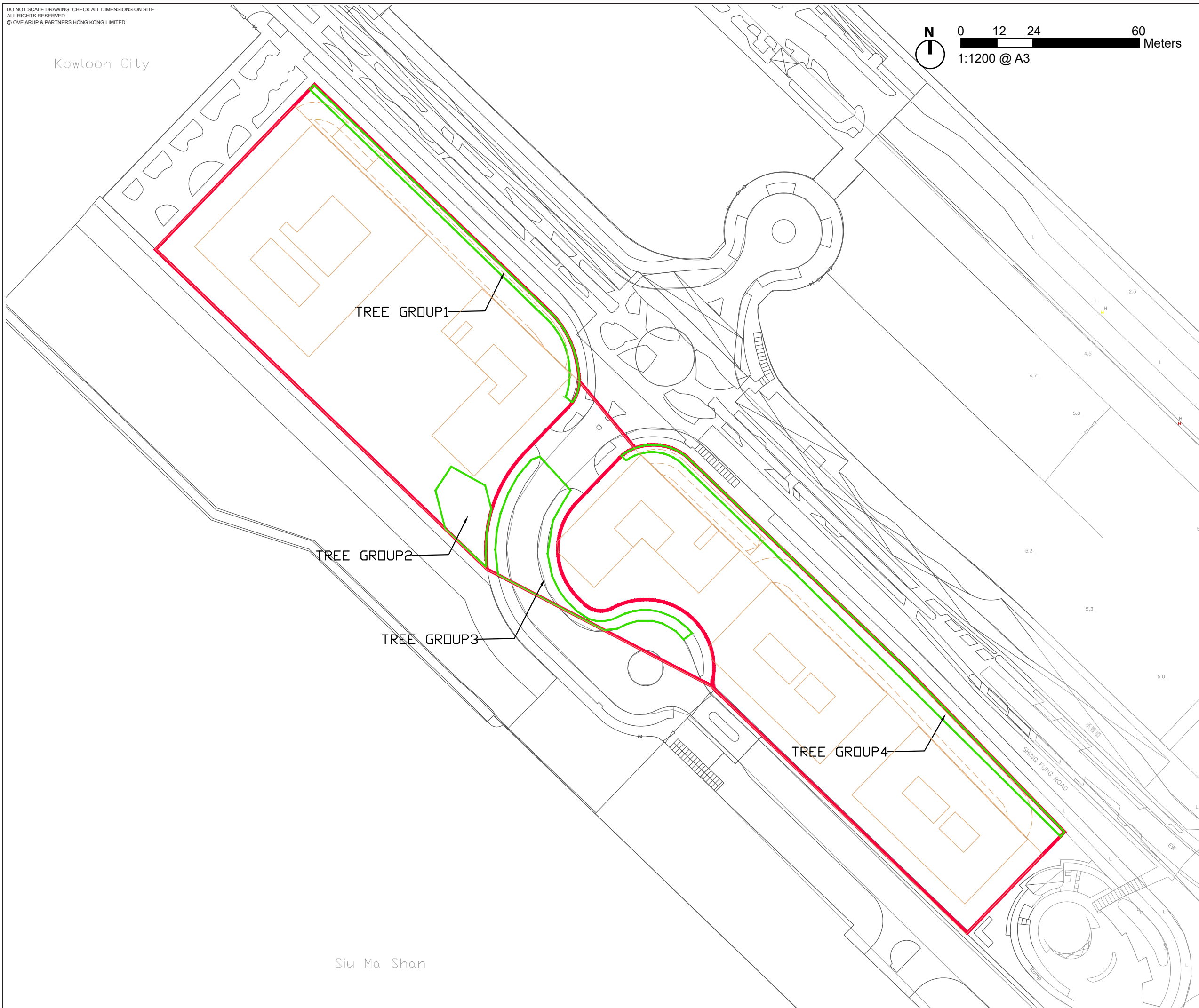
Kowloon City



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 1:1200 @ A3

LEGEND

- Site Boundary
- Tree Group
- Proposed Notional Development Scheme



TREE GROUP1

TREE GROUP2

TREE GROUP3

TREE GROUP4

Siu Ma Shan

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| Rev | Description | By | Date |
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|     |             |    |      |

