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(For Planning Department's Reference Only)

1.0 Introduction

- 1.1 This Tree Preservation and Landscape Proposal is prepared in support of the Section 12A Planning Application ("S12A")/ Rezoning Request ("RR") to amend the Approved Wan Chai Outline Zoning Plan No. S/H5/31 (the "Approved OZP") at Nos. 1, 1A, 2 and 3 Hill Side Terrace ("HST"), No. 55 Ship Street [a.k.a Nam Koo Terrace ("NKT")], Nos. 1 - 5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 ("IL 9048") and adjoining Government Land, Wan Chai (the "Site"/ "Rezoning Site").
- 1.2 The Rezoning Site is currently zoned "Comprehensive Development Area" ("CDA"), "Residential (Group C)" ("R(C)"), "Open Space" ("O") and minor encroachment into the "Government, Institution or Community" ("G/IC") and falls in to area shown as 'Road' on the Approved OZP gazetted on 12 May 2023. The Applicant proposed to rezone the Site to "Other Specified Uses (Residential Development with Historical Building Conserved)" ("OU(RDHBC)") and "Other Specified Uses (Elevated Walkway)" ("OU(EW)") zone to facilitate a Comprehensive Residential Development with supporting commercial uses and conservation of the NKT. The RR also seeks to relax the plot ratio ("PR") restriction to the level permitted under Building (Planning) Regulations ("B(P)R") and building height ("BH") restriction to 120mPD correspondingly. An Indicative Development Scheme ("IDS") is put forth to demonstrate the development intention and the feasibility of the Proposed "OU(RDHBC)" zone.
- 1.3 This report describes the concepts and principles underlying the Landscape Master Plan of the Proposed Comprehensive Development. It describes the Proposed Comprehensive Development, revitalization of Nam Koo Terrace and the associated landscape design as well as tree preservation strategies. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.4 This landscape proposal presents:
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Planting Proposal of the Proposed Development and
 - Tree Preservation Proposal.

2.0 The Site and Its Context

- 2.1 The Site is located on Ship Street in Wan Chai. It abuts to St. Francis' Canossian College to its immediate southwest while Hopewell Centre is located to its east. There is no direct vehicular access connecting the Proposed Comprehensive Development to the existing road network. However, there are five pedestrian access routes to and from the Site, four of them are connected to QRE which is downhill from the Site and the fifth route is connected to Kennedy Road which is uphill of the Site.
- 2.2 Majority of the Site is vacant except for NKT and No. 18 Sau Wa Fong (under demolition). Trees are scattered among the Site. They are generally in semi-mature size but few nos. of mature species were identified. Most of them exhibited poor tree form and health conditions. In accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees (OVT) and the Forests and Countryside Ordinance, no OVT or protected species has been identified within the Site.
- 2.3 The landscape character of the Site and its surrounding is mixed and comprised of office buildings, i.e. Three Pacific Place, Arsenal House, hotels, i.e. JW Marriott Hotel, Conrad International Hong Kong, high-rise residential development, i.e. Star Crest, Phoenix Court and disturbed hillsides.

3.0 The Proposed Development

- 3.1 The development proposal comprises of one **24**-storey residential building above an Open Space open to public and three (3) storeys of podium at **+33.60mPD**. NKT is preserved in situ and is proposed to open to public use at reasonable hours between 6am to 11pm. (See Appendix 1 of the Supplementary Planning Statement for details).
- 3.2 A gathering courtyard and public pedestrian passage are proposed at **+19.76mPD** at G/F while a podium at 4/F is proposed to enable all Open Space to be developed and integrated at existing level of NKT, i.e. **+33.60mPD**. The Open Space will be well connected to the pedestrian network in the area via a series of pedestrian connections, including a barrier-free access to a lift connecting to Ship Street and further to Queen's Road East, Schooner Street, and Kennedy Road via HCII. The ground surface within the Site needs to be recontoured and some of the vegetation would be affected by the site formation work. The detailed tree assessment shall refer to the Para 4.0 below. The architectural layout has overlaid on the 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 A** for reference.

4.0 Existing Vegetation

- 4.1 A tree survey was carried out on **29 January 2024** in accordance with LAO PN No. 6/2023. A total of **36** trees, including **5** dead trees were recorded within the Application Site Boundary. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 1.0 Species Composition of Existing Trees

Scientific Name	Chinese Name	Quantity	Tree No.
<i>Broussonetia papyrifera</i>	構樹	5	T13, T16, T48, T61, A1
<i>Canarium album</i>	白欖	1	T72
<i>Celtis sinensis</i>	朴樹	1	T14
<i>Cinnamomum burmannii</i>	陰香	1	T20
<i>Cinnamomum camphora</i>	樟樹	6	T53, T60, T68, T69, T70, T71
<i>Clausena lansium</i>	黃皮	1	T22
Dead tree	死樹	5	T17, T29, T34, T56, T58
<i>Ficus microcarpa</i>	細葉榕	1	T18
<i>Ficus variegata</i>	青果榕	4	T26, T27, T30, T67
<i>Ligustrum sinense</i>	山指甲	1	T51
<i>Litsea monopetala</i>	假柿樹	4	T21, T31, T54, T59
<i>Mallotus paniculatus</i>	白楸	1	T49
<i>Michelia x alba</i>	白蘭	1	T66
<i>Psidium guajava</i>	番石榴	1	T23
<i>Schefflera heptaphylla</i>	鵝掌柴	1	T64
<i>Sterculia lanceolata</i>	假蘋婆	1	T52
<i>Syzygium jambos</i>	蒲桃	1	T65
	Total:	36	

- 4.2 The Site is dominated by *Broussonetia papyrifera* 構樹 (5 nos.), *Cinnamomum camphora* 樟樹 (6 nos.) and *Litsea monopetala* 假柿樹 (4 nos.) which are common hillside species in Hong Kong.
- 4.3 The health condition of the bulk of these trees is generally in Fair condition (63.89%) and the remaining trees are in Poor condition (22.22%) and Dead condition (13.89%).
- 4.4 No OVT or protected species has been identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance respectively.

Impact of the Proposed Comprehensive Development

- 4.5 Impact of the Proposed Development is generally caused by the site formation works, construction of the building, removal of existing vegetation for the build element and the related construction activities, excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on **Tree Survey Plans** in **Appendix A** to illustrate the impact on the existing trees.

Retention of Trees

- 4.6 Apart from the proposed open space at +19.76mPD and the existing Nam Koo Terrace at +33.60mPD, the proposed building will be situated on an elevated platform at +33.60mPD and there will be a high retaining structure to the south of Site due to level difference. All 36 surveyed existing trees within the Site, including 5 dead trees will be affected with the proposed works and **none** of them will be retained.

Felling and Transplantation of Trees

- 4.7 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfill all the criteria below:
- Trees have high amenity value;
 - Trees with good form and health;
 - Suitable access;
 - Tree species able to be transplanted easily;
 - Trees have suitable size and;
 - Trees are young to semi-mature.
- 4.8 In this project, 36 of existing trees, including 5 dead trees within the Application Site are in direct conflict with the proposed works and cannot be retained in situ. None of the disturbed trees fulfill the above criteria and none of them is recommended for transplantation.
- 4.9 17 affected trees including T13, T16, T48, T61, A1 - *Broussonetia papyrifera*, T72 - *Canarium album*, T26, T27, T30, T67 – *Ficus variegata*, T51 – *Ligustrum sinense*, T21, T31, T54, T59 – *Litsea monopetala*, T49 – *Mallotus paniculatus* and T64 – *Schefflera heptaphylla* are common hillside species in Hong Kong. As they are propagated from the adjoining hillside areas and their root systems are susceptible to environmental change, this renders them a relatively low survival rate after transplantation. Hence, all of these trees are also proposed to be felled.
- 4.10 2 fruit trees including T22 - *Clausena lansium*, and T23 - *Psidium guajava* are in conflict with the proposed works. Due to the nature of fruit tree species, their anticipated survival rate after transplantation is generally low. Therefore, all of them are proposed to be felled, instead of transplanted.
- 4.11 9 nos. of affected trees, i.e. T14 – *Celtis sinensis*, T20 – *Cinnamomum burmannii*, T53, T60, T68 – *Cinnamomum camphora*, T18 – *Ficus microcarpa*, T66 – *Michelia x alba*, T52 – *Sterculia lanceolata* and T65 – *Syzygium jambos* exhibited either poor tree form or health condition. The transplantation of them may lead to irrecoverable tree form and unstable structures in future. Therefore, all of them will also be felled.

- 4.12 **5** nos. of dead trees, including **T17, T29, T34, T56** and **T58** are located within the Application Site. As their presence may pose potential danger to the workers within Site during construction, it is proposed to fell it for the sake of public safety.
- 4.13 The remaining **3** nos. of affected trees, i.e. **T69, T70, T71** – *Cinnamomum camphora* are mature specimens with fair tree form and tree health. They are growing close to the southern boundary and will be affected by the proposed retaining structures. As they are growing on slopes to the south, the formation of well-balanced and sufficient-sized root ball for transplantation is not possible. Besides, the delivery of these trees for transplantation is very difficult on steep slopes. Therefore, they are recommended to be felled.
- 4.14 The proposed treatment on the existing trees between the approved S.16 scheme (Application No. A/H5/418) and the current proposal are summarized as follows:

Table 2.0: Comparison of Treatment of Existing Trees between approved S.16 scheme and current proposal

Proposed Treatment	Approved S.16 Application (A/H5/418)	Current Proposal
Trees to be Retained	0	0
Trees to be Felled	36	36
Trees to be Transplanted	0	0
Number of Surveyed Trees	36	36

5.0 Landscape Proposals (Refer to Appendix B)

- 5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function of the Proposed Comprehensive Development 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 setting by maximising the opportunity for soft landscape;
 - Preservation and Restoration of historical building – NKT;
 - Establishment of pleasant landscape areas which meets the varying needs of residents and satisfy the recreational requirements of them; and
 - Minimization of future maintenance requirements.
- 5.0.2 Landscape drawings showing the proposed landscape treatment for the Proposed Comprehensive Development, and their underlying principles have been attached in **Appendix B** for ease of reference.
- 5.0.3 The landscape design should consider the following relevant guidelines/ legislation:
- Hong Kong Planning Standards and Guidelines;
 - Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
 - Design Manual: Barrier Free Access 2008 (Buildings Department);
 - 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;
 - BD PNAP APP-152 – Sustainable Building Design Guidelines (2019 version);
 - PlanD's PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
 - Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).

5.1 Landscape Design Concept

- 5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Screening Plantation on the Periphery of the Proposed Comprehensive Development

- 5.1.2 The Site is embedded by St. Francis's Canossian School, low to medium-rise residential buildings, i.e. Greenland House, Hoover Towers, HCII (under construction) in short and medium distance to its western, northern and eastern sides respectively. It is proposed to adopt a podium design to overcome the topographical differences within the Site and to enable all Open Space to be developed and integrated at the existing level of NKT (i.e. **+33.60mPD**). Soft landscape measures like provision of heavy standard trees, shrubs, groundcover and climbing plants are proposed along the Site boundary. The intention is to form a soft-planted edge along the periphery of the Site in order to provide smooth transition between the development and the adjacent existing development. Please refer to the landscape section, dwg. No. **LD101** in **Appendix B** for reference.
- 5.1.3 One of the design objectives is to preserve and restore the Grade 1 historic building at NKT. NKT will be open to public and forms part of the Wan Chai Heritage Trail – Architecture Trail. Visitors can access the Site from Schooner Street at **+19.548mPD** to Nam Koo Terrace at **+33.60mPD** by existing staircase and accessible lift. Please refer to the landscape section, dwg. No. **LD104** in **Appendix B**. Moreover, rows of heavy standard trees are proposed along its western and southern edges in order to provide smooth interface between NKT and residential tower.

5.1.4 Due to the level difference from St. Francis Canossian College at **+52.08mPD** and the podium at **+33.60mPD**, there will be a high retaining structures to the south of the Site. Although the retaining structures will be largely screened by the building towers, vertical green wall with self-clinging plants are proposed on surface of the retaining wall, in order to alleviate the visual impact to the occupants. The proposed vertical green wall, ornamental trees and shrubs at toe of the retaining walls will help to soften the hard lines of the retaining wall substantially. Please refer to the landscape section, dwg. No. **LD103** in **Appendix B** for reference.

Landscaped Garden at G/F and 4/F

5.1.5 Landscaped gardens are proposed at Schooner Street at **+19.76mPD** and the outdoor platform at **+33.60mPD** which will be open for public from 6:00am to 11:00am daily. Recreational facilities, outdoor furniture and planting are proposed for the enjoyment of the public. Please refer to the landscape section, dwg. No. **LD101** and **LD106** in **Appendix B**.

5.1.6 Apart from this, an accessible lift is proposed to the east of the Site which connects the access from Schooner Street at **+19.598mPD**, podium garden at **+33.60mPD** and the Public Open Space (POS) – The Park at Hopewell Centre II at **+64.0mPD**. Please refer to the landscape section, dwg. No. **LD105** in **Appendix B**. The proposed podium garden aims to integrated with the large POS in surrounding and cater for the recreational need in the region. Users can enjoy the open ambience at these gardens in urban area. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development.

Planting Design

5.1.7 A majority of proposed plantings will be planted along the periphery of the Site and planting beds. This will create a tranquil and harmonic environment for enjoyment of future residents. The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect.

5.1.8 Where practicable and feasible, heavy standard trees, medium shrubs and foliage plants are proposed. Heavy standard trees will be planted with sufficient growing medium, i.e. 1.2m clear soil depth, at at-grade and on-slab environment. Please refer to typical planter section, dwg. No. **LD102** in **Appendix B**. These soft landscape measures will enable to soften the hard lines of the Proposed Comprehensive Development. The use of planting heavy standard sized vegetation would offer a more instant greening effect. Planting Plans shall refer to **Appendix C**.

5.1.9 In order to enhance the local biodiversity, local species or broad-leaf species will be selected for tree planting.

5.1.10 The landscape design concept of the approved S.16 scheme (Application No. A/H5/418) and the current proposal are summarized as follows:

Table 3.0: Summary of Landscape Design Concept between the approved S.16 scheme and current proposal

	Landscape Design Concept
Approved S.16 Application (A/H5/418)	<ol style="list-style-type: none"> 1. <i>Screening Plantation on the Periphery of the Proposed Comprehensive Development – soft landscape measures are proposed along the Site boundary to provide smooth transition between the development and the adjacent existing development.</i> 2. <i>Podium Garden at +34.0mPD - Landscaped gardens are proposed at +34.0mPD which will be open for public from 6:00am to 11:00am daily.</i> 3. <i>Planting Design - The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect.</i>
Current Scheme	<ol style="list-style-type: none"> 1. <i>Screening Plantation on the Periphery of the Proposed Comprehensive Development – soft landscape measures are</i>

	<p><i>proposed along the Site boundary to provide smooth transition between the development and the adjacent existing development.</i></p> <p>2. <i>Landscaped Garden at G/F and 4/F</i> - Landscaped gardens are proposed at Schooner Street at +19.76mPD and the outdoor platform at +33.60mPD which will be open for public from 6:00am to 11:00am daily.</p> <p>3. <i>Planting Design</i> - The use of tree planting in heavy standard size and in good quality would be encouraged to provide a more instant effect.</p>
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5.2 Recreational Facilities at Open Space Open to Public

5.2.1 The Site is mainly occupied by proposed residential tower, podium garden, common greenery areas and NKT. Recreational facilities will be provided at covered and outdoor area in Public Open Space at **+19.76mPD** and **+33.60mPD** and is shown as follows:

Table 4.0 Recreational Facilities at Outdoor and Covered Open Space

Area:	Recreational Facilities
Outdoor Open Space	Gathering Courtyard, Meandering Path, Multi-functional Lawn, Amhitheatre
Covered Open Space	Resting Garden, Children Play Area, Fitness Equipment for the Elderly, Botanical Garden, Yoga Place, Climbing Wall, Chess Garden, Scent Garden

5.2.2 The area of the open space open to public is not less than **3,179.9m²** (included **1,894.2m²** of uncovered open space and **1,285.7m²** of covered open space). Based on an average domestic household of **2.1**, the assumed population of the Proposed Comprehensive Development is **655**. The open space provision could met the HKPSG recommendation of 1m² per person. Please refer to the Open Space Provision in **Appendix D**. The landscape provision between the approved S.16 scheme and the current scheme is shown as follows:

Table 5.0: Summary of Landscape Provision between the approved S.16 scheme and current proposal

Proposed Treatment	Approved S.16 Application (A/H5/418)	Current Proposal
Landscape Provision	Scent Garden, Multi-functional Lawn, Pavilion, Exercise Track, Resting Garden, Botanical Garden, Gathering Courtyard, existing pavilion, existing water feature, existing hexagonal planter	Multi-functional lawn, gathering courtyard, resting garden, botanical garden, meandering path, meditation garden, event spaces

5.3 Soil Depth and Drainage for Planting

5.3.1 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 layers, water-proofing and protective screeding exclusive is listed below:

Table 6.0 Planting Medium (Soil Depth)

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

5.3.2 All Planting areas on slab shall be provided with sub-soil drainage system.

5.4 Irrigation

5.4.1 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.

