

*Appendix 3*

Landscape Master Plan and Tree Preservation Proposal



**S16 Planning Application for Amendment to Approved Hotel &  
Related Tourism Development Former Marine Police  
Headquarters Site Junction of Canton Road and Salisbury  
Road, Tsim Sha Tsui**

**Landscape Master Plan**

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<b>Project Title</b>	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development Former Marine Police Headquarters Site Junction of Canton Road and Salisbury Road, Tsim Sha Tsui
<b>Report Title</b>	<b>Landscape Master Plan</b>

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## 1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan on behalf of the Flying Snow Limited (“the Applicant”) to the Town Planning Board (TPB) in support of the S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters (“FMPHQ”) Site at junction of Canton Road and Salisbury Road in Tsim Sha Tsui (“Application Site”).
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Sites. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figures 4.1 to 4.4**; sections and elevations through the landscape as **Figures 5.1 to 5.4**; and perspectives as **Figures 6.1 to 6.12**.

## 2.0 Existing Site Description

- 2.1 The Application Site, with an area of about 11,700m<sup>2</sup>, is bounded by Canton Road to the west, Salisbury Road to the south, Kowloon Park Drive to the east and a commercial / office building, No. 1 Peking Road, to the north.
- 2.2 FMPHQ was occupied by the Hong Kong Marine Police from 1880s to 1996, except for the period during Second World War. The site comprises the Main Building, Stable Block, Time Ball Tower, Old Kowloon Fire Station and Fire Station Accommodation Block. In recognition of the historical significance of these buildings, FMPHQ and its compound, including the Main Building, the Stable Block, the Signal Tower (Round House) and the Accommodation Block of the Former Fire Station, were declared as monuments under the Antiquities and Monuments Ordinance on 14 December 1994. The Main Building of the Former Fire Station is a Grade III historic building.
- 2.3 The revitalisation took over 6 years to complete and was carried out in accordance with world conservation standards. The project was completed in 2009 and successfully transformed the Application Site into a cultural and shopping landmark in Hong Kong, which was renamed ‘1881 Heritage’ after the revitalisation. The Application Site features various retail and F&B outlets, a heritage hotel, and a Heritage Hall which allows visitors to discover its history. A key feature also includes a central plaza providing space for cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Application Site.
- 2.4 There is a standalone basement level at the southwestern corner of the Site and it is completely separated to the rest of the Site due to the existence of Railway Protection Zone which cuts across the Application Site diagonally.
- 2.5 The existing landscape is multi-levelled extending from the ground floor Grand Plaza and the surrounding streetscapes to a series of terraces on the 1F and 2F located to the north of the Grand Plaza and the south the façade of the historic Main Building. The main areas of landscape including tree planting is located on the 3F including a courtyard space in the centre of the Main Building, a shaded lawn area to the west (to the south of the Stable Block) and a Landscape Bridge spanning over the Canton Road GF entrance to the landscape surrounding the preserved Signal Tower and Signal Mast. To the south east the site includes a 3F landscaping extending along the western façade of the Main Building and to the south east and the preserved Accommodation Block of the Former Fire Station and the Main Building of the Former Fire Station with their associated

landscaping.

- 2.6 **Figures 2.1 to 2.2** illustrate the existing landscape conditions and context of the site. **Figure 4.5** shows the approved Landscape Master Plan from the original planning application dated 2009, **Figure 4.6** the Landscape Master Plan from the approved SCC submission dated 2012 and **Figure 4.7** a Landscape Master Plan showing the existing condition of the landscape.

### 3.0 Description of the Proposed Development

- 3.1 The overall intention of the Proposed Enhancement Scheme is to partially re-create the original historic landscape setting, enhance visual and pedestrian permeability with the Grand Plaza, activate the frontages facing Kowloon Park Drive and Salisbury Road, increase the landscape area available for public enjoyment and maximise the area of visible greenery as far as possible. The Proposal will not involve amendment to the major development parameters, including maximum building height in mPD and GFA. The Landscape Master Plan is presented as **Figures 4.1 to 4.4** and sections through the landscape as **Figures 5.1 to 5.4**. A series of perspectives showing the Proposed Enhancement Scheme are also presented as **Figures 6.1 to 6.12**. **Figure 4.8** shows the differences between the approved scheme and the Proposed Enhancement Scheme. **Figure 4.10** shows the view from Salisbury Road of the site prior to redevelopment, the current situation and how the Proposed Enhancement Scheme is seeking to replicate the more wooded effect of the historical condition.