Consultant  
**ARUP**

Project Title  
 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

Drawing title  
 Sites 4C4 & 4C5 and Area shown as 'Road': Tree Recommendation Plan

|                         |      |
|-------------------------|------|
| Drawing no.<br>Figure 1 | Rev. |
|-------------------------|------|

|             |               |               |          |
|-------------|---------------|---------------|----------|
| Drawn<br>EJ | Date<br>03/25 | Checked<br>WL | Approved |
| Scale       | Status        |               |          |

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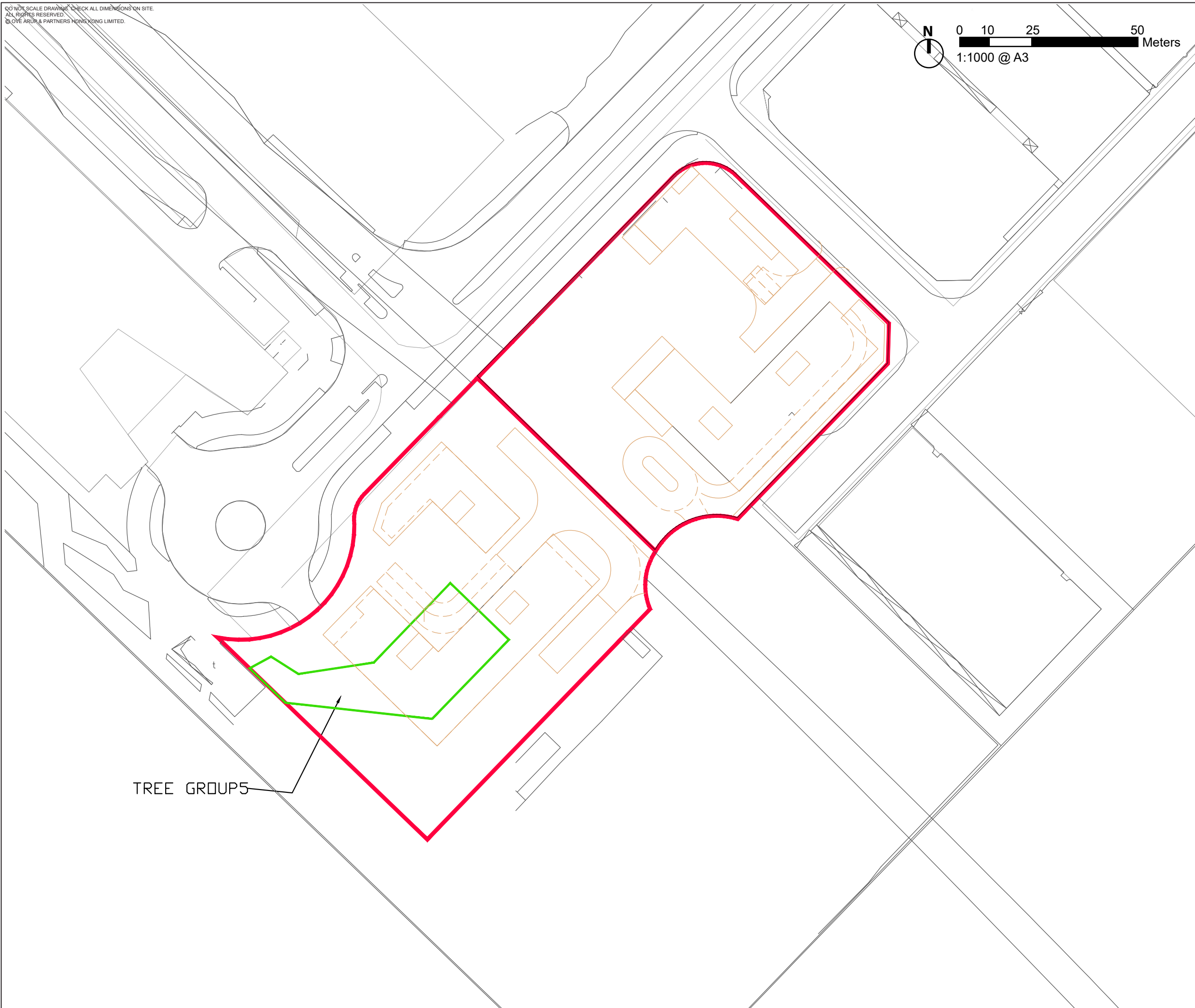
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0 10 25 50 Meters  
 1:1000 @ A3