5.5 Future Maintenance

Hard Landscape Elements

5.5.1 Maintenance for hard landscape elements shall be carried out by the future management office of the Proposed 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

- 5.5.2 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.
- 5.5.3 Ultimately the future management office will employ skilled maintenance staff to take care of all landscape areas within the Site.

6.0 PLANTING PROPOSALS (Refer to Appendix C)

6.1 In order to provide quality landscape for the Proposed Comprehensive Development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- To compensate the loss of affected trees;
- To screen the residential building and reduce the visual impact to the nearby residents/visitors;
- To minimize future maintenance; and
- To be compatible with the hillside environment.

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

Table 7.0 Proposed Planting Schedule

Botanical Name	Chinese Name	Native/ Exotic	Size	Spacing (mm)
TREES				
<i>Bauhinia blakeana</i>	洋紫荊	Native	Heavy Standard	4000
<i>Cinnamomum burmanii</i>	陰香	Native	Heavy Standard	4000
<i>Garcinia Subelliptica</i>	菲島福木	Exotic	Heavy Standard	4000
<i>Osmanthus fragans</i>	桂花	Exotic	Heavy Standard	4000
<i>Sapium bicolor</i>	山烏柏	Native	Heavy Standard	4000
<i>Sterculia lanceolata</i>	假蘋婆	Native	Heavy Standard	4000
SHRUBS				
<i>Allamanda cathartica</i> 'Allamanda'	軟枝黃蟬	Exotic	Medium	-
<i>Cordyline fruitcosa</i>	朱蕉	Native	Medium	-
<i>Duranta repens</i> 'Golden'	黃金金露花	Exotic	Medium	-
<i>Ixora chinensis</i>	龍船花	Native	Medium	-
<i>Murraya paniculata</i>	九里香	Exotic	Medium	-
<i>Melastoma candidum</i>	毛荳	Native	Medium	-
<i>Rhapis humilus</i>	小葉棕竹	Exotic	Medium	-
<i>Rhaphiolepis indica</i>	石斑木	Native	Medium	-
<i>Rhododendron simsii</i>	紅杜鵑	Native	Medium	-
GROUNDCOVERS				
<i>Dieffenbachia picta</i>	白班萬年青	Exotic	Medium	-
<i>Lantana montevidensis</i>	小葉馬櫻丹	Native	Medium	-
<i>Ligustrum sinense</i>	山指甲	Native	Medium	-
<i>Nephrolepis auriculata</i>	腎蕨	Native	Medium	-
<i>Nephrolepis exaltata</i> 'Bostoniensis'	波士頓蕨	Exotic	Medium	-

Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
 From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
 "Government, Institution or Community" Zones and Area shown as "Road" to
 "Other Specified Uses (Residential Development with Historical Building Conserved)" and
 "Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
 No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal

CLIMBING PLANT				
<i>Bauhinia glauca</i>	羊蹄甲藤	Native	Medium	-
<i>Parthenocissus himalayana</i>	爬牆虎	Exotic	Medium	-
GRASS				
<i>Zoysia japonica</i>	朝鮮草	Exotic	-	-

6.3 In this study area, a total of **36** trees within the Site Boundary) were recorded. **None** of them will be retained in-situ and all **36** trees inside the Site will be felled due to in conflict with the Proposed Development and the associated works.

6.4 **52** heavy standard trees with average DBH approx. **80mm** are proposed to be planted to compensate the loss of the **36** existing trees. They will be planted at the common landscape areas, peripheral planting strips and roadside planting verge within the site boundary. All these new trees within the lot boundary will all be maintained by the future management office and the individual Lot owners of the Proposed Development.

6.5 Upon the above, the compensation ratio in terms of quantity and quality is shown as follows:

Quantity of loss of trees:	36 nos.
Accumulated DBH loss of trees:	10.53m
Quantity of compensatory trees:	52 nos.
Quantity compensation ratio:	1:1.44
DBH compensation:	4.16m
DBH compensation ratio:	1:0.40

Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
"Government, Institution or Community" Zones and Area shown as "Road" to
"Other Specified Uses (Residential Development with Historical Building Conserved)" and
"Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal

Appendix A

Tree Survey Plan, Tree Assessment Schedule

And

Photographic Record of Existing Trees

LEGEND:
 --- SITE BOUNDARY

⊗ T04 EXISTING TREE TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)

+6.80 ⊕ EXISTING LEVEL

+34.0 ⊕ PROPOSED LEVEL



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/AS/01 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY USES AND AREA SHOWN AS 'ROAD' TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 1A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.I.A. WAN KOO TERRACE), NO. 18 SAU WA FONG, ISLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	1:300(A3); 1:422(A4) DATE 日期 JAN 2024	DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL	
						DRAWING TITLE 圖紙名稱 TREE SURVEY PLAN	REVISION 校訂 - DRAWING NUMBER 圖號 TS01	LANDES LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築 FLAT A, 17/F, SHUN PONG COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔軒尼詩道5-11樓匯豐商業大廈17樓A室 TELEPHONE 2868 0860 FACSIMILE 2868 2203 傳真:(八五二) 二八六八 二二三三	CAD FILENAME : C2037-TS01

Tree Assessment Schedule at
Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H/5/31 from "Comprehensive Development Area", "Residential (Group C)", "Open Space" and "Government, Institution or Community" Zones and Area shown as "Road" to "Other Specified Uses (Residential Development with Historical Building Conserved)" and "Other Specified Uses (Elevated Walkway)"
at Nos. 1, 1A, 2 and 3 Hillside Terrace Nos 55 Ship Street (A.K.A. Name Koo Terrace), Nos 1-5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai
Prepared by Ted Lam (R.L.A. No. R-073) on 29.01.2024
To be read in conjunction with Tree Survey Plan, dwg. no. C2037-T501

Tree No.	Photo No.	Species	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	Proposed Treatment (Retain/Transplant/Fell)	Remark ¹
T13	T13	<i>Broussonetia papyrifera</i>	構樹	8	370	8	Fell	NIL
T14	T14	<i>Celtis sinensis</i>	朴樹	8	283	4	Fell	NIL
T16	T16	<i>Broussonetia papyrifera</i>	構樹	5.5	165	5	Fell	NIL
T17	T17	Dead tree	死樹	3.5	95	1	Fell	NIL
T18	T18	<i>Ficus microcarpa</i>	細葉榕	12	532	12	Fell	NIL
T20	T20	<i>Cinnamomum burmannii</i>	陰香	9	310	5	Fell	NIL
T21	T21	<i>Lisea monopetala</i>	假柿樹	13	380	8	Fell	NIL
T22	T22	<i>Clauseria lansium</i>	黃皮	8	312	8	Fell	NIL
T23	T23	<i>Psidium guajava</i>	番石榴	7	136	4	Fell	NIL
T26	T26	<i>Ficus variegata</i>	青果榕	13	480	8	Fell	NIL
T27	T27	<i>Ficus variegata</i>	青果榕	7	180	2	Fell	NIL
T29	T29	Dead tree	死樹	6	210	1	Fell	NIL
T30	T30	<i>Ficus variegata</i>	青果榕	8	150	5	Fell	NIL
T31	T31	<i>Lisea monopetala</i>	假柿樹	12	394	5	Fell	NIL
T34	T34	Dead tree	死樹	3	200	2	Fell	NIL
T48	T48	<i>Broussonetia papyrifera</i>	構樹	7	275	7	Fell	NIL
T49	T49	<i>Mallotus paniculatus</i>	白楸	7	150	4	Fell	NIL
T51	T51	<i>Ligustrum sinense</i>	山指甲	2	168	1	Fell	NIL
T52	T52	<i>Sterculia lanceolata</i>	假蘋婆	5	125	4	Fell	NIL
T53	T53	<i>Cinnamomum camphora</i>	樟樹	8	455	8	Fell	NIL
T54	T54	<i>Lisea monopetala</i>	假柿樹	8	234	5.5	Fell	NIL
T56	T56	Dead tree	死樹	5	130	3	Fell	NIL
T58	T58	Dead tree	死樹	14	600	12	Fell	NIL
T59	T59	<i>Lisea monopetala</i>	假柿樹	5	330	3	Fell	NIL
T60	T60	<i>Cinnamomum camphora</i>	樟樹	7	461	6	Fell	NIL
T61	T61	<i>Broussonetia papyrifera</i>	構樹	8	270	4	Fell	NIL
T64	T64	<i>Schefflera heptaphylla</i>	雞掌柴	6	160	5	Fell	NIL
T65	T65	<i>Syzygium jambos</i>	蒲桃	9	485	7	Fell	NIL

Tree	Photo No.	Species					Proposed Treatment	Remark ¹
No.		Scientific Name	Chinese Name	Height (m)	DBH ² (mm)	Crown Spread (m)	(Retain/Transplant/Fell)	
T66	T66	<i>Michelia x alba</i>	白蘭	11	500	8	Fell	Protected species
T67	T67	<i>Ficus variegata</i>	青果榕	8	165	4.5	Fell	NIL
T68	T68	<i>Cinnamomum camphora</i>	樟樹	10	350	8	Fell	NIL
T69	T69	<i>Cinnamomum camphora</i>	樟樹	11	460	10	Fell	NIL
T70	T70	<i>Cinnamomum camphora</i>	樟樹	10	348	5	Fell	NIL
T71	T71	<i>Cinnamomum camphora</i>	樟樹	11	170	6	Fell	NIL
T72	T72	<i>Canarium album</i>	白欖	8	247	6	Fell	NIL
A1	A1	<i>Broussonetia papyrifera</i>	構樹	8	247	6	Fell	NIL

Summary Table

Tree to be Retained	0
Tree to be Transplanted	36 nos.
Tree to be Felled	0
Total Number of Existing Trees	36 nos.



T13 (F)



T13 (F)



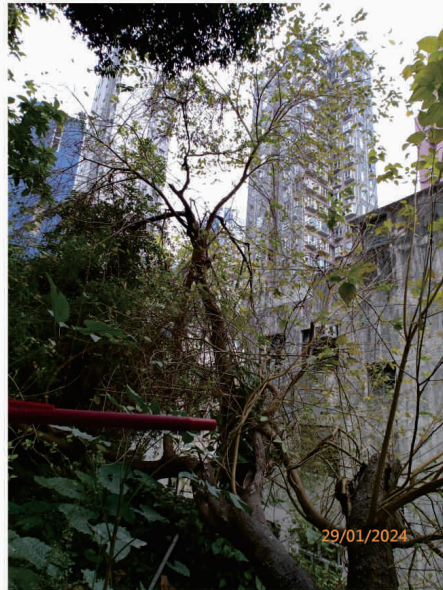
T13 (F)



T13 - Root Plate Movement (F)



T14 (F)



T14 (F)



T14 (F)

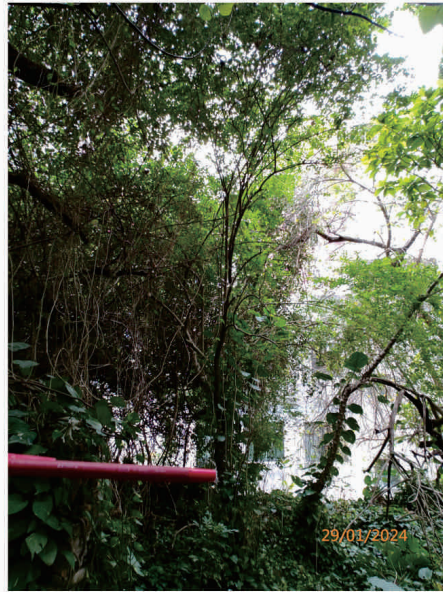


T14 - Decay Branch (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T16 (F)



T16 (F)



T16 (F)



T16 - Branch Topped (F)



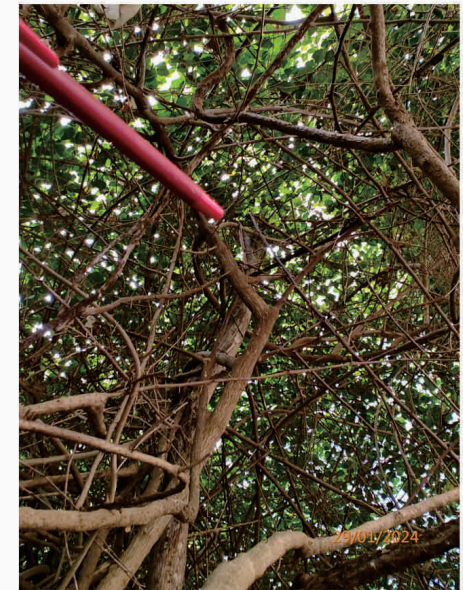
T17 (F)



T17 (F)



T17 (F)

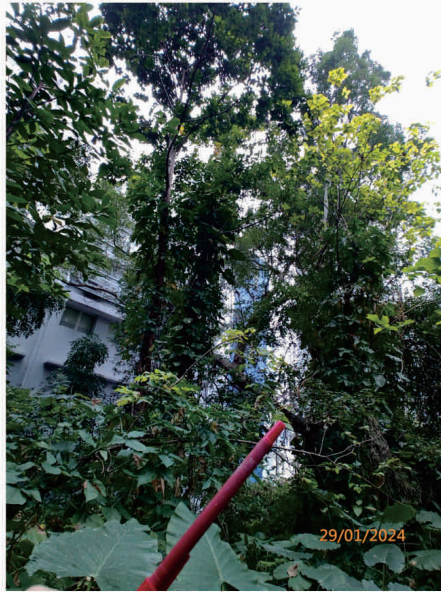


T17 - Trunk Topped (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T18 (F)



T18 (F)



T18 (F)



T18 - Trunk Topped (F)



T20 (F)



T20 (F)



T20 (F)



T20 - Imbalanced Crown (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T21 (F)



T21 (F)



T21 (F)



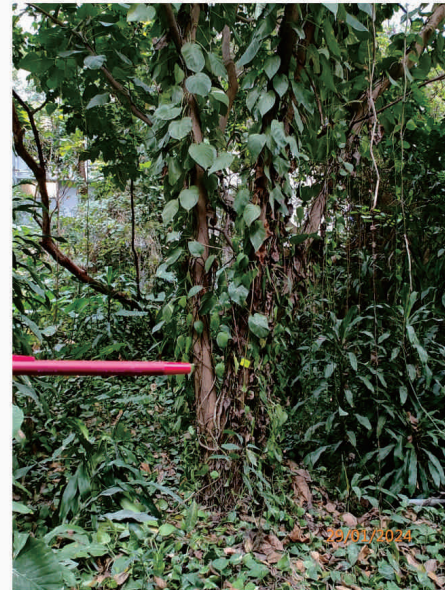
T21 - Trunk Bending (F)



T22 (F)



T22 (F)



T22 (F)