#### **West Garden and the Time Ball Tower**

- 3.2 Keeping the topographical setting and allowing access to the original site level is given high significance for the historic ambience of the Site. The Proposed Enhancement Scheme tries to steer a middle course between keeping a lookout point at the original level (i.e. the top level of the cylindrical planter) and still improving the permeability of the central plaza by “merging” the cylindrical planter into the structure at the southwestern corner of the Site. This will involve demolition of the cylindrical planter, and a new extension to the structures to the east of the Time Ball Tower, forming a continuous land mass.
- 3.3 The retaining wall / granite wall will be partially re-created on the northern side of the West Garden to provide a link to the history of the site.

#### **East Garden – Backdrop to the Former Fire Station**

- 3.4 The Proposed Enhancement Scheme includes the creation of a new green feature with the introduction of the East Garden to the north of the Accommodation Block of the Former Fire Station. This helps to re-establish a connection to the Main Building of the Former Marine Police Headquarters and serves to replicate the historical landscape setting of the Former Marine Police Headquarters and the Former Fire Station (and the Accommodation Block of the Former Fire Station).
- 3.5 To further strengthen the collective memory of the past topographical setting, portions of the retaining wall facing Salisbury Road will be partially replicated for a sense of continuation of the original configuration. This will create the appearance of a wooded slope when viewed from the bus terminus to the southwest.
- 3.6 These areas will be vegetated to re-create the effect of the historical landscape setting when viewed from the surrounding streets. This includes additional new trees and shrub planting to maximise the area of visible greenery.

### **Celebrate the Eastern Façade of FMPHQ**

- 3.7 Prior to the reclamation for urban development, FMPHQ sat on top of a slope at the tip of Kowloon Peninsula. While the main façade was facing the tip and overlooking the Victoria Harbour, the eastern façade was also facing a significant geographical feature – the bay. The Proposal is going to give emphasis to the eastern façade and to recall the public’s memory of the original coastline of Kowloon Point.
- 3.8 In addition to the main façade overlooking Salisbury Road entrance, the eastern façade of FMPHQs is one of the two facades that are visible from at-grade level. Whilst there is basically no activity within the area along Kowloon Park Drive (both at street level and P1/2 levels), no attractions/focus have been given to this part of the Site and thus this becomes fairly quiet and dismal. Almost the entire area along Kowloon Park Drive is designed as a private and exclusive entrance to the hotel. There are also some outdoor escalators and staircases which bring people up to the hilltop level. This area is seldom known to use by the public as there is basically no activities provided; even if there are visitors who enter the Site via the escalators / staircases from Kowloon Park Drive, they would most likely be led to the main façade directly before they get a chance to take a few moments to enjoy the ambience along the eastern frontage and rear portion of FMPHQ.
- 3.9 The idea is to activate the area along Kowloon Park Drive by introducing new activities (e.g. shop / eating places) and give more emphasis to this area as the third entrance of the Site. In particular, the proposal involves introducing alfresco dining area at the podium deck to allow direct view towards the eastern façade of FMPHQs for appreciation.

### **Overall Improvement to Accessibility – External and Internal Accesses**

- 3.10 The Proposal aims to attract people to visit the Site and appreciate FMPHQs from all directions. The current setting brings visitors directly from Kowloon Park Drive entrance up to the podium deck by escalators. The entrance from Kowloon Park Drive is going to be transformed from a deserted dead end into a vibrant passage by adding various retail/F&B outlets.
- 3.11 Accompanied by the future at-grade pedestrian crossing at the junction of Middle Road and Kowloon Park Drive, visitors can arrive the Site from Tsim Sha Tsui MTR Station / bus stops along Nathan Road by walking along Middle Road, appreciating the eastern façade of FMPHQ from far to close. Visitors will feel motivated to walk along Kowloon Park Drive and enjoy views of the enhanced landscape adjacent to the Accommodation Block of the Former Fire Station and enter the Site.
- 3.12 Pedestrian access from Salisbury Road to the Grand Plaza will be maintained with the existing combined width of the pedestrian passage either side of the existing water feature being 7.4m and with the removal of the Water Feature in the Proposed Enhancement Scheme the width will be around 9m. The width of the access for the existing situation and the Proposed Enhancement Scheme is shown on **Figure 4.9**. It should be noted that the loss of this water feature will be addressed through the creation of a new cascade on the northern façade of the new Western Garden.
- 3.13 With the newly reinstated landform in the west and east gardens, visitors are encouraged to climb through the natural environment to approach the Main Building rather than via the man-made new building portion. Not least, the Proposal also involves opening up the rear portion of FMPHQ to create a complete loop.