LEGEND

- Site Boundary
- Tree Group
- Proposed Notional Development Scheme



TREE GROUP5

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Consultant  
**ARUP**

Project Title  
 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

Drawing title  
**Sites 3E1 & 3E2:  
 Tree Recommendation Plan**

|                         |               |               |          |
|-------------------------|---------------|---------------|----------|
| Drawing no.<br>Figure 2 |               | Rev.          |          |
| Drawn<br>EJ             | Date<br>03/25 | Checked<br>WL | Approved |
| Scale                   |               | Status        |          |

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# Appendix C

## Broad Tree Survey Schedule

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

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

Total no. of tree 52  
 Total no. of tree species 7



# Appendix D

## Tree Group Photo Records





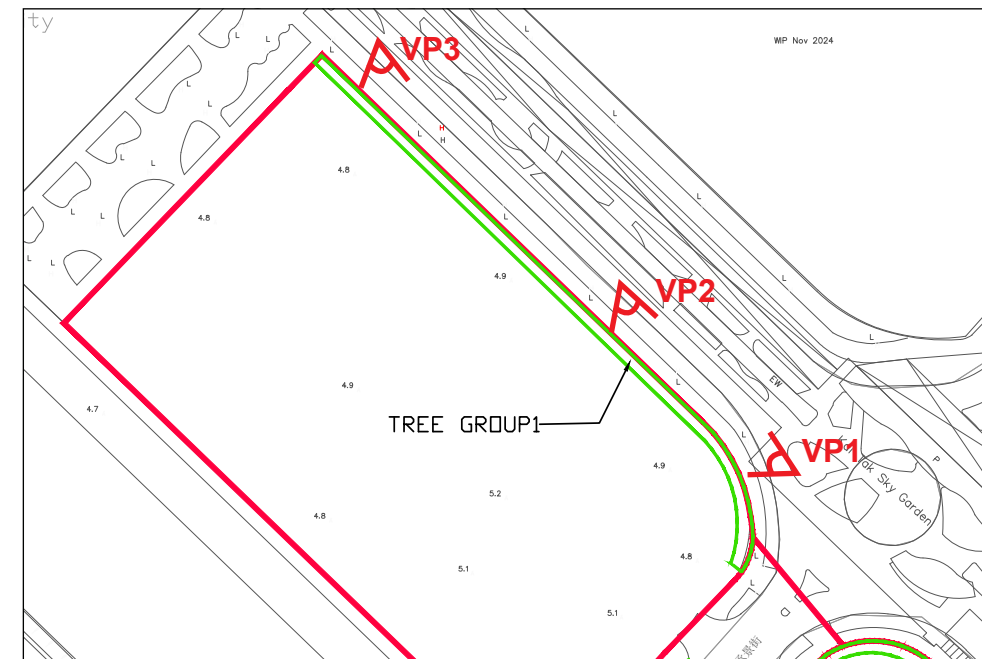
TREE GROUP 1 - VIEWING POINT 1





TREE GROUP 1 - VIEWING POINT 2



TREE GROUP 1 - VIEWING POINT 3



KEYPLAN

|  |               |   |                       |   |
|--|---------------|---|-----------------------|---|
| DRAWING TITLE<br>Tree Group 1 Photo Record | DATE<br>03/25 | FIGURE NO.  | SCALE AND ORIENTATION | CLIENT  |
|  | DRAWN<br>EJ   | PROJECT TITLE<br>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 |                       |  土木工程拓展署<br>Civil Engineering and Development Department |
|  | CHECKED<br>WL |   |                       |   |
|  | APPROVED      |   |                       |    |