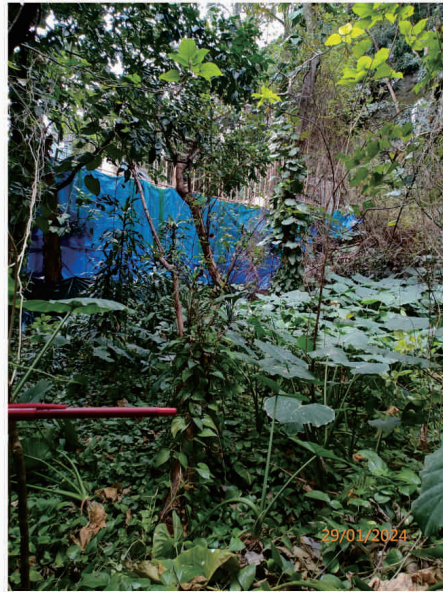


T22 - Included Bark (F)

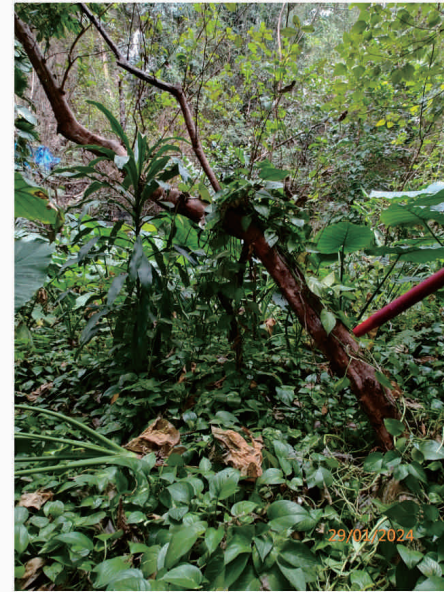
LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T23 (F)



T23 (F)



T23 (F)



T23 - Decay Branch (F)



T26 (F)



T26 (F)



T26 (F)



T26 - Imbalanced Crown (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T27 (F)



T27 (F)



T27 (F)



T27 - Exposed Dead Wood at Trunk Base (F)



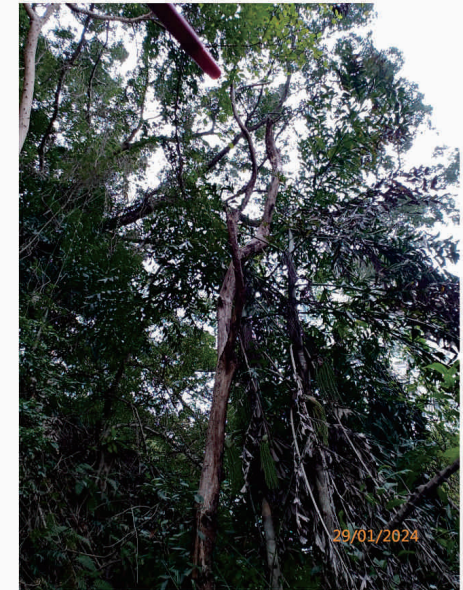
T29 (F)



T29 (F)



T29 (F)



T29 - Decay Branches (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



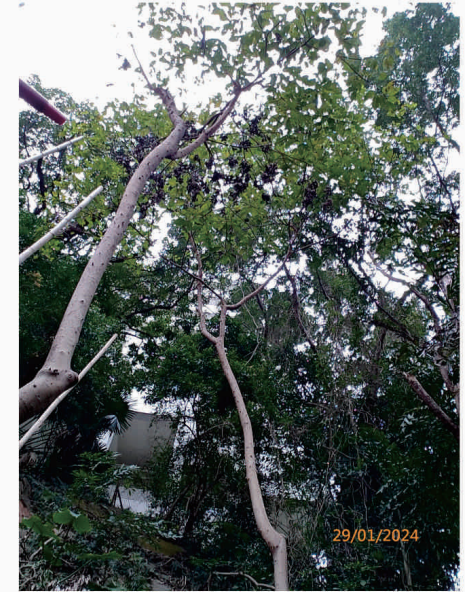
T30 (F)



T30 (F)



T30 (F)



T30 (F)



T31 (F)



T31 (F)



T31 (F)



T31 - Included Bark (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T34 (F)



T34 (F)



T34 (F)



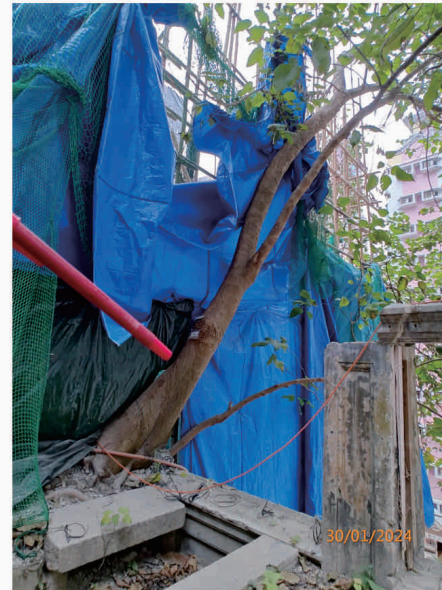
T34 - Decay Branches (F)



T48 (F)



T48 (F)



T48 (F)



T48 - Imbalanced Crown (F)

LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



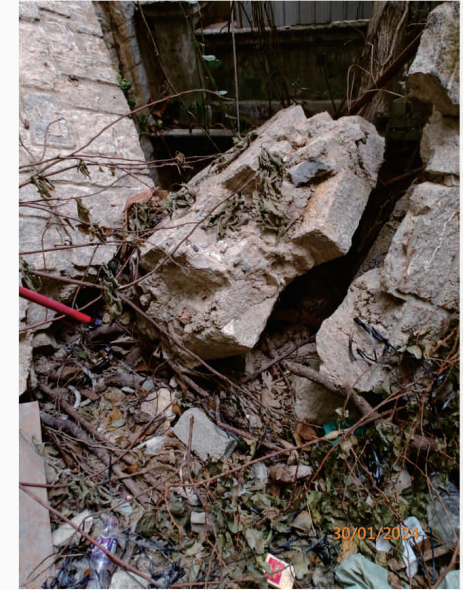
T49 (F)



T49 (F)



T49 (F)



T49 - Root Plate Movement (F)



T51 (F)



T51 (F)



T51 (F)



T51 - Trunk Topped (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T52 (F)



T52 (F)



T52 (F)



T52 - Uproot (F)



T53 (F)



T53 (F)



T53 (F)

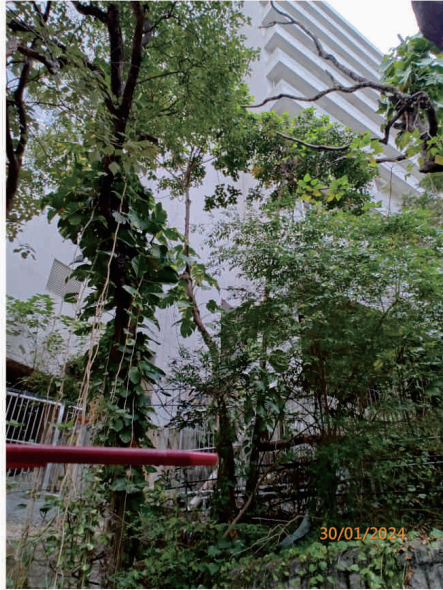


T53 - Dieback (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T54 (F)



T54 (F)



T54 (F)



T54 - Cavity in Trunk Base (F)



T56 (F)



T56 (F)



T56 (F)



T56 - Trunk Topped (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T58 (F)



T58 (F)



T58 (F)



T58 - Dieback (F)



T59 (F)



T59 (F)



T59 (F)

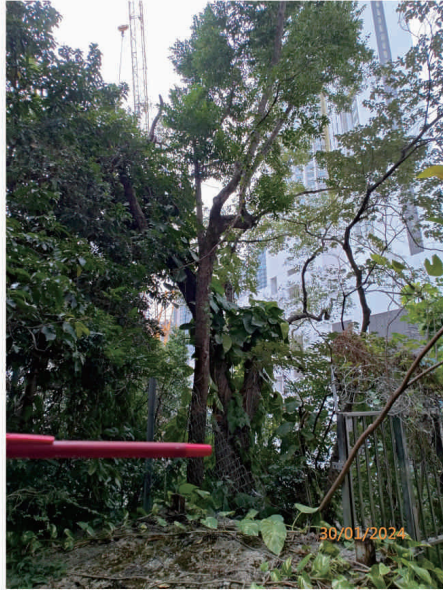


T59 - Branch Topped (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T60 (F)



T60 (F)



T60 (F)



T60 - Cross Trunks (F)



T61 (F)



T61 (F)



T61 (F)



T61 - Branch Crooked (F)

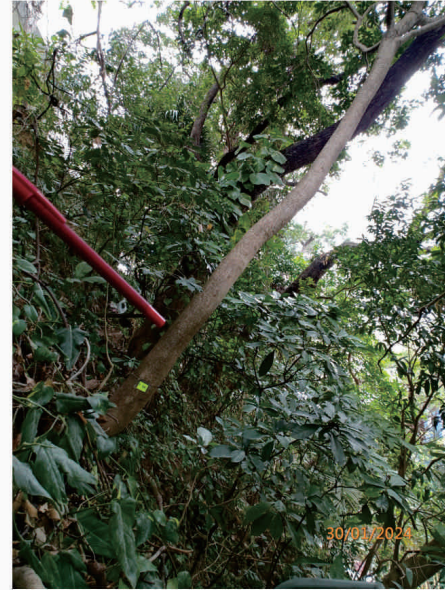
LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T64 (F)



T64 (F)



T64 (F)



T64 (F)



T65 (F)



T65 (F)



T65 (F)



T65 - Cross Trunks (F)

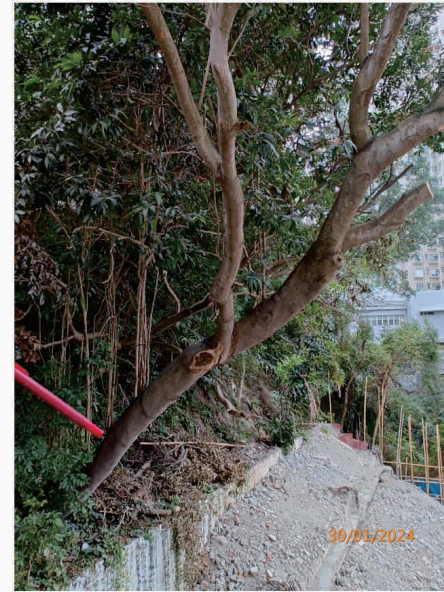
LEGEND:
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T66 (F)



T66 (F)



T66 (F)



T66 - Heartwood Damage in Trunk (F)



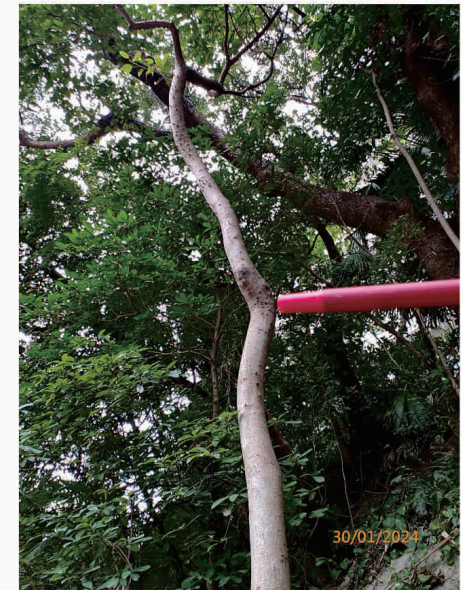
T67 (F)



T67 (F)



T67 (F)



T67 - Trunk Crooked (F)

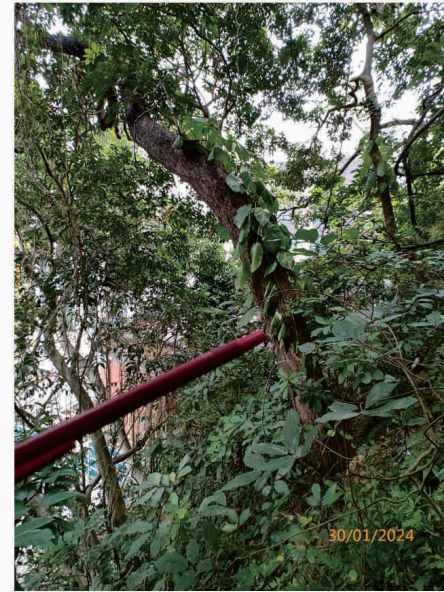
LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T68 (F)



T68 (F)



T68 (F)



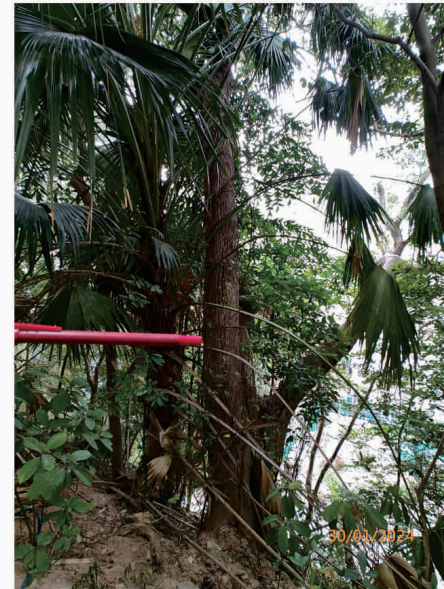
T68 - Trunk Bending (F)



T69 (F)



T69 (F)



T69 (F)

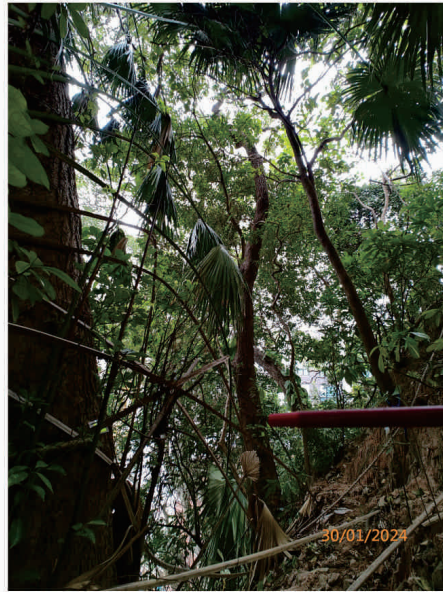


T69 - Bulge at Trunk Base (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



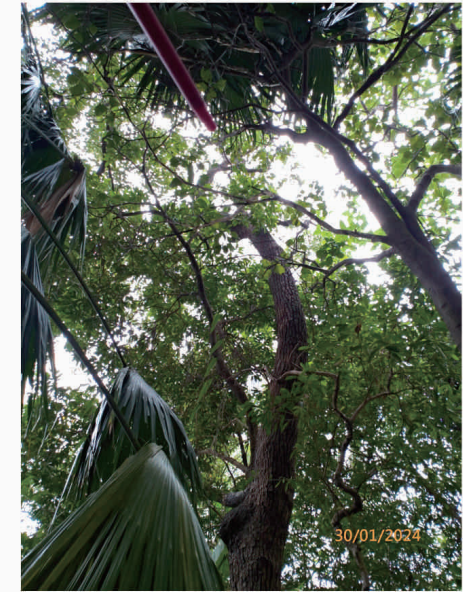
T70 (F)



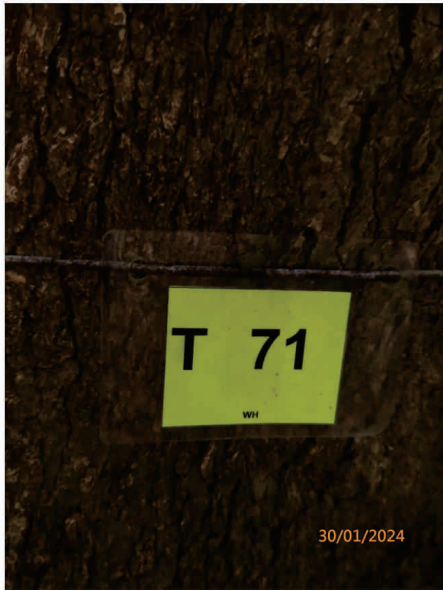
T70 (F)



T70 (F)



T70 - Branch Crooked (F)



T71 (F)



T71 (F)



T71 (F)



T71 - Truncated Branch (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant



T72 (F)