### **Appreciation of the Site’s Cultural and Physical History**

- 3.14 The Proposal also involves enhancing the heritage route within the Site by inviting the public indoors into the former armoury area, which together with the adjacent area would form the future visitor and heritage centre. The trail shall start at the Stable Block, to the north west of the Main Building moving through to the quadrangle and then exiting to the east. Visitors can then enjoy the

eastern façade and arrive at the proposed green slope, providing elevated views over the site and the surrounding landscape with glimpsed views towards Victoria Harbour.

- 3.15 Apart from the Main Building, it is also proposed to recapture the long-lost-views of the historic Terminus Fire Station and Accommodation Block which was blocked by the canopy of the existing pedestrian underpass beneath Kowloon Park Drive. This requires constructing a new underground connection between the Site and the existing tunnel.

#### 4.0 Landscape Design Proposal

- 4.1 The concept underpinning the Landscape Master Plan for the Proposed Enhancement Scheme, presented as **Figures 4.1 to 4.4** is to re-create the historic setting for the site with the wooded East and West Gardens, while also creating a more open and symmetrical Grand Plaza; enhancing pedestrian accessibility; and activating the pedestrian level frontages on the southern side of the Grand Plaza and the eastern façade facing Kowloon Park Drive. The palette of hard landscape materials, lighting, signage and street furniture are selected to be compatible with the existing landscape
- 4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

#### 5.0 Landscape Design Objectives

- 5.1 The design objectives for the Master Landscape Plan are to:
- Create a distinctive landscape which responds to the historic and cotemporary context, the architectural scheme proposals and the future needs of visitors to the Application Site;
  - Integrate the Proposed Development from a landscape and visual perspective with the existing architectural and landscape schemes;
  - Provide visual integration in elevated views of the Proposed Development, and screening and softening of the built-form in low- level views;
  - Provide a comfortable and relaxing landscape for communal passive recreation areas;
  - Maximise the opportunities for greening measures within the structural and environmental constraints inherent to the site;
  - Promote greening measures utilising tree planting, shrub planting and ground covers within the new landscape areas; and
  - Fulfil public desire for a more naturalistic landscape of tree-covered sloping gardens.

#### 6.0 Landscape Design Components

- 6.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general enhancement scheme and ensure its feasibility. The Landscape Master Plan is presented as **Figures 4.1 to 4.4**, sections through the landscape as **Figures 5.1 to 5.4** and a series of perspectives as **Figures 6.1 to 6.12**.

##### Grand Plaza

- 6.2 Following the removal of the collapsed tree T54 during Typhoon Mangkhut in September 2018 it was originally proposed that a new specimen *Ficus microcarpa* be planted in its place. Whilst exploring opportunities for replacing the tree the design team also looked at the potential benefits

of removing the cylinder completely. It was apparent that this would create a more spacious, symmetrical, and pleasant plaza environment while also opening up better visual access to the façade of the heritage building. It would also allow better visual and physical connectivity with Canton Road and the wider urban landscape. The removal of the cylinder allows for the extension of the existing paving pattern on the floor of the plaza to form the fourth circle and this is further enhanced by the re-creation of a historical stone wall on part of the northern façade of the West Garden. The design also explores an opportunity for widening the planter located to the west of the Fire Station to provide a better growing environment for the existing trees.