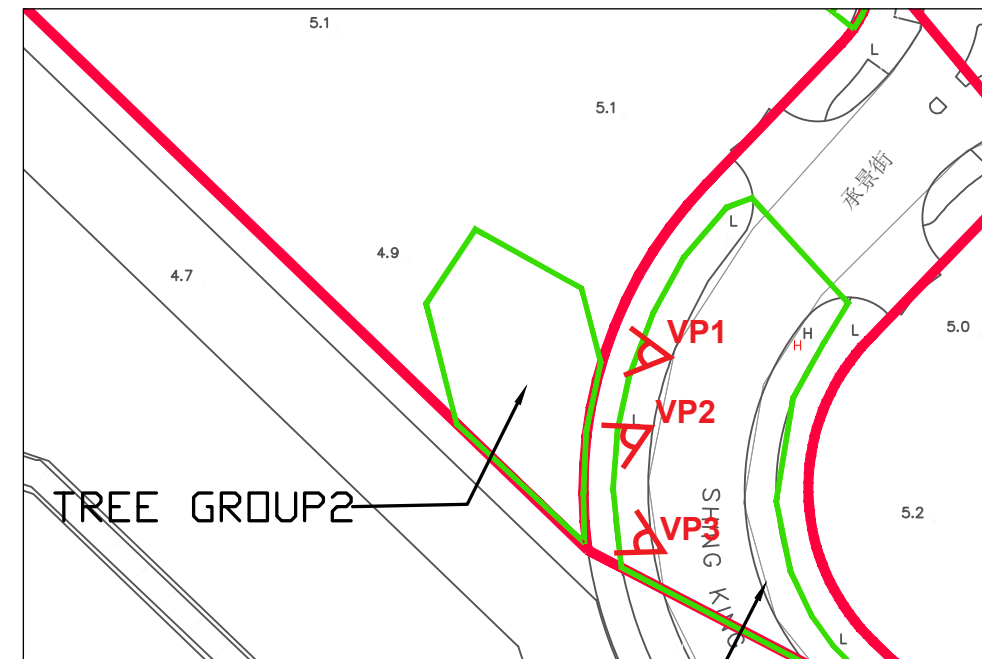
TREE GROUP 2 - VIEWING POINT 1





TREE GROUP 2 - VIEWING POINT 2



TREE GROUP 2 - VIEWING POINT 3



KEYPLAN

|  |               |   |                       |   |
|--|---------------|---|-----------------------|---|
| DRAWING TITLE<br>Tree Group 2 Photo Record | DATE<br>03/25 | FIGURE NO.  | SCALE AND ORIENTATION | CLIENT  |
|  | DRAWN<br>EJ   | PROJECT TITLE<br>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 |                       |  土木工程拓展署<br>Civil Engineering and Development Department |
|  | CHECKED<br>WL |   |                       | CONSULTANT  |
|  | APPROVED      |   |                       |    |