T72 (F)



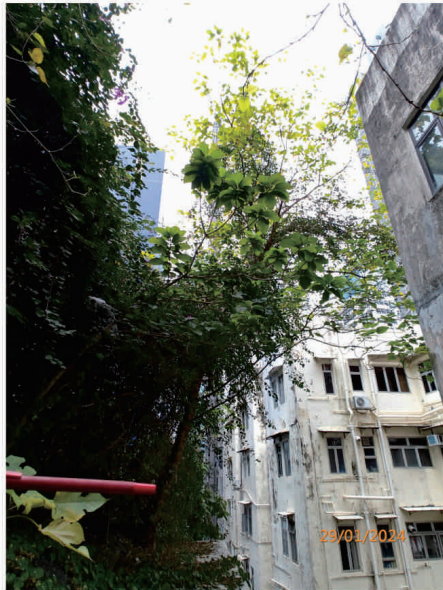
T72 (F)



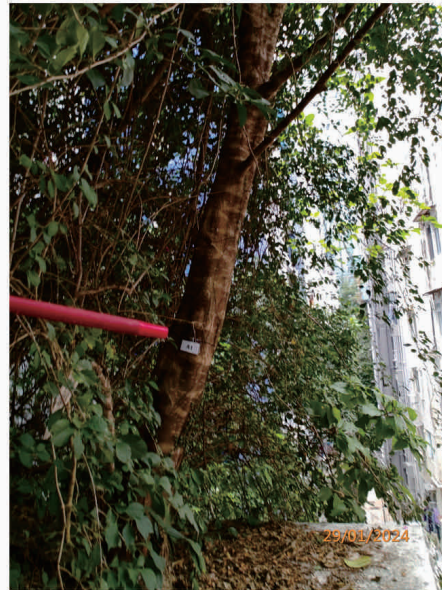
T72- Trunk Crooked (F)



A1 (F)



A1 (F)



A1 (F)



A1 - Tree at the Edge of Retaining Wall (F)

LEGEND :
 (R) - Retain
 (F) - Fell
 (T) - Transplant

Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
"Government, Institution or Community" Zones and Area shown as "Road" to
"Other Specified Uses (Residential Development with Historical Building Conserved)" and
"Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal


Appendix B

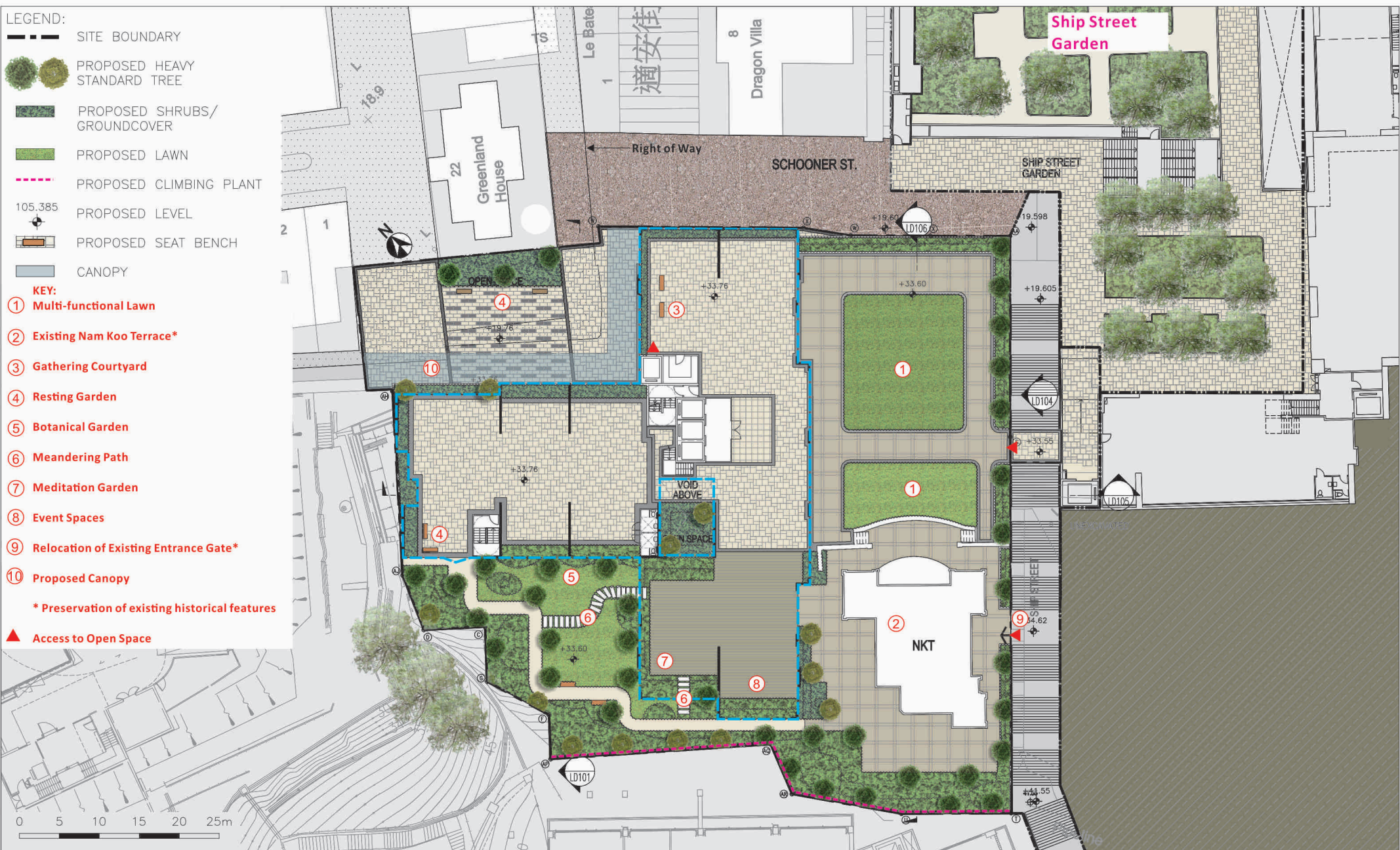
Landscape Master Plan

And

Landscape Details









- LEGEND:**
-  SITE BOUNDARY
 -  PROPOSED HEAVY STANDARD TREE
 -  PROPOSED SHRUBS/ GROUNDCOVER
 -  PROPOSED LAWN
 -  PROPOSED CLIMBING PLANT
 -  105.385 PROPOSED LEVEL
 -  PROPOSED SEAT BENCH
 -  CANOPY

- KEY:**
- ① Multi-functional Lawn
 - ② Existing Nam Koo Terrace*
 - ③ Gathering Courtyard
 - ④ Resting Garden
 - ⑤ Botanical Garden
 - ⑥ Meandering Path
 - ⑦ Meditation Garden
 - ⑧ Event Spaces
 - ⑨ Relocation of Existing Entrance Gate*
 - ⑩ Proposed Canopy
- * Preservation of existing historical features
-  Access to Open Space

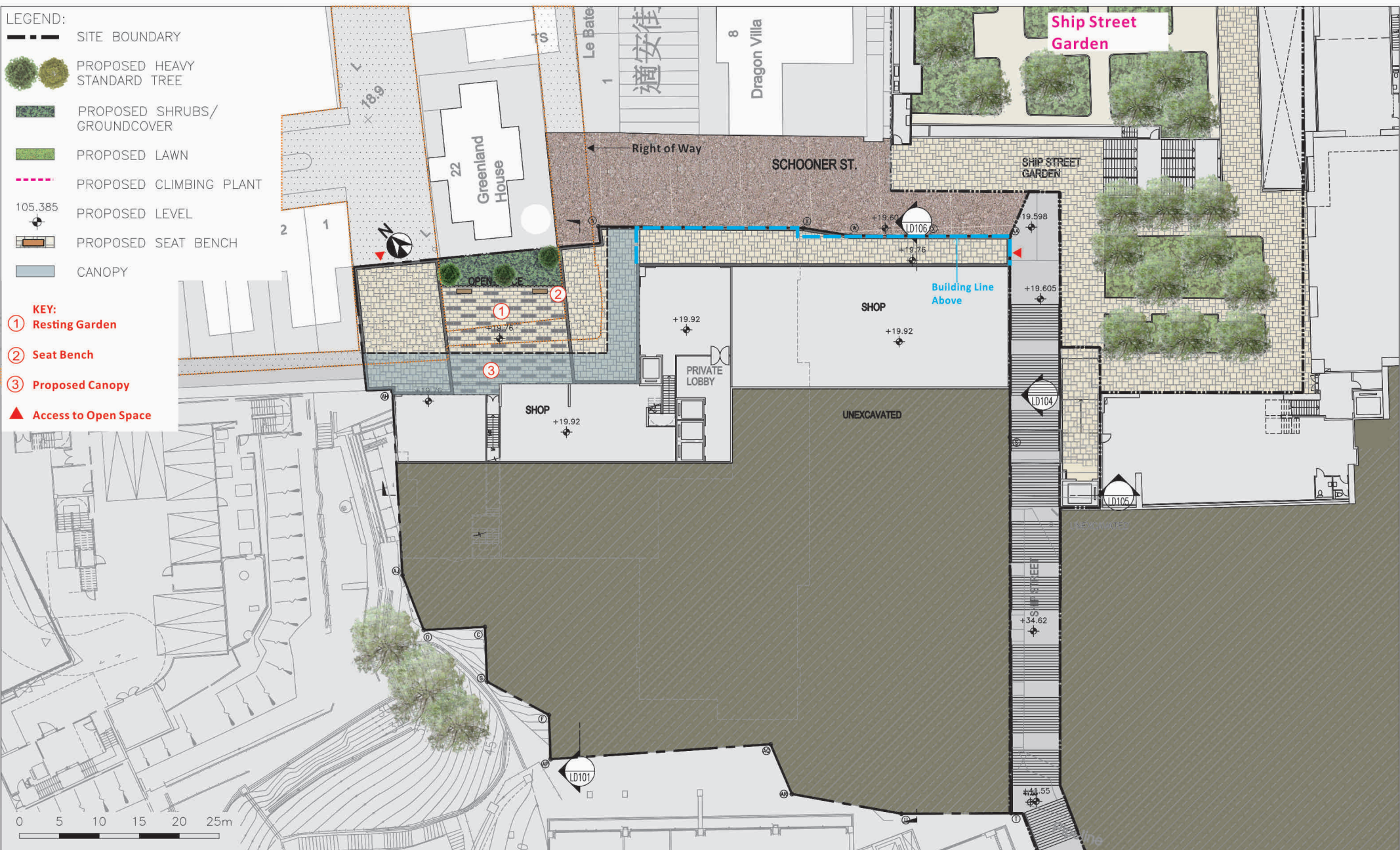


REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
A	GENERAL AMENDMENT	CADD	30/08/2024	ANK	TEL	PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/21 FROM "COMPREHENSIVE DEVELOPMENT AREA", "RESIDENTIAL (GROUP CT)", "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITARIAN" AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 25 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 33 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	SCALE 比例 1:350(A3); 1:492(A4)	DESIGNED 設計 TEL
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (OVERALL VIEW)	DATE 日期 JAN 2024	DRAWN 繪圖 CAD
						DRAWING NUMBER 圖號 LMP01	REVISION 校訂 A	CHECKED 審核 TEL
							APPROVED 審批 TEL	

LEGEND:

-  SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUNDCOVER
-  PROPOSED LAWN
-  PROPOSED CLIMBING PLANT
-  105.385 PROPOSED LEVEL
-  PROPOSED SEAT BENCH
-  CANOPY

- KEY:**
- ① Resting Garden
 - ② Seat Bench
 - ③ Proposed Canopy
 - ▲ Access to Open Space



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例	COPYRIGHT RESERVED 保留版權	
A	GENERAL AMENDMENT	CADD	30/08/2024	ANK	TEL	<p>PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/HS/31 FROM "COMPREHENSIVE DEVELOPMENT AREA" "RESIDENTIAL (GROUP C)" "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY" ZONES AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A/K/A TAM MOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG INLAND LOT NO.05488 AND ADJOINING GOVERNMENT LAND, WAN CHAI</p> <p>DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (G/F)</p>	<p>SCALE 比例 1:350(A3); 1:492(A4)</p> <p>DATE 日期 JAN 2024</p> <p>REVISION 校訂 A</p> <p>DRAWING NUMBER 圖號 LMP02</p>	<p>DESIGNED 設計 TEL</p> <p>DRAWN 繪圖 CAD</p> <p>CHECKED 審核 TEL</p> <p>APPROVED 審批 TEL</p>

LANDES LIMITED 蘭地設計有限公司
 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築
 FLAT A 17/F, SHUN PONG COMMERCIAL BUILDING, 5 - 11 THONGSON ROAD, WAI CHAI, HONG KONG 香港中環德輔道中5-11號新豐商業大廈17樓A室
 TELEPHONE 2888 0880 FACSIMILE 2888 2203 電話:(八五二) 二八八八 零八八零 傳真:(八五二) 二八八八 二二三



LEGEND:

-  SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUNDCOVER
-  PROPOSED LAWN
-  PROPOSED CLIMBING PLANT
-  105.385 PROPOSED LEVEL
-  PROPOSED SEAT BENCH



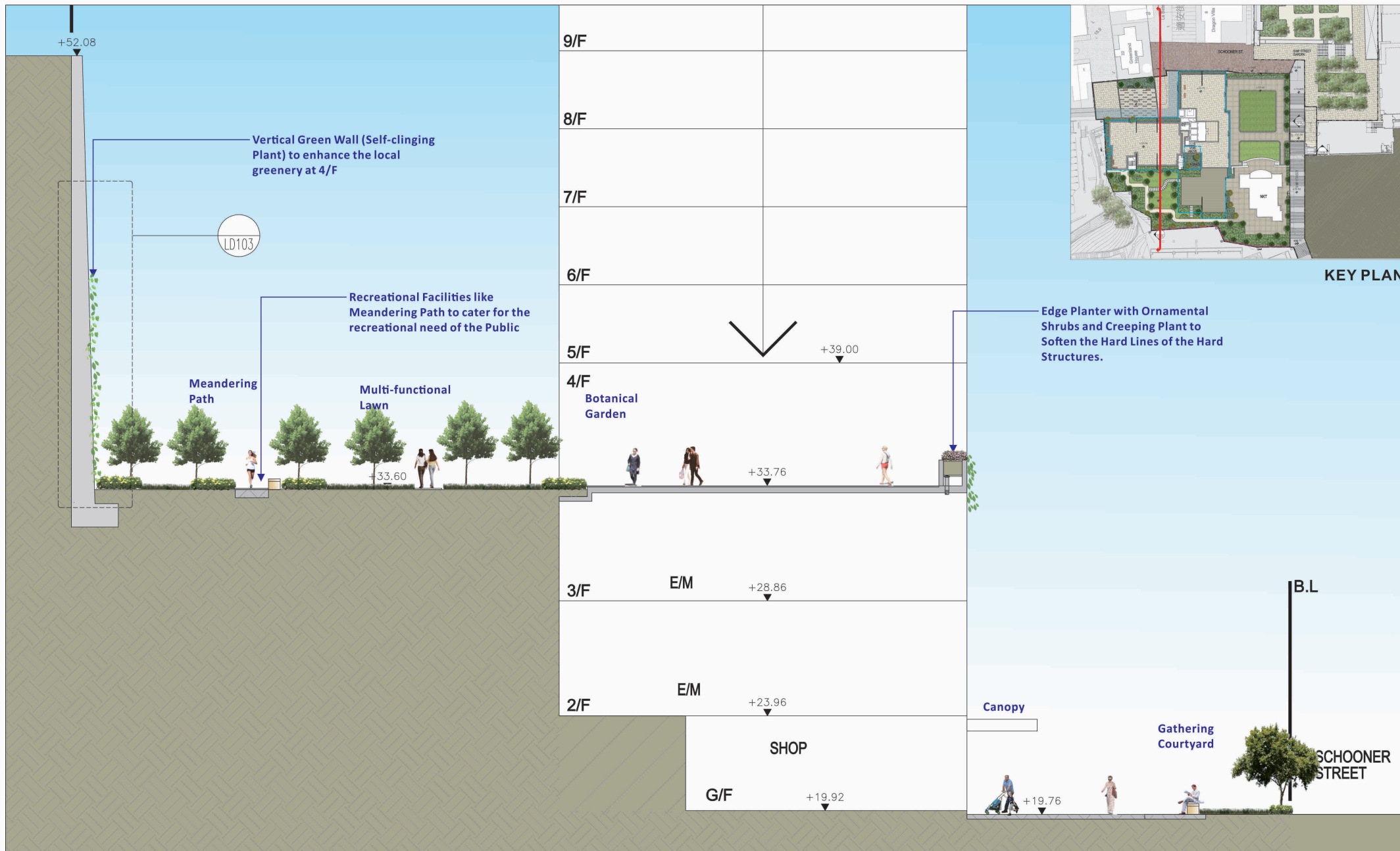
- KEY:**
- ① Multi-functional Lawn
 - ② Existing Nam Koo Terrace*
 - ③ Gathering Courtyard
 - ④ Resting Garden
 - ⑤ Botanical Garden
 - ⑥ Meandering Path
 - ⑦ Meditation Garden
 - ⑧ Event Spaces
 - ⑨ Relocation of Existing Entrance Gate*
- * Preservation of existing historical features
- ▲ Access to Open Space