6.3 **Figures 4.1 and 4.2;** and **6.3** show the enhancement of the Grand Plaza possible through the removal of the cylinder planter and the creation of larger more visually permeable space. **Figures 6.8 to 6.10;** and **6.12** also demonstrate the more open character of the Grand Plaza and the greater visual permeability towards Canton Road. The perspectives presented as **Figures 6.6 to 6.7** show the view from Salisbury Road demonstrating that access to the Grand Plaza and views of the southern façade of the main heritage building will not be affected. **Figure 6.8** represents the view looking north from the new observation platform showing the Grand Plaza in the foreground and an open view of the façade of the heritage building beyond framed to the east and west by mature tree growth. **Figures 6.9 and 6.10** demonstrate that the enhanced Grand Plaza provides a more coherent and unified open space which is able to accommodate larger public events.

6.4 **Figure 4.9** demonstrates some of the anticipated landscape and urban design benefits that would be realised through the removal of the cylinder.

#### **West Garden and the Time Ball Tower**

6.5 The remodelling of the development form is designed to celebrate the original topographical setting and promote improved access with the objective of re-creating the historic ambience of the Application Site. The Proposed Enhancement Scheme has sought to maintain the lookout point at the original level (i.e. the top level of the existing cylindrical planter) while also creating another more central overlook point at the first floor (+9.20 mPD) immediately south of the main heritage building. This together with a new alfresco dining deck allows for spectacular views to the north and of the FMPHQ main building. Small trees planted within the dining deck provided dappled shade while creating a greener setting for the plaza.

6.6 The staircase and lift to the north of the West Garden provide pedestrian for access to the elevated landscape and its gently sloping landform which rises from the east to the Time Ball Tower in the west. Visitors to the site can take advantage of the sinuous footpath up the slope surrounded by tree and shrub planting which is reminiscent of a trail on the natural hillside. The trees provide a framed view of the Time Ball Tower and the Signal Mast. At the top of the Garden the landscape has been configured with three deck areas to provide shaded seating for pedestrians and filtered views beneath the tree canopies south towards Salisbury Road and the Cultural Centre; and framed views north towards the historic façade of the main building. These deck areas will utilise recycled plastic timber decking on a relatively light weight supporting structure so as to maximise the soil volume below the deck available for the new tree planting. These deck areas connect to a new circular footpath which encircles the base of the Time Ball Tower with new shrub planting replacing the current glass roof light. This circular footpath connects to the north – south oriented footpath which crosses the existing landscape bridge to tree T96 and the façade of the historic main building.

6.7 It is envisaged that the West Garden will provide the location for the replacement for tree T54, the large *Ficus microcarpa* which collapsed during Typhoon Mangkhut. The tree will be planted in the centre of the summit of the slope and will be brought to site as an oversized specimen to provide a more immediate mature effect. The rooting structures of the new tree will be able to take advantage of the large soil body covering the whole of the top of the West Garden and to a depth of approximately 2,000mm.



- 6.8 The Western Garden facing Salisbury Road is designed to replicate the original slope appearance with sections of old stone wall, shotcrete and tree and shrub planting. Trailing plants will soften the form of the wall and create a more naturalistic character. This façade will also feature two trees which it is hoped will appear like wall trees extending over the pedestrian pavement below. These trees will be planted in an innovative planter design which has the form of a partially opened 'cabinet drawer' extending into the proposed architectural scheme and providing a generous soil volume ensuring their long term stability and health.
- 6.9 **Figure 5.2** shows that the Proposed Scheme facing Salisbury Road adopts a modern but subtle style which does not completely aesthetically match that of the historical buildings within the Application Site. It also demonstrates the enhanced greening effect achieved through the planting of trees and shrubs on the Western Garden. This planting is designed to maintain views of the façade of the main heritage building and the upper portion of the Signal Ball Tower when viewed from Salisbury Road.
- 6.10 **Figure 4.10** shows the view from Salisbury Road of the site prior to redevelopment, the current situation and how the Proposed Enhancement Scheme is seeking to replicate the more wooded effect of the historical condition.