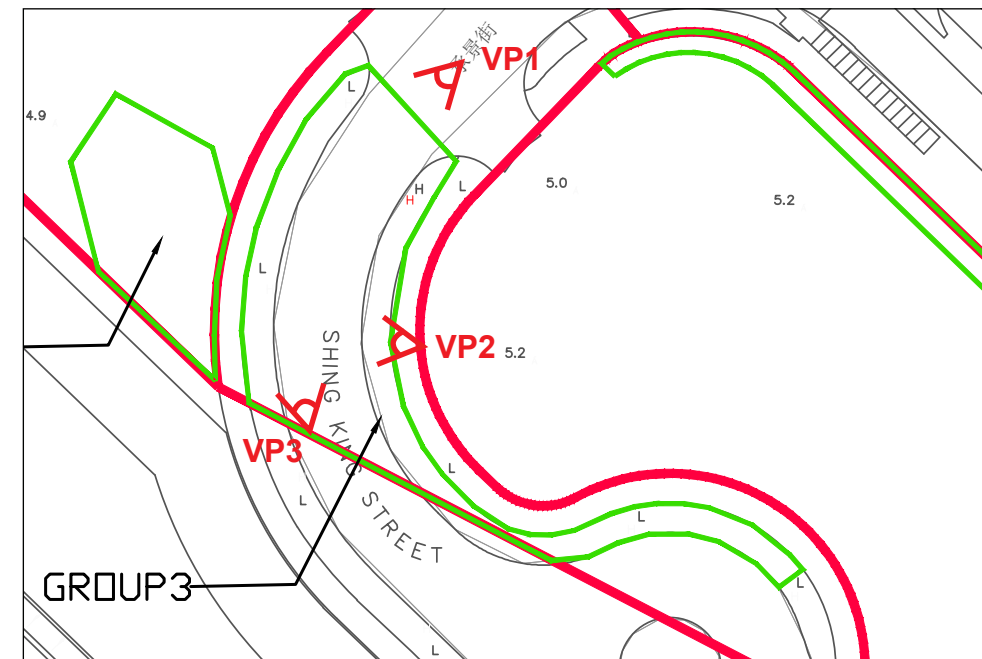
TREE GROUP 3 - VIEWING POINT 1




TREE GROUP 3 - VIEWING POINT 2



TREE GROUP 3 - VIEWING POINT 3



KEYPLAN

|  |               |   |                       |  |
|--|---------------|---|-----------------------|--|
| DRAWING TITLE<br>Tree Group 3 Photo Record | DATE<br>03/25 | FIGURE NO.  | SCALE AND ORIENTATION | CLIENT<br> 土木工程拓展署<br>Civil Engineering and<br>Development Department |
|  | DRAWN<br>EJ   | PROJECT TITLE<br>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 |                       |  |
|  | CHECKED<br>WL |   |                       |  |
|  | APPROVED      |   |                       |  |