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計
A	GENERAL AMENDMENT	CADD	30/08/2024	ANK	TEL	PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/21 FROM "COMPREHENSIVE DEVELOPMENT AREA" "RESIDENTIAL (GROUP C) "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY" ZONES AND AREA SHOWN AS "ROAD" TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 10 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 33 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	1:250(A3); 1:352(A4)	DESIGNED 設計 TEL
						DRAWING TITLE 圖紙名稱 LANDSCAPE MASTER PLAN (4/F)	DATE 日期 JAN 2024	DRAWN 繪圖 CAD
						DRAWING NUMBER 圖號 LMP03	REVISION 校訂 A	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 LMP03	APPROVED 審批 TEL

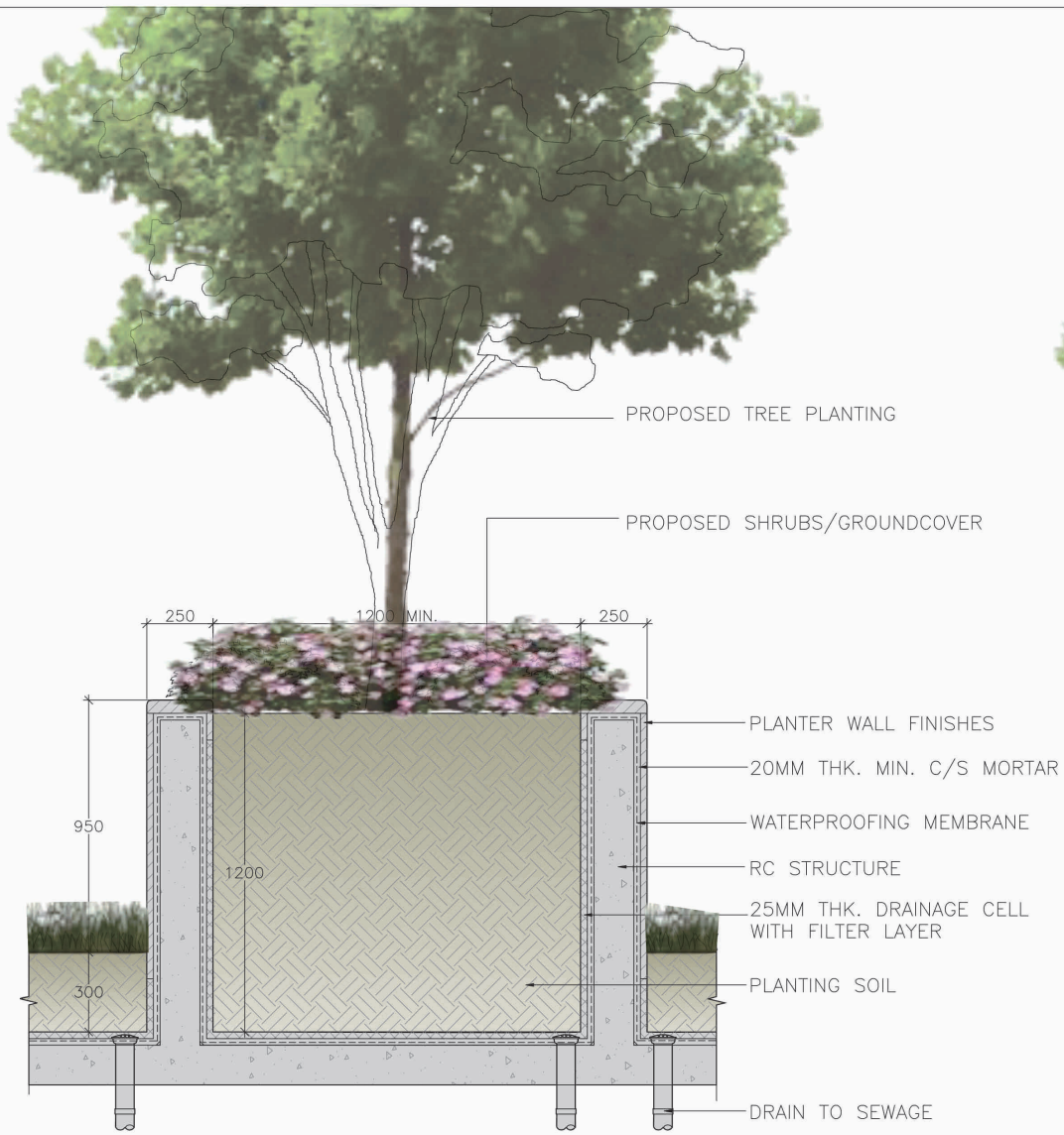
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LANDS LIMITED 景園設計有限公司
 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築
 FLAT A 17/F, SHUN PONG COMMERCIAL BUILDING, 9 - 11 THONGSUI ROAD, WAI SHAI, HONG KONG 香港新區葵涌葵祥道9-11號新豐商業大廈17樓A座
 TELEPHONE 2868 0980 FACSIMILE 2868 2003 電話:(八五二) 二八六八 零九八零 傳真:(八五二) 二八六八 二二三

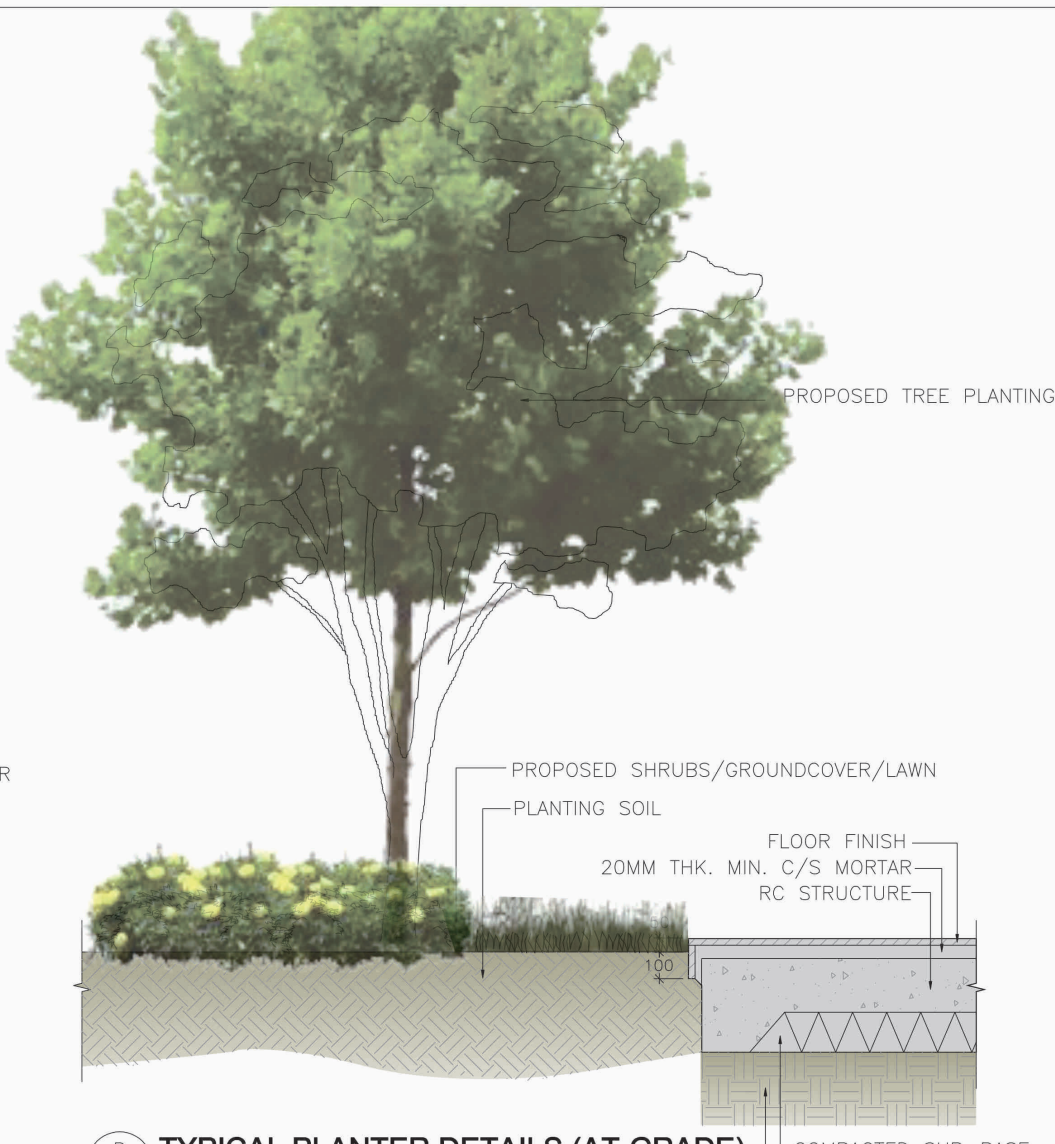


REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/HS/31 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY) AT NOS. 1, 1A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	SCALE 比例 1:150(A3); 1:211(A4)	DESIGNED 設計 TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE SECTION	DATE 日期 JAN 2024	DRAWN 繪圖 CAD	
							REVISION 校訂 -	CHECKED 審核 TEL	
							DRAWING NUMBER 圖號 LD101	APPROVED 審批 TEL	
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, WAN CHAI, HONG KONG TELEPHONE 2868 0960 FACSIMILE 2868 2203	DESIGNED 設計 TEL		
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, WAN CHAI, HONG KONG TELEPHONE 2868 0960 FACSIMILE 2868 2203	DRAWN 繪圖 CAD		
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, WAN CHAI, HONG KONG TELEPHONE 2868 0960 FACSIMILE 2868 2203	CHECKED 審核 TEL		
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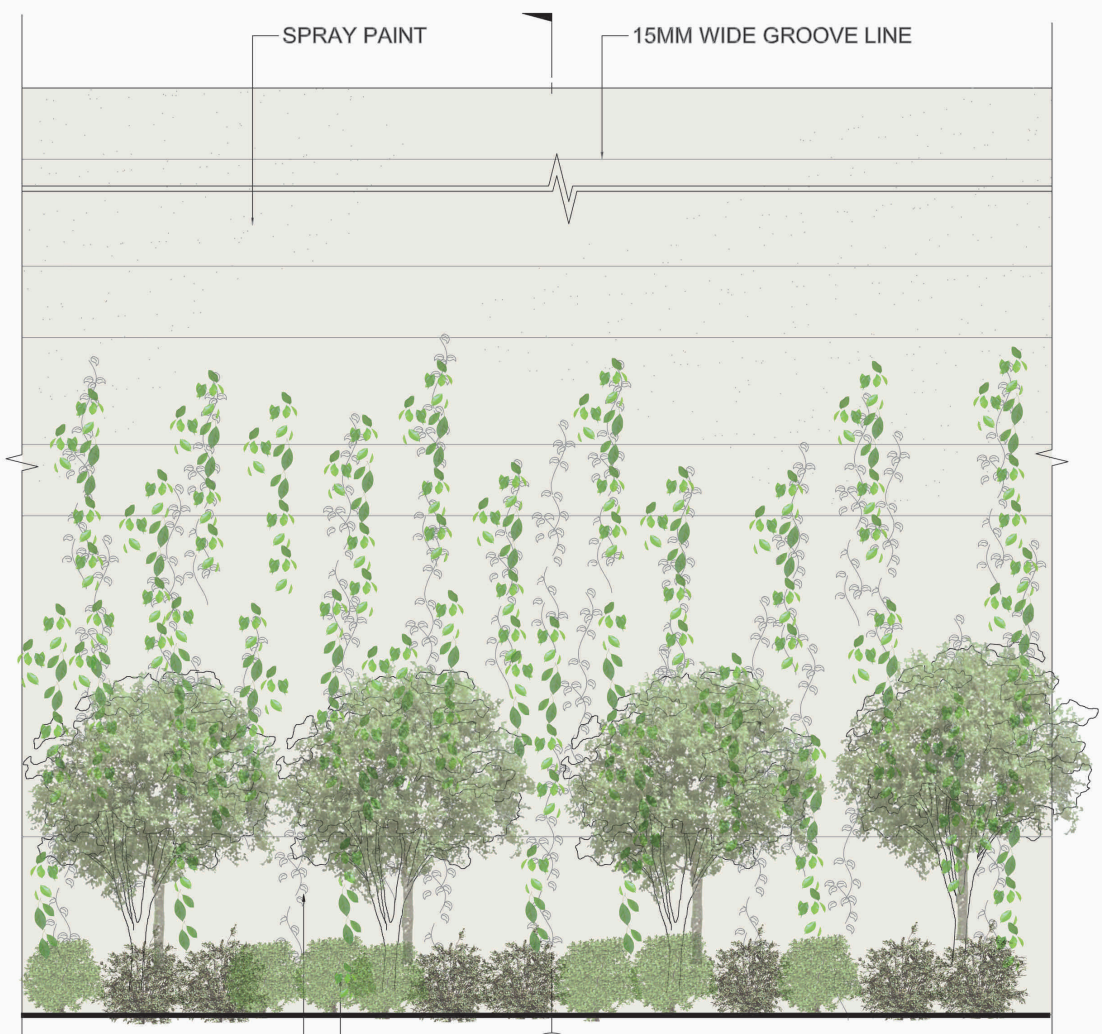


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SCALE 1:20

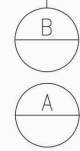


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SCALE 1:20

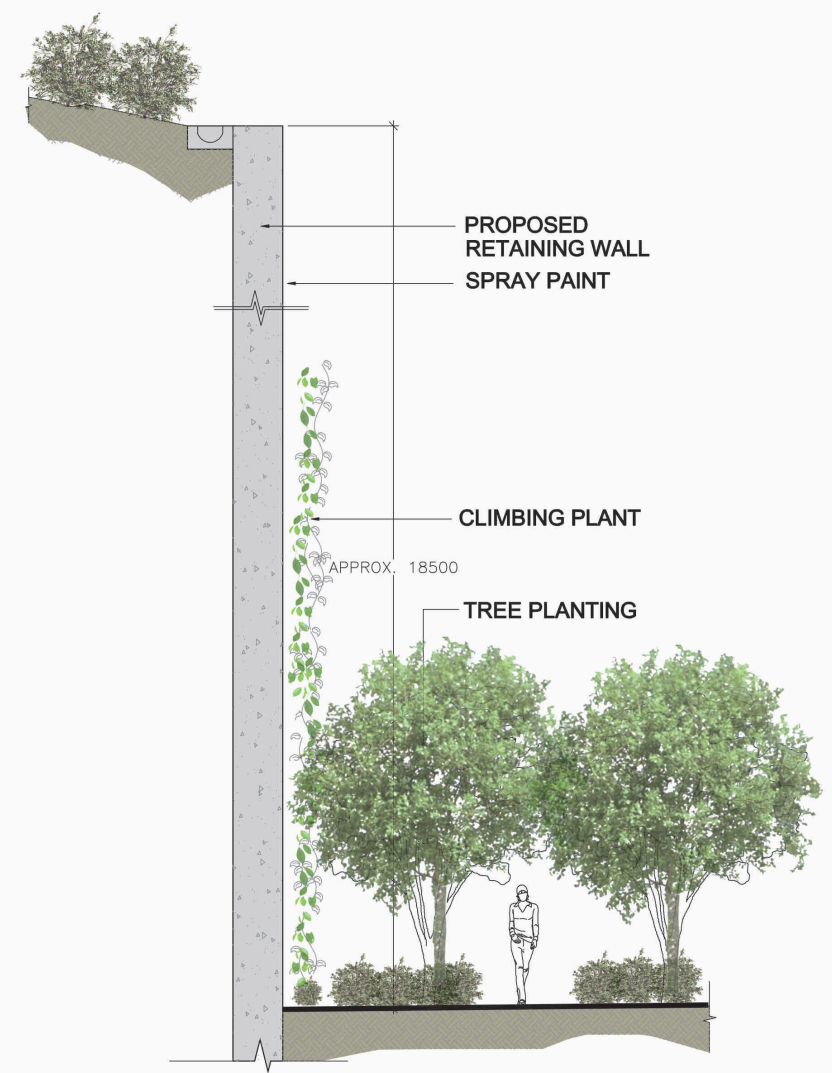
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						LANDES LIMITED 蘭地設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀工程 FLAT A, 17/F, SHUN POINT COMMERCIAL BUILDING, 5 - 11 THONGSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號怡和商業大廈17樓A座 TELEPHONE 2888 0980 FACSIMILE 2886 2283 電話:(八五二) 二八八八 零九八零 傳真:(八五二) 二八八八 二二零三	LanDes	
						CAD FILENAME :	C2037-LD102	



CLIMBING PLANT
MEDIUM SHRUBS



ELEVATION OF RETAINING WALL
SCALE 1:75



PROPOSED
RETAINING WALL
SPRAY PAINT

CLIMBING PLANT

APPROX. 18500

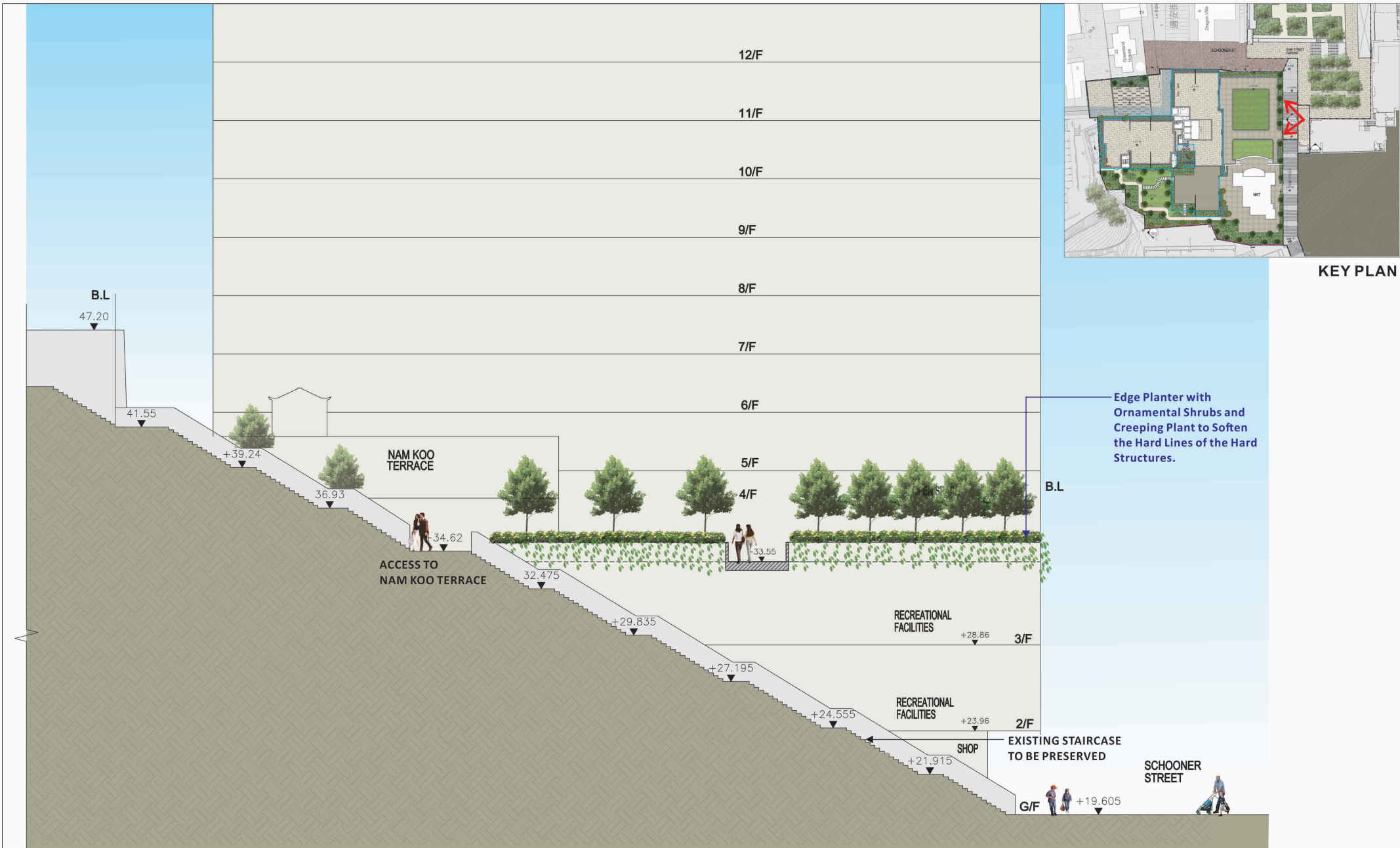
TREE PLANTING



SECTION OF RETAINING WALL
SCALE 1:75

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/01 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS ROAD TO OTHER SPECIFIED LINES (ELEVATED WALKWAY) AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO. 9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI.	SCALE 比例 1:75(A3); 1:98(A4)	TEL TEL TEL TEL
						DRAWING TITLE 圖紙名稱 VERTICAL GREEN WALL DETAILS	DATE 日期 JAN 2024	DRAWN 繪圖 CAD
						REVISION 校訂 -	CHECKED 審核 TEL	APPROVED 審批 TEL
						DRAWING NUMBER 圖號 LD103	APPROVED 審批 TEL	
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						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/HS/31 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY) AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.904B AND ADJOINING GOVERNMENT LAND, WAN CHAI	SCALE 比例 1:200(A3); 1:268(A4) DATE 日期 JAN 2024 REVISION 校訂 — DRAWING NUMBER 圖號 LD104	DRAWN 繪圖 TEL CAD CHECKED 審核 TEL APPROVED 審批 TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE ELEVATION			
						LANDES LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A室 TELEPHONE 2868 0960 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九六零 傳真:(八五二) 二八六八 二二二三			

LanDes

14/F

13/F

12/F

11/F

10/F

9/F

8/F

B.L

7/F

6/F

5/F

+39.00

+33.76

3/F

+28.86

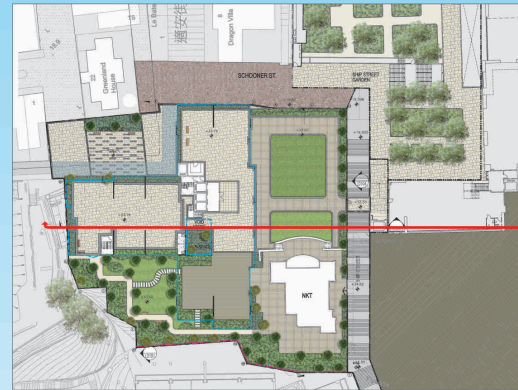
E/M

2/F

+23.96

E/M

SHIP STREET
PUBLIC ACCESSIBLE
LIFT & STAIRCASE



KEY PLAN

THE PARK,
HOPEWELL CENTRE II
(OPEN TO PUBLIC
6am - 11pm) +64.00

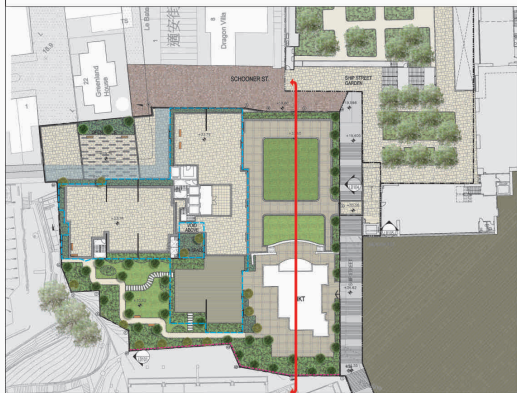
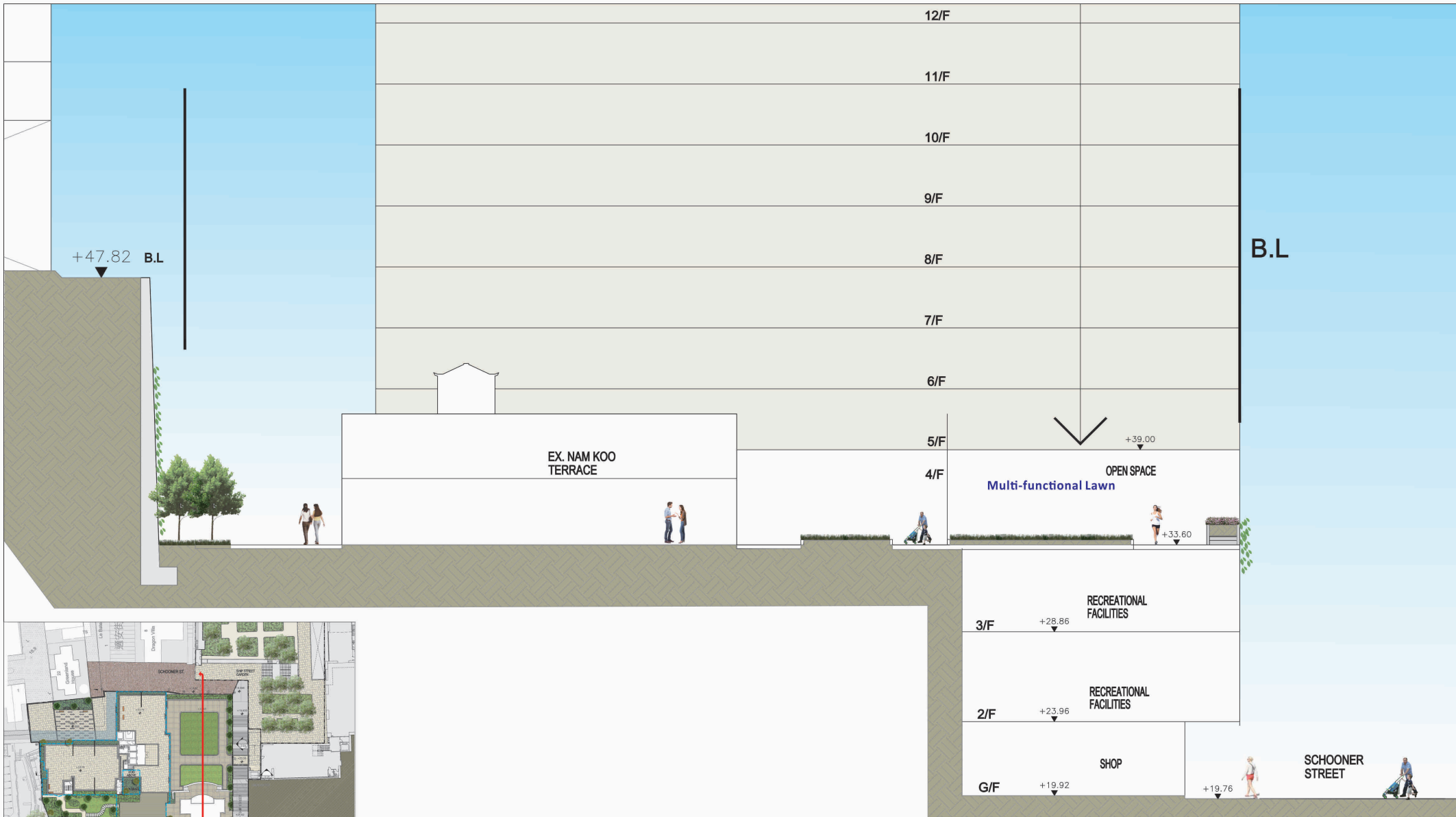
B.L

SHIP STREET
STEPS

Multi-functional Lawn

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31 FROM "COMPREHENSIVE DEVELOPMENT AREA", "RESIDENTIAL (GROUP CT)", "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES AND AREA SHOWN AS 'ROAD' TO 'OTHER SPECIFIED USES (ELEVATED WALKWAY)' AT NOS. 1, 1A, 2 AND 3 HILL-SIDE TERRACE, NO. 35 SHIP STREET (A.K.A. TAM KOO TERRACE), NO. 33 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	1:200(A3); 1:268(A4)	TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE SECTION	DATE 日期 JAN 2024	DRAWN 繪圖 CAD	
						DRAWING NUMBER 圖號 LD105	REVISION 校訂 -	CHECKED 審核 TEL	
								APPROVED 審批 TEL	
						LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀工程 FLAT A, 17/F, SHUN POINT COMMERCIAL BUILDING, 5 - 11 THONGSON ROAD, WAI CHAI, HONG KONG 香港灣仔區通遜街5-11號怡和商業大廈17樓A座 TELEPHONE 2888 0980 FACSIMILE 2886 2283 電話:(八五二) 二八八八 零九八零 傳真:(八五二) 二八八八 二二二三			





KEY PLAN

A SECTION
SCALE 1:150

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/HS/51 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY) AT NOS. 1, 1A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.904B AND ADJOINING GOVERNMENT LAND, WAN CHAI	SCALE 比例 1:200(A3); 1:268(A4)	DESIGNED 設計 TEL	
						DRAWING TITLE 圖紙名稱 LANDSCAPE ELEVATION	DATE 日期 JAN 2024	DRAWN 繪圖 CAD	
						DRAWING NUMBER 圖號 LD106	REVISION 校訂 -	CHECKED 審核 TEL	
							DRAWING NUMBER 圖號 LD106	APPROVED 審批 TEL	
						LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAN CHAI, HONG KONG TEL: (852) 2868 0960 FAX: (852) 2868 2203	LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION Landscape Planning & Construction TEL: (852) 2868 0960 FAX: (852) 2868 2203		

LanDes

Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
"Government, Institution or Community" Zones and Area shown as "Road" to
"Other Specified Uses (Residential Development with Historical Building Conserved)" and
"Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal







Appendix C

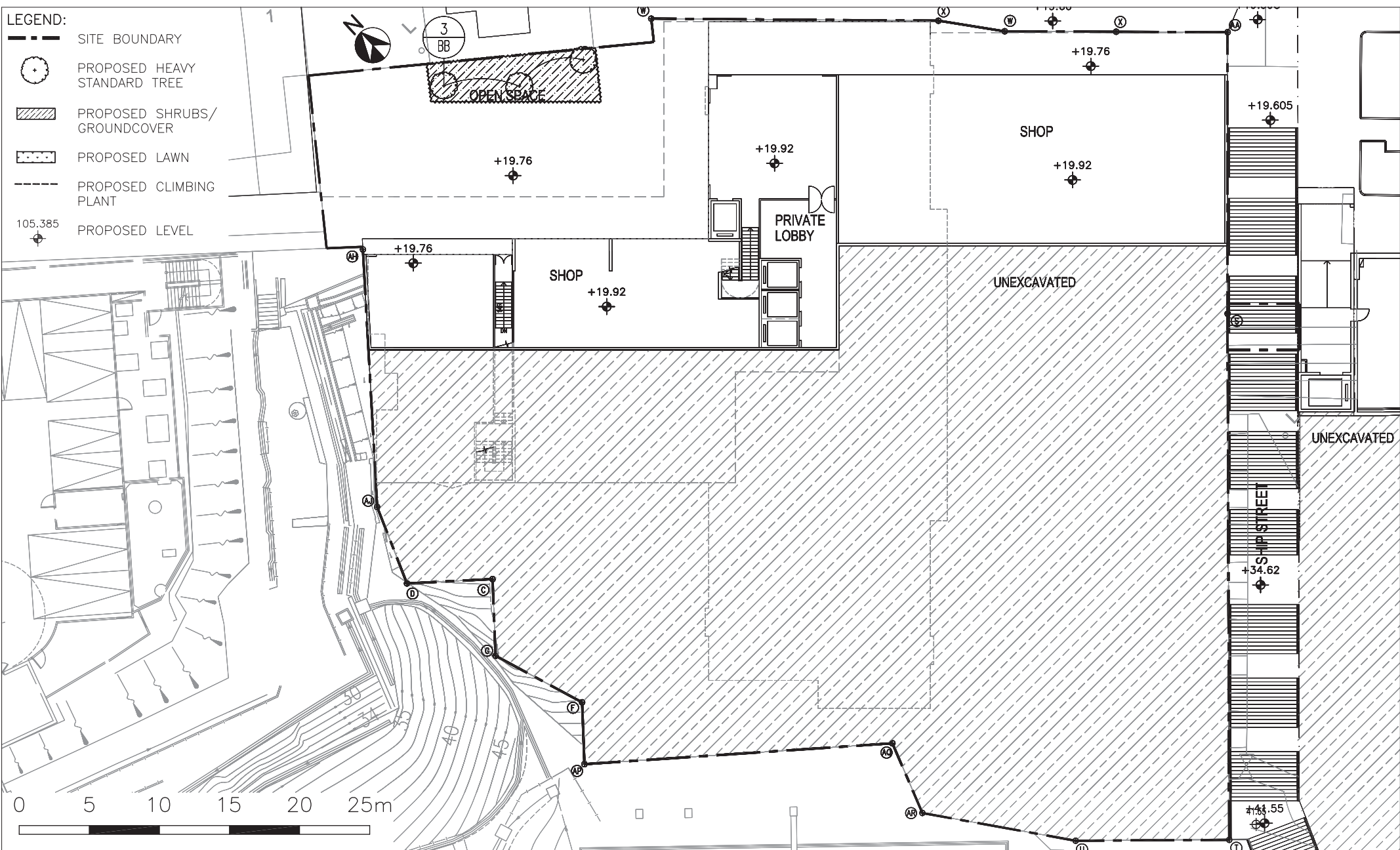
Planting Plans

Quantity	Code	Chinese Name	Botanical Name	Native/ Exotic	Size	Spacing (mm)	Remark
HEAVY STANDARD TREES							
9	BB	洋紫荆	<i>Bauhinia blakeana</i>	Native	Heavy Standard	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
11	CB	陰香	<i>Cinnamomum burmanii</i>	Native	Heavy Standard	4000	
10	GS	菲島福木	<i>Garcinia Subelliptica</i>	Exotic	Heavy Standard	4000	
5	OS	桂花	<i>Osmanthus fragans</i>	Exotic	Heavy Standard	4000	straight trunk and balanced form
11	SD	山烏柏	<i>Sapium dicolor</i>	Native	Heavy Standard	4000	
6	SL	假蘋婆	<i>Sterculia lanceolata</i>	Native	Heavy Standard	4000	Straight trunk, balanced form
SHRUBS							
-	Aca	軟枝黃蟬	<i>Allamanda cathartica 'Allamanda'</i>	Exotic	Medium	-	Abundance of Foliage
-	Cof	朱蕉	<i>Cordyline fruitcosa</i>	Native	Medium	-	Upright Form
-	Drg	黃金金露花	<i>Duranta repens 'Golden'</i>	Exotic	Medium	-	Balanced Form, Abundance of Foliage
-	Ich	龍船花	<i>Ixora chinensis</i>	Native	Medium	-	Balanced Form, Abundance of Foliage
-	Mpa	九里香	<i>Murraya paniculata</i>	Exotic	Medium	-	Balanced Form, Abundance of Foliage
-	Mec	毛荳	<i>Melastoma candidum</i>	Native	Medium	-	Abundance of Foliage
-	Rh	小葉棕竹	<i>Rhapis humilus</i>	Exotic	Medium	-	Upright Form
-	Rhi	石斑木	<i>Rhaphiolepis indica</i>	Native	Medium	-	Abundance of Foliage
-	Rhs	紅杜鵑	<i>Rhododendron simsii</i>	Native	Medium	-	Balanced Form, Abundance of Foliage
GROUNDCOVERS							
-	Dip	白班萬年青	<i>Dieffenbachia picta</i>	Exotic	Medium	-	Abundance of Foliage
-	Lam	小葉馬櫻丹	<i>Lantana montevidensis</i>	Native	Medium	-	Abundance of Foliage
-	Lis	山指甲	<i>Ligustrum sinense</i>	Native	Medium	-	Balanced Form, Abundance of Foliage
-	Nau	腎蕨	<i>Nephrolepis auriculata</i>	Native	Medium	-	Abundance of Foliage, at least 4 shoots
-	Nex	波士頓蕨	<i>Nephrolepis exaltata 'Bostoniensis'</i>	Exotic	Medium	-	at least 5 shoots per plant
CLIMBING PLANT							
-	Bgl	羊蹄甲藤	<i>Bauhinia glauca</i>	Native	Medium	-	at least 5 shoots per plant
-	Phi	爬牆虎	<i>Parthenocissus himalayana</i>	Exotic	Medium	-	at least 5 shoots per plant
GRASS							
-	Zja	朝鮮草	<i>Zoysia japonica</i>	Exotic	-	-	

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	COPYRIGHT RESERVED 保留版權
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/AS/01 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES AND AREA SHOWN AS ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 1A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.I.A. WAN KOO TERRACE), NO. 55 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI SCALE 比例 N.T.S. DATE 日期 JAN 2024 DRAWING TITLE 圖紙名稱 PLANTING SCHEDULE REVISION 校訂 - DRAWING NUMBER 圖號 PS01 DESIGNED 設計 TEL DRAWN 繪圖 CAD CHECKED 審核 TEL APPROVED 審批 TEL LANDES LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAN CHAI, HONG KONG 香港灣仔軒尼詩道5-11號五洲商業大廈17樓A室 TELEPHONE 2868 0960 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九六零 傳真:(八五二) 二八六八 二二三三 CAD FILENAME : C2037-PS01	







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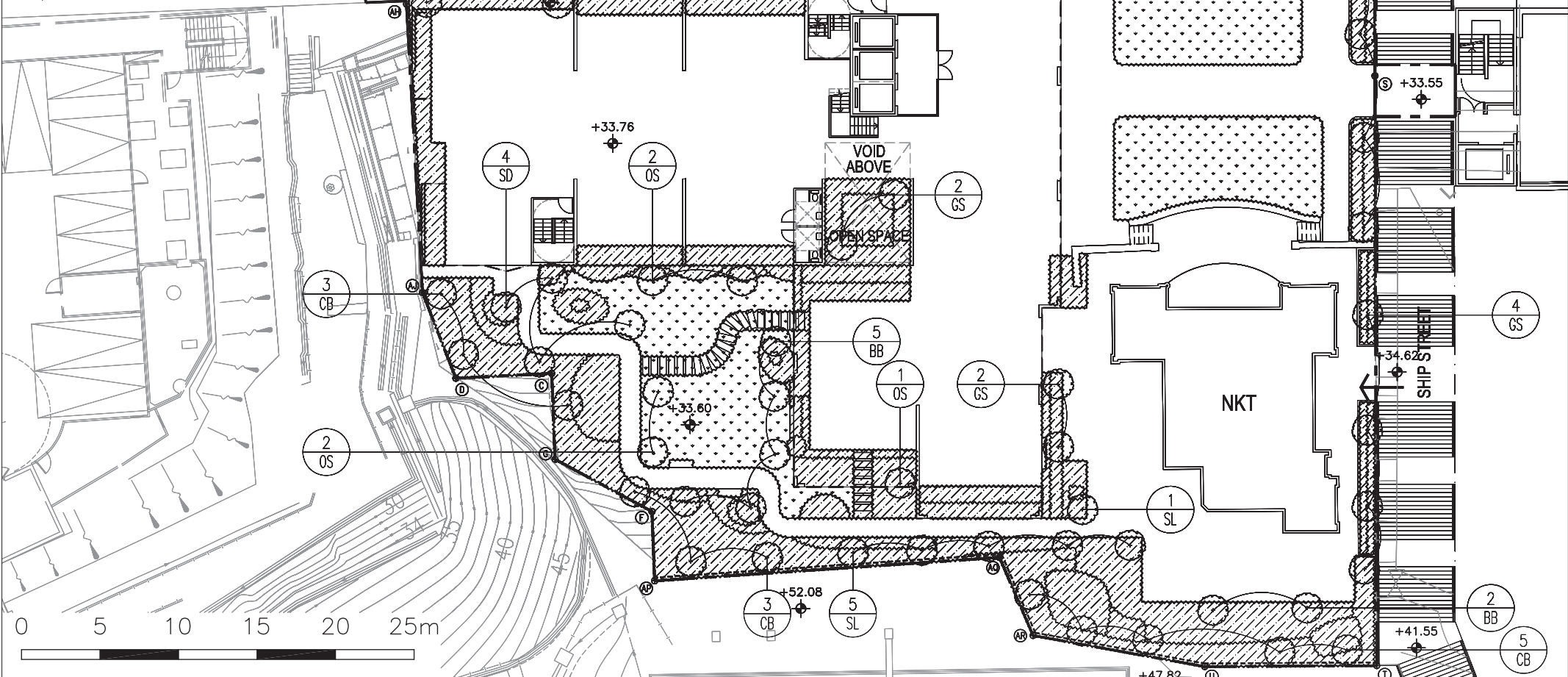
-  SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUND COVER
-  PROPOSED LAWN
-  PROPOSED CLIMBING PLANT
-  105.385 PROPOSED LEVEL



<p>REVISION 校訂</p>	<p>DESCRIPTION 內容摘要</p>	<p>DRAWN 繪圖</p>	<p>DATE 日期</p>	<p>CHECKED 審核</p>	<p>APPROVED 審批</p>	<p>DO NOT SCALE FROM THIS DRAWING 勿按圖量比例</p>	<p>COPYRIGHT RESERVED 保留版權</p>		
<p>PROJECT 工程項目 <small>PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/AS/51 FROM "COMPREHENSIVE DEVELOPMENT AREA", RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY" ZONES AND AREA SHOWN AS ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY) AT NOS. 1, 1A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.S.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO. 9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI</small></p>		<p>SCALE 比例 1:250(A3); 1:352(A4)</p>		<p>DESIGNED 設計 TEL</p>		<p>DATE 日期 JAN 2024</p>		<p>DRAWN 繪圖 CAD</p>	
<p>DRAWING TITLE 圖紙名稱 PLANTING PLAN (G/F)</p>		<p>REVISION 校訂 -</p>		<p>CHECKED 審核 TEL</p>		<p>DRAWING NUMBER 圖號 PT01</p>		<p>APPROVED 審批 TEL</p>	
<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃及設計、景觀建築 FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓A室 TELEPHONE 2868 0960 FACSIMILE 2868 2203 電話:(八五二) 二八六八 零九六零 傳真:(八五二) 二八六八 二二三三</p>								<p>CAD FILENAME : C2037-PT01</p>	

LEGEND:

-  SITE BOUNDARY
-  PROPOSED HEAVY STANDARD TREE
-  PROPOSED SHRUBS/ GROUND COVER
-  PROPOSED LAWN
-  PROPOSED CLIMBING PLANT
-  105.385 PROPOSED LEVEL



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例
						<p>PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/AS/21 FROM "COMPREHENSIVE DEVELOPMENT AREA" RESIDENTIAL (GROUP C), "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS "ROAD TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 3A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.L.A. NAM KIO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO. 9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI</p> <p>DRAWING TITLE 圖紙名稱 PLANTING PLAN (4/F)</p> <p>SCALE 比例 1:250(A3); 1:352(A4)</p> <p>DATE 日期 JAN 2024</p> <p>REVISION 校訂 -</p> <p>DRAWING NUMBER 圖號 PT02</p> <p>DESIGNED 設計 TEL</p> <p>DRAWN 繪圖 CAD</p> <p>CHECKED 審核 TEL</p> <p>APPROVED 審批 TEL</p> <p>COPYRIGHT RESERVED 保留版權</p>
<p>LANDS LIMITED 景園設計有限公司 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築 FLAT A, 17/F, SHUN PONG COMMERCIAL BUILDING, 5 - 11 THOMSON ROAD, WAI CHAI, HONG KONG 香港灣仔軒尼詩道5-11號匯豐商業大廈17樓 TELEPHONE 2869 0960 FACSIMILE 2869 2203 傳真:(八五二) 二八六九 二二三三</p> <p style="text-align: right;">CAD FILENAME : C2037-PT02</p>						

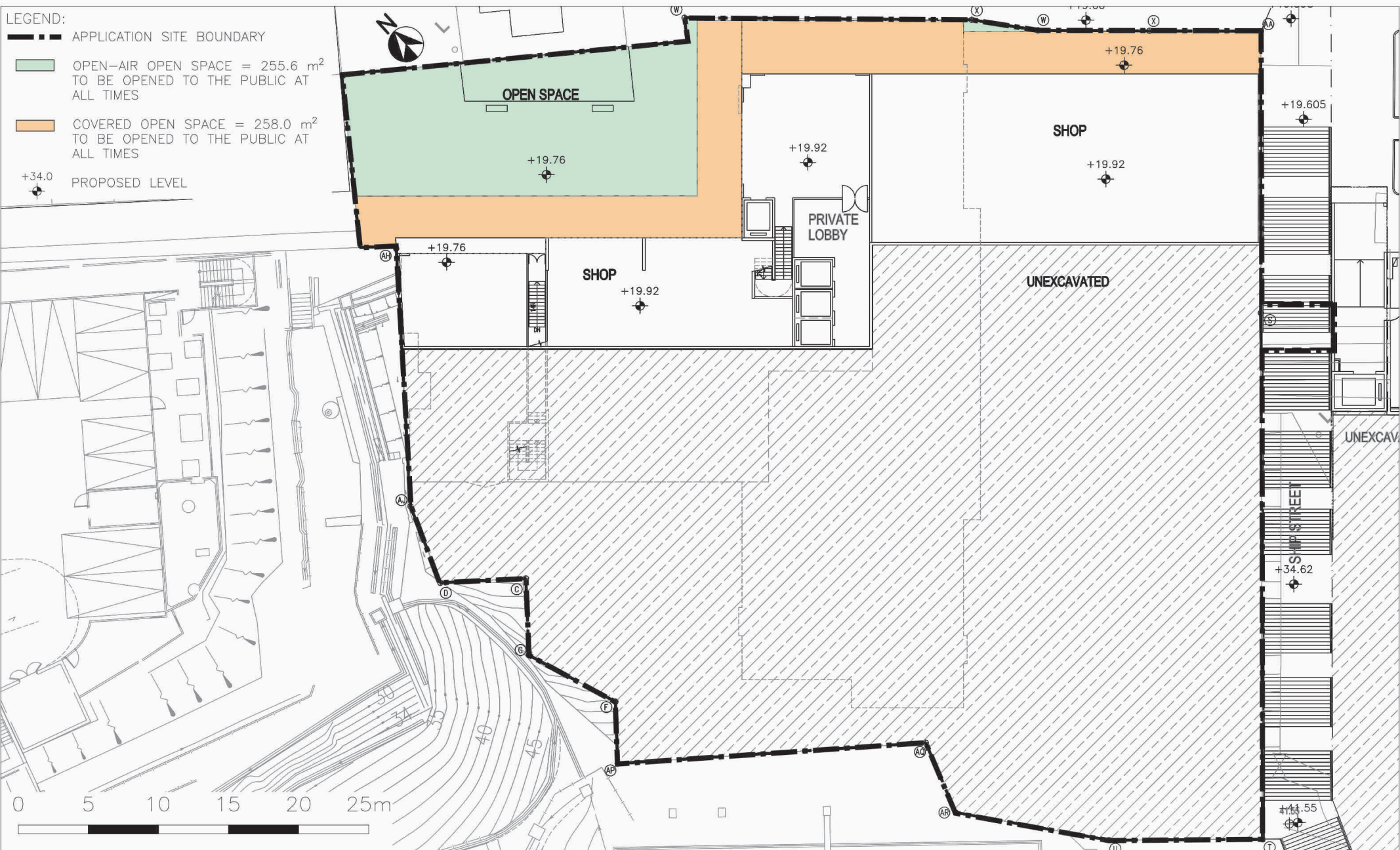
Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
"Government, Institution or Community" Zones and Area shown as "Road" to
"Other Specified Uses (Residential Development with Historical Building Conserved)" and
"Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal

Appendix D

Communal Open Space Provision

LEGEND:

- APPLICATION SITE BOUNDARY
- OPEN-AIR OPEN SPACE = 255.6 m²
TO BE OPENED TO THE PUBLIC AT ALL TIMES
- COVERED OPEN SPACE = 258.0 m²
TO BE OPENED TO THE PUBLIC AT ALL TIMES
- +34.0
PROPOSED LEVEL



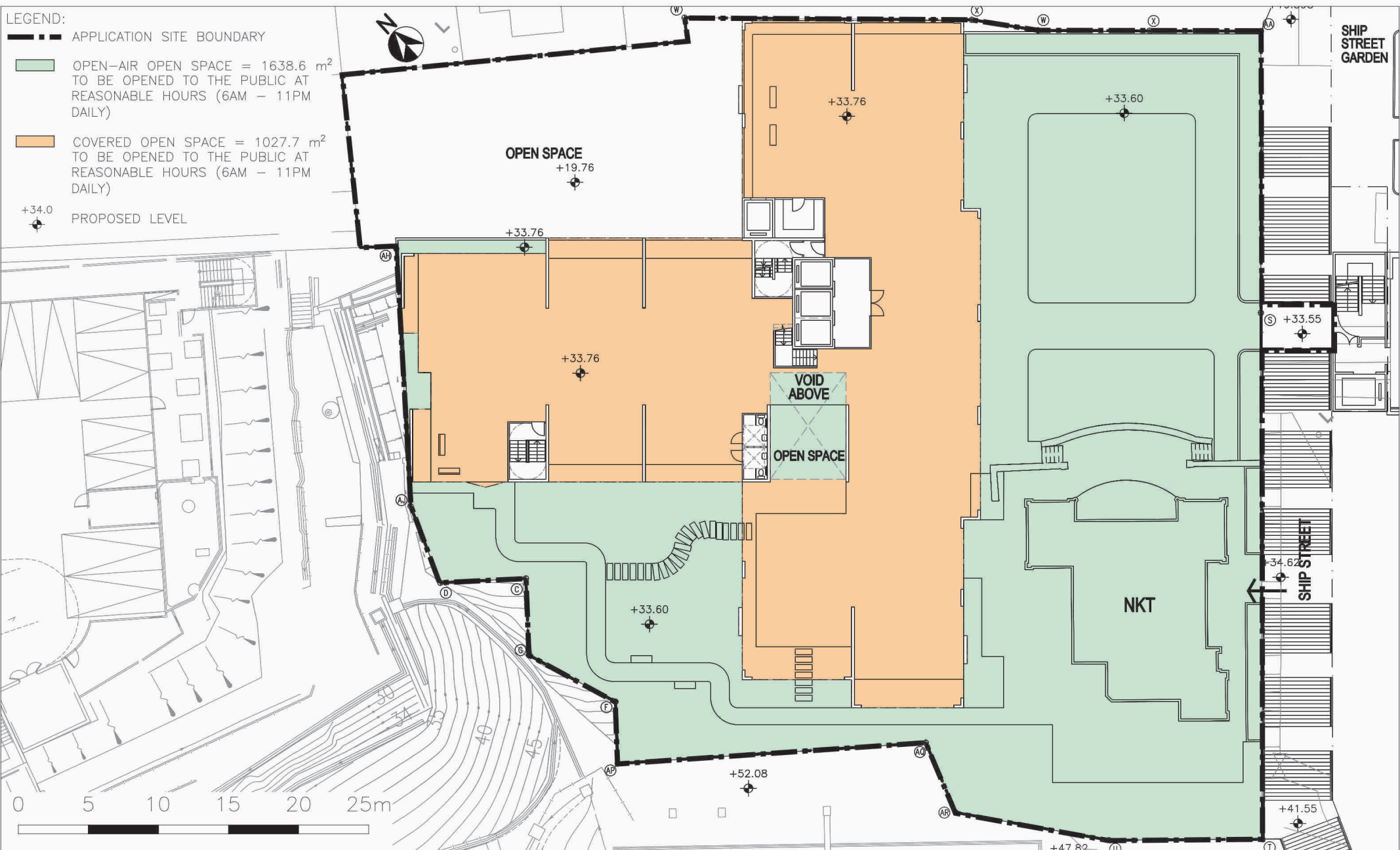
REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖量比例	SCALE 比例	DESIGNED 設計
						PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H/2/31 FROM "COMPREHENSIVE DEVELOPMENT AREA", "RESIDENTIAL (GROUP C)", "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES" AND AREA SHOWN AS "ROAD" TO "OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 2A, 2 AND 3 HILL SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.9048 AND ADJOINING GOVERNMENT LAND, WAN CHAI	1:250(A3); 1:352(A4)	DESIGNED 設計 TEL
						DRAWING TITLE 圖紙名稱 OPEN SPACE PROVISION (G/F)	DATE 日期 JAN 2024	DRAWN 繪圖 CAD
						DRAWING NUMBER 圖號 OS01	REVISION 校訂	CHECKED 審核 TEL
							DRAWING NUMBER 圖號 OS01	APPROVED 審批 TEL

LanDes

LANDS LIMITED 廣地有限公司
 LANDSCAPE PLANNING, DESIGN AND CONSTRUCTION 景觀規劃設計、景觀建築
 FLAT A, 17/F, SHUN PONG COMMERCIAL BUILDING, 3 - 11 THONGSON ROAD, WAI CHAI, HONG KONG
 香港干諾道中11號海濱大廈17樓A室 電話: (八五二) 二八八八 傳真: (八五二) 二八八八 二二三

LEGEND:

- APPLICATION SITE BOUNDARY
- OPEN-AIR OPEN SPACE = 1638.6 m²
TO BE OPENED TO THE PUBLIC AT REASONABLE HOURS (6AM - 11PM DAILY)
- COVERED OPEN SPACE = 1027.7 m²
TO BE OPENED TO THE PUBLIC AT REASONABLE HOURS (6AM - 11PM DAILY)
- +34.0
PROPOSED LEVEL



REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例	COPYRIGHT RESERVED 保留版權
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<p>PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/21 FROM "COMPREHENSIVE DEVELOPMENT AREA", "RESIDENTIAL (GROUP) CT", "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES AND AREA SHOWN AS 'ROAD' TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 2A, 2 AND 3 HILL-SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI</p> <p>DRAWING TITLE 圖紙名稱 OPEN SPACE PROVISION (4/F)</p>	<p>SCALE 比例 1:250(A3); 1:352(A4)</p> <p>DATE 日期 JAN 2024</p> <p>REVISION 校訂 -</p> <p>DRAWING NUMBER 圖號 OS02</p>	<p>DESIGNED 設計 TEL _____</p> <p>DRAWN 繪圖 CAD _____</p> <p>CHECKED 審核 TEL _____</p> <p>APPROVED 審批 TEL _____</p>
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Proposed Amendment to the Approved Wan Chai Outline Zoning Plan No. S/H5/31
From "Comprehensive Development Area", "Residential (Group C)", "Open Space" and
"Government, Institution or Community" Zones and Area shown as "Road" to
"Other Specified Uses (Residential Development with Historical Building Conserved)" and
"Other Specified Uses (Elevated Walkway)" at Nos. 1 -5 Schooner Street, No. 53 Ship Street,
No. 18 Sau Wa Fong, Inland Lot No. 9048 and Adjoining Government Land, Wan Chai Tree Preservation and Landscape Proposal

Appendix E

Site Coverage of Greenery (For Planning Department's Reference Only)

1.0 Common Greenery Provision



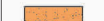

- 1.1 The landscape proposal aims to strengthen the local greenery within the Site. The common greenery calculation is based on BD PNAP-APP 152 – Sustainable Building Design Guidelines the present scheme is shown in the schedule below, and drawing showing the greenery calculation shall refer to dwg. No. GR01 in **Appendix E**.

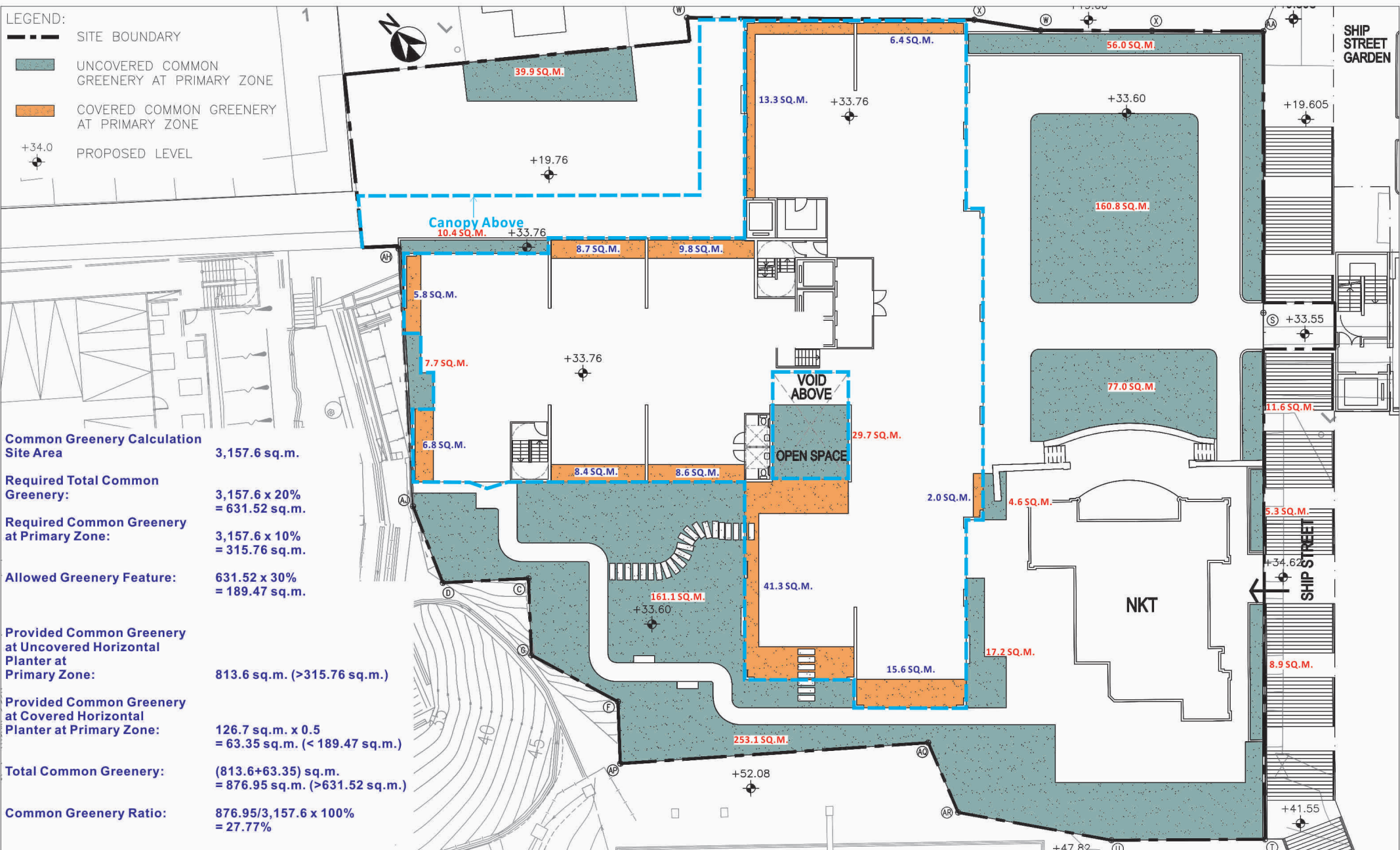
Table 4.0 Common Greenery Calculation

Total Area of Application Site:	3,157.6 m ²
Site Area:	3,140.7 m ²
Required Total Common Greenery	3,157.6 m ² x 20% = 631.52 m ²
Required Common Greenery at Primary Zone	3,157.6 m ² x 10% = 315.76 m ²
Allowable Greenery Features:	631.52 m ² x 30% = 189.47 m ²
Provided Common Greenery:	
Uncovered Horizontal Planting Area at Primary Zone:	813.60 m ²
Covered Horizontal Planting Area at Primary Zone:	126.70 m ² x 0.5 = 63.35 m ² (<189.47 m ²)
Common Greenery at Primary Zone:	(813.60 + 63.35) m ² = 876.95 m ² (>315.76 m ²)
Common Greenery at Other Areas	0 m ²
Total Common Greenery:	(876.95 + 0) m ² = 876.95 m ² (>631.52 m ²)
Common Greenery Ratio	876.95/3,157.6 x 100% = 27.77%

- 1.2 Total common greenery area is approx. **876.95 m²** (i.e. more than the required 20% greenery requirement, **631.52 m²**), as set out in PNAP APP-152 – Sustainable Building Design Guidelines. Besides, the proposed greenery areas are easily accessible by the public is referred to "Common Greenery at Primary Zone", i.e. **876.95 m²** (i.e. more than the required **315.76 m²**).

LEGEND:

-  SITE BOUNDARY
-  UNCOVERED COMMON GREENERY AT PRIMARY ZONE
-  COVERED COMMON GREENERY AT PRIMARY ZONE
-  PROPOSED LEVEL



Common Greenery Calculation Site Area 3,157.6 sq.m.

Required Total Common Greenery: 3,157.6 x 20% = 631.52 sq.m.

Required Common Greenery at Primary Zone: 3,157.6 x 10% = 315.76 sq.m.

Allowed Greenery Feature: 631.52 x 30% = 189.47 sq.m.

Provided Common Greenery at Uncovered Horizontal Planter at Primary Zone: 813.6 sq.m. (>315.76 sq.m.)

Provided Common Greenery at Covered Horizontal Planter at Primary Zone: 126.7 sq.m. x 0.5 = 63.35 sq.m. (< 189.47 sq.m.)

Total Common Greenery: (813.6+63.35) sq.m. = 876.95 sq.m. (>631.52 sq.m.)

Common Greenery Ratio: 876.95/3,157.6 x 100% = 27.77%

REVISION 校訂	DESCRIPTION 內容摘要	DRAWN 繪圖	DATE 日期	CHECKED 審核	APPROVED 審批	DO NOT SCALE FROM THIS DRAWING 勿按圖畫比例	SCALE 比例	DESIGNED 設計	COPYRIGHT RESERVED 保留版權
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PROJECT 工程項目 PROPOSED AMENDMENT TO THE APPROVED WAN CHAI OUTLINE ZONING PLAN NO. S/H5/31 FROM "COMPREHENSIVE DEVELOPMENT AREA", "RESIDENTIAL (GROUP C)", "OPEN SPACE" AND "GOVERNMENT INSTITUTION OR COMMUNITY ZONES AND AREA SHOWN AS 'ROAD' TO OTHER SPECIFIED USES (ELEVATED WALKWAY)" AT NOS. 1, 1A, 2 AND 3 HILL-SIDE TERRACE, NO. 55 SHIP STREET (A.K.A. NAM KOO TERRACE), NO. 53 SHIP STREET, NO. 18 SAU WA FONG, INLAND LOT NO.8048 AND ADJOINING GOVERNMENT LAND, WAN CHAI.						1:250(A3); 1:352(A4)	DRAWN 繪圖 TEL
DRAWING TITLE 圖紙名稱 COMMON GREENERY PROVISION (OVERALL VIEW)						DATE 日期 JAN 2024	CHECKED 審核 TEL
DRAWING NUMBER 圖號 GC01						REVISION 校訂 -	APPROVED 審批 TEL