#### **East Garden – Backdrop to the Former Fire Station**

- 6.11 In much the same way as the West Garden the East Garden is designed to replicate the elevation and wooded nature of the original FMPHQ site when viewed from the east and south east. The design includes a series of landscaped terraces planted with trees and shrubs to form the setting and backdrop to views of the Former Fire Station Building and its associated Accommodation Block. As the landscape matures the proposed tree and shrub planting will visually coalesce with canopy of tree T10 to create the appearance of a wooded slope. In addition, new tree planting at the top of slope will replicate the appearance of the original slope when viewed from Kowloon Park Drive reminiscent of original rocky promontory at the end of the broad sweep of the beach.
- 6.12 This design will help to re-establish a connection to the Main Building of the Former Marine Police Headquarters and signifies the past topographical setting of the Former Marine Police Headquarters and the Former Fire Station (and the Accommodation Block of the Former Fire Station), which were respectively located at the top of a slope, and along the shoreline below.
- 6.13 The crest of the slope will also include a shaded seating area with views extending west over the 1881 Heritage Site including the façade of the main heritage building and the new larger and more vibrant Central Plaza.
- 6.14 Some of the East Garden trees will also be planted in landscape terraces which also adopt the innovative partially opened 'cabinet drawer' approach to the soil body and continuous planter at the crest of the slope.
- 6.15 The east facing façade of the East Garden and the inner face overlooking the Grand Plaza will also include climbing and trailing plants to maximise the area of greenery visible from the pedestrian level and soften the built form of the enhancement scheme proposals.
- 6.16 **Figures 4.1** and **4.4**; and **6.3** show the enhancement of the East Garden with the additional sitting out areas and tree and shrub planting while **Figure 5.4** (Section B-B') shows the planter arrangement designed to create the cascade of tree and shrub planting to the north of the Fire Station Accommodation Block. **Figures 6.1** and **6.4** provide perspectives which demonstrate the future appearance of these features.

### **Eastern Façade of FMPHQ**

- 6.17 In addition to the main façade overlooking the Salisbury Road entrance, the historic eastern façade of FMPHQ is one of the two facades that are visible from the pedestrian level. The existing view is characterised by a combination of the historic stone wall and some more modern elements of the architectural design. The street level alongside Kowloon Park Drive has a relatively plain appearance, lacks vibrancy and is little used by pedestrians.
- 6.18 Together with the government's new crossing at Middle Road, the proposed Enhancement Scheme has sought to provide a more convenient pedestrian access along this eastern façade. It will also seek to activate the area along Kowloon Park Drive by introducing new activities (e.g. shopping / eating places) and give more emphasis to this area as the third entrance of the Application Site. The proposal also introduces a terraced alfresco dining theme at the 2F and 3F allowing direct views towards the eastern façade of FMPHQ and elevated views north and south along Kowloon Park Drive and east along.
- 6.19 The preserved tree planting at street level and alongside the façade of the main heritage building will combine visually with the proposed tree and shrub planting which frames the alfresco dining area and the entrance to the proposed Heritage Hall.
- 6.20 The paving design in this area adopts the same material palette and design language as the existing landscape whilst also seeking to improve site legibility and visitor orientation.
- 6.21 **Figures 4.1** and **4.3** show the proposed layout of the landscape at the eastern façade including the streetscape of Kowloon Park Drive and the preserved tree planting. These plans also show the configuration of the landscape terraces designed to create more aesthetically pleasing building frontages and a series of spaces for public enjoyment including areas for alfresco dining and the entrance to the Heritage Hall. The perspectives presented as **Figures 6.4** and **6.5** provide an indication of the future appearance of this portion of the Proposed Enhancement Scheme including the creation of active frontages at street level.

### **Salisbury Road Frontage**

- 6.22 The enhancement of the Salisbury Road frontage will include a façade treatment which has sought to replicate the original form of the tree lined slope. This includes the natural stone clad walls and small supporting buttresses which give way at higher levels to a vegetated slope. The inclusion of new retail frontages seeks to activate the frontage at the pedestrian. Two Banyan trees will be established with planters within the frontage to replicate the effect of the wall trees which were once a feature of the site. These trees will cast a welcome shade over the pedestrian footpath below.
- 6.23 **Figures 4.1** and **4.2**; and **5.2** show the enhancement of the Salisbury Road frontage. **Figures 6.1** and **6.2** also demonstrate the proposed landscape character of this area.

## **7.0 Landscape Design Elements**

### ***Soft Landscape Design Approach***

- 7.1 The proposed innovative architectural form and its associated planting scheme has sought to create a landscape of wooded hillslopes which once surrounded the site. The landscape would provide a green and comfortable environment for visitors to the site while also echoing of the planting which once clothed the historic landform which surrounded it. The planting is also designed to ensure that there is a seamless integration with the existing structures and landscape of the Application Site.

- 7.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the Application Site and in elevated views from surrounding developments. In addition to re-creating the appearance of the historic landscape the tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort.
- 7.3 The planting design will also incorporate some of the tree species which originally formed the wooded slopes which surrounded the FMPHQ. As mentioned above the tree planting will include an oversized specimen to replace tree T54 which was lost as a result of Typhoon Mangkhut.
- 7.4 The proposed shrub planting will contribute to the overall character of the proposed Enhancement Scheme whilst ensuring the proposals are integrated with the existing landscape. It will provide colour throughout the year with seasonal variations as part of an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide architectural highlights.
- 7.5 The species listed in Table 7.1 will form the basis of the planting design proposals.

**Table 7.1: Planting Species**

<b>Botanical Name</b>	<b>Size</b>	<b>Planting Centres</b>
<b>Trees</b>		
<i>Bauhinia</i> × <i>blakeana</i>	Heavy standard	As shown
<i>Ficus microcarpa</i>	Oversized	As shown (T54)
<i>Ficus microcarpa</i>	Heavy standard	As shown
<i>Elaeocarpus hainanensis</i>	Heavy standard	As shown
<i>Livistona chinensis</i>	Large Palm	As shown
<i>Polyspora axillaris</i>	Heavy standard	As shown
<i>Sapium sebiferum</i>	Heavy standard	As shown
<i>Terminalia mantaly</i>	Heavy standard	As shown
<b>Shrub Species</b>		
	300 (h) x 300 (s)	250
<i>Camellia sasanqua</i> 'Pink Snow'	300 (h) x 300 (s)	250
<i>Clerodendrum myricoides</i> 'Ugandense'	300 (h) x 300 (s)	250
<i>Dichroa febrifuga</i>	300 (h) x 300 (s)	250
<i>Duranta repens</i> 'Golden Leaves'	300 (h) x 300 (s)	250
<i>Ficus microcarpa</i> 'Golden Leaves'	500 (s) x 500 (s)	400
<i>Hibiscus rosa sinensis</i>	500 (h) x 500 (s)	400
<i>Ixora coccinea</i> 'Sunkist'	250 (h) x 250 (s)	200
<i>Murraya paniculata</i>	300 (h) x 300 (s)	250
<i>Schefflera arboricola</i>	600 (h) x 600 (s)	500
<i>Tabernaemontana divaricata</i> 'Flore Pleno'	300 (h) x 300 (s)	250
<b>Small Shrub Species</b>		
<i>Plumbago auriculata</i>	250 (h) x 200 (s)	250
<i>Blechnum orientale</i>	250 (h) x 200 (s)	250
<i>Cuphea hyssopifolia</i>	250 (h) x 200 (s)	250
<i>Dietes bicolor</i>	250 (h) x 200 (s)	250

<b>Botanical Name</b>	<b>Size</b>	<b>Planting Centres</b>
<i>Lantana montevidensis</i>	250 (h) x 200 (s)	250
<i>Nephrolepis exaltata</i>	250 (h) x 200 (s)	250
<b>Ground Cover</b>		
<i>Catharanthus rosea</i>	250 (h) x 200 (s)	250
<i>Syngonium podophyllum</i>	250 (h) x 200 (s)	250
<b>Climbing and Trailing Plants</b>		
<i>Bauhinia glauca</i>	3 shoots per plant.	250
<i>Bougainvillea</i> sp. 'Mary Palmer'	Each shoot	250
<i>Ficus pumila</i>	1000mm long	250
<i>Lonicera japonica</i>		250
<i>Parthenocissus dalzielii</i>		250
<i>Petrea volubilis</i>		250
<i>Trachelospermum jasminoides</i>		250
<i>Quisqualis indica</i> (red)		250
<b>Lawn</b>		
<i>Axonopus compressus</i>	Turves	

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to further review during the detailed design stage of the project.

#### **Soil Depth for Planting Areas**

7.6 In order to ensure that the planting areas are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All tree planting, shrub, lawn and groundcover planting shall be provided with minimum clear soil depths of 1200mm, 600mm, 300mm and 300mm respectively exclusive of drainage layers. Some of the tree planters include soil depths of between 1,500 to 2,000mm to accommodate larger trees. Some of the tree planting on the landscape terraces also adopt an innovative open drawer arrangement to maximise the volume of soil available to the trees. These include the trees planter in the terraces to the north of the Fire Station accommodation block and the 'wall trees' in the planters facing Salisbury Road.

7.7 The configuration of typical planters is shown on **Figures 10.1 to 10.2**. All of the proposed planters are fixed / immovable integrated with the structural design of the podium beam and slab configurations.

#### **Irrigation and Drainage**

7.8 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the area of the enhancement scheme proposals. The proposed source of water supply will be subject to final approval from the Water Supplies Department. The location of the water points and the extent of their coverage will be based on the existing system and coverage.

7.9 Planters located on structure shall be provided with sub-soil drainage with drainage outlets provided within all planters. The configuration of typical planter drainage arrangements and typical drainage outlet provisions are shown on the **Figure 10.1 to 10.2**.

### ***Feature Paving***

- 7.10 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in producing a hardwearing landscape for usage by the future users. It is envisaged that the material palette match that of the existing landscape.
- 7.11 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:
- Footpaths: Subtle shades of natural granite designed to create visual continuity with the adjacent pedestrian pavement and landscaped spaces whilst also creating a distinct identity for the new landscape spaces.
  - Kowloon Park Drive and West Garden alfresco dining and associated circulation: Combination of natural granite and recycled plastic timber decking.
  - West and East Garden landscapes: Combination of natural granite and recycled plastic timber decking.
- 7.12 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008 (2021 Edition)'.
- 7.13 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

### ***Planter Walls***

- 7.14 The proposed soft landscape design largely involves the use of sunken planters on structure. Where planters are raised for effect the planter walls will be clad with a combination of light grey and red natural granite to match and complement the existing finishes.

### ***Lighting***

- 7.15 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing atmosphere through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting safety standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:
- Amenity lighting highlighting feature trees, and walls through the use of spotlights and up-lighting which are of suitable direction and intensity so that they enhance the night-time landscape ambience without affecting external areas;
  - Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for pedestrian areas, sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
  - General safety lighting with the minimum lux level which will last between midnight and early morning.

**Site Furniture**

- 7.16 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape.

**Safety Requirements**

- 7.17 All outdoor facilities (e.g. water feature) will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

## **8.0 Landscape Management and Maintenance**

- 8.0 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year.

- 8.1 Similarly the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows for proper establishment of the plants and the replacement of any losses.

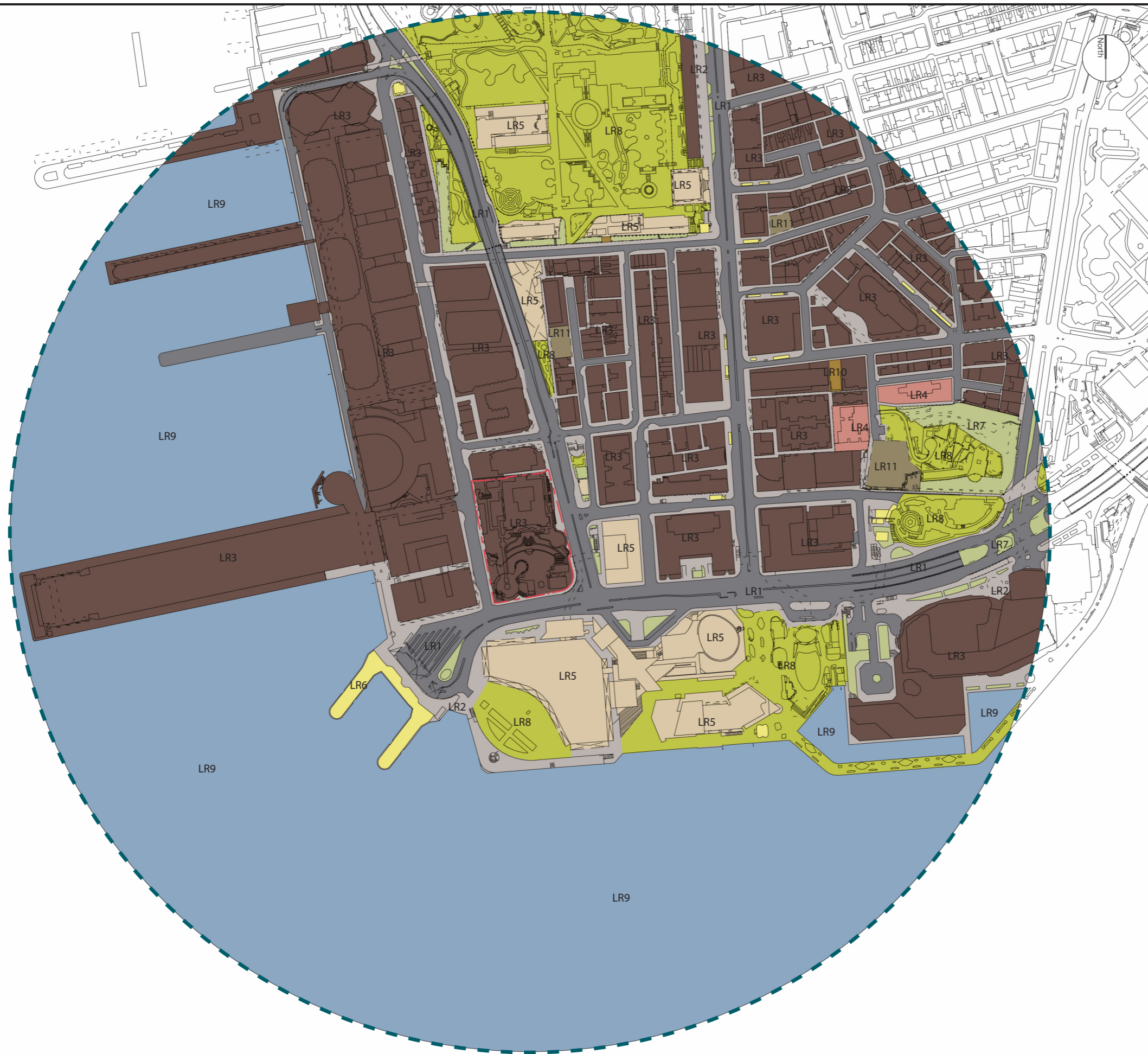
- 8.2 At the end of the 12-month DLP / EP, subject to the location of the landscape will be managed and maintained by the landowner and/or the management company for the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

**Tree Risk Assessment**



- 8.4 A tree risk assessment for the target area shall be conducted annually in accordance with the 'Handbook on Tree Management' promulgated by the GLTM Section of DEVB.

## Landscape Figures





**LEGEND**

-  Application Site Boundary
-  500m Study Area

**Landscape Resources**












-  LR1 Road Development
-  LR2 Pedestrian Footpath / Footbridge
-  LR3 Commercial Development
-  LR4 High-Rise Residential Development
-  LR5 Government, Institution or Community
-  LR6 Transport Development
-  LR7 Plantation
-  LR8 Open Space
-  LR9 Sea
-  LR10 Infrastructure
-  LR11 Vacant Land

FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Resources**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 2.1		REV
			-



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VP01: LR1 Road Development



VP02: LR2 Pedestrian Footpath / Footbridge



VP03: LR3 Commercial Development



VP04: LR3 Commercial Development



VP05: LR4 High-rise Residential Development



VP07: LR6 Transport Development



VP06: LR5 Government, Institution or Community



VP08: LR7 Plantation



VP09: LR8 Open Space



VP10: LR9 Sea






VP11: LR10 Infrastructure



VP12: LR11 Vacant Land

**LEGEND**

-  Application Site Boundary
-  500m Study Area
-  Viewpoints

**Landscape Resources**






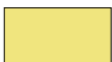





-  LR1 Road Development
-  LR2 Pedestrian Footpath / Footbridge
-  LR3 Commercial Development
-  LR4 High-Rise Residential Development
-  LR5 Government, Institution or Community
-  LR6 Transport Development
-  LR7 Plantation
-  LR8 Open Space
-  LR9 Sea
-  LR10 Infrastructure
-  LR11 Vacant Land