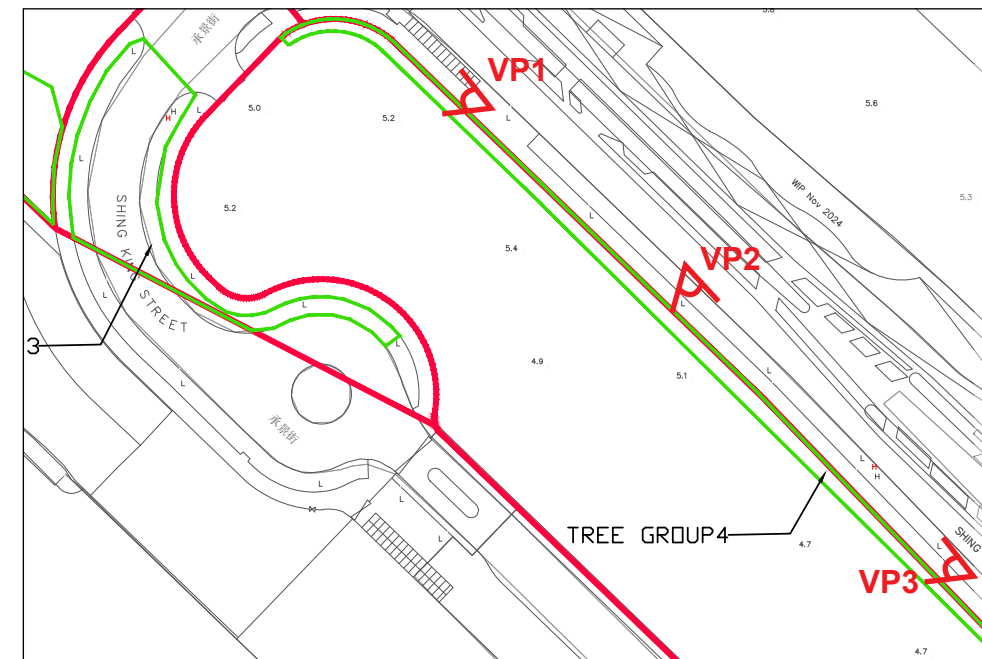
TREE GROUP 4 - VIEWING POINT 1





TREE GROUP 4 - VIEWING POINT 2



TREE GROUP 4 - VIEWING POINT 3



KEYPLAN

|  |               |   |                       |   |
|--|---------------|---|-----------------------|---|
| DRAWING TITLE<br>Tree Group 4 Photo Record | DATE<br>03/25 | FIGURE NO.  | SCALE AND ORIENTATION | CLIENT  |
|  | DRAWN<br>EJ   | PROJECT TITLE<br>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 |                       |  土木工程拓展署<br>Civil Engineering and Development Department |
|  | CHECKED<br>WL |   |                       |   |
|  | APPROVED      |   |                       |    |





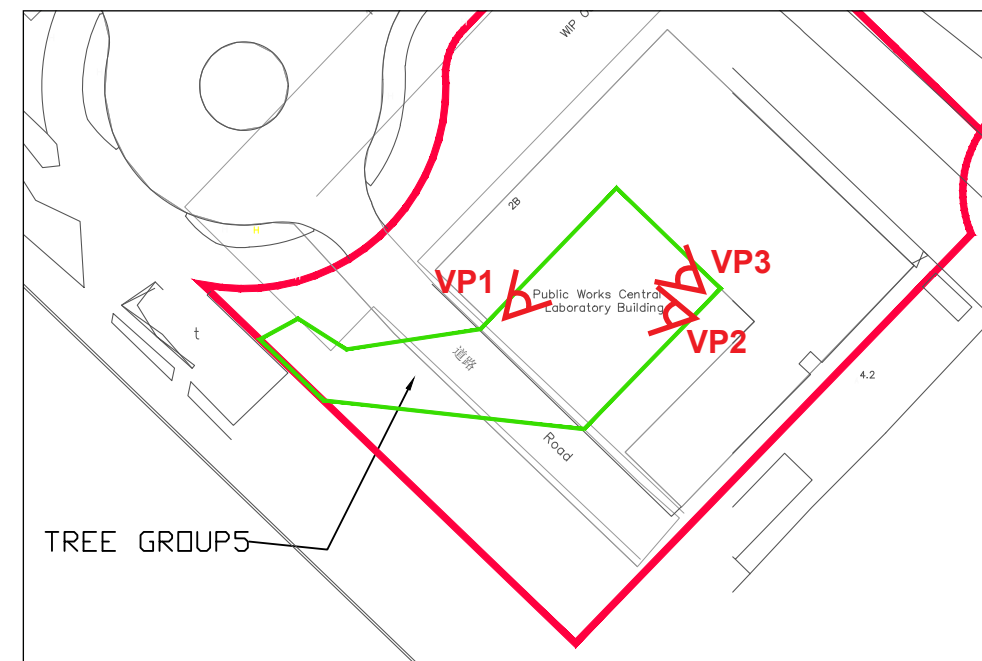
TREE GROUP 5 - VIEWING POINT 1



TREE GROUP 5 - VIEWING POINT 2



TREE GROUP 5 - VIEWING POINT 3



KEYPLAN

|  |               |   |                       |   |
|--|---------------|---|-----------------------|---|
| DRAWING TITLE<br>Tree Group 5 Photo Record | DATE<br>03/25 | FIGURE NO.  | SCALE AND ORIENTATION | CLIENT<br>CEDD 土木工程拓展署<br>Civil Engineering and<br>Development Department |
|  | DRAWN<br>EJ   | PROJECT TITLE<br>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 |                       | CONSULTANT<br><b>ARUP</b>   |
| CHECKED<br>WL                              |               |   |                       |   |
| APPROVED                                   |               |   |                       |   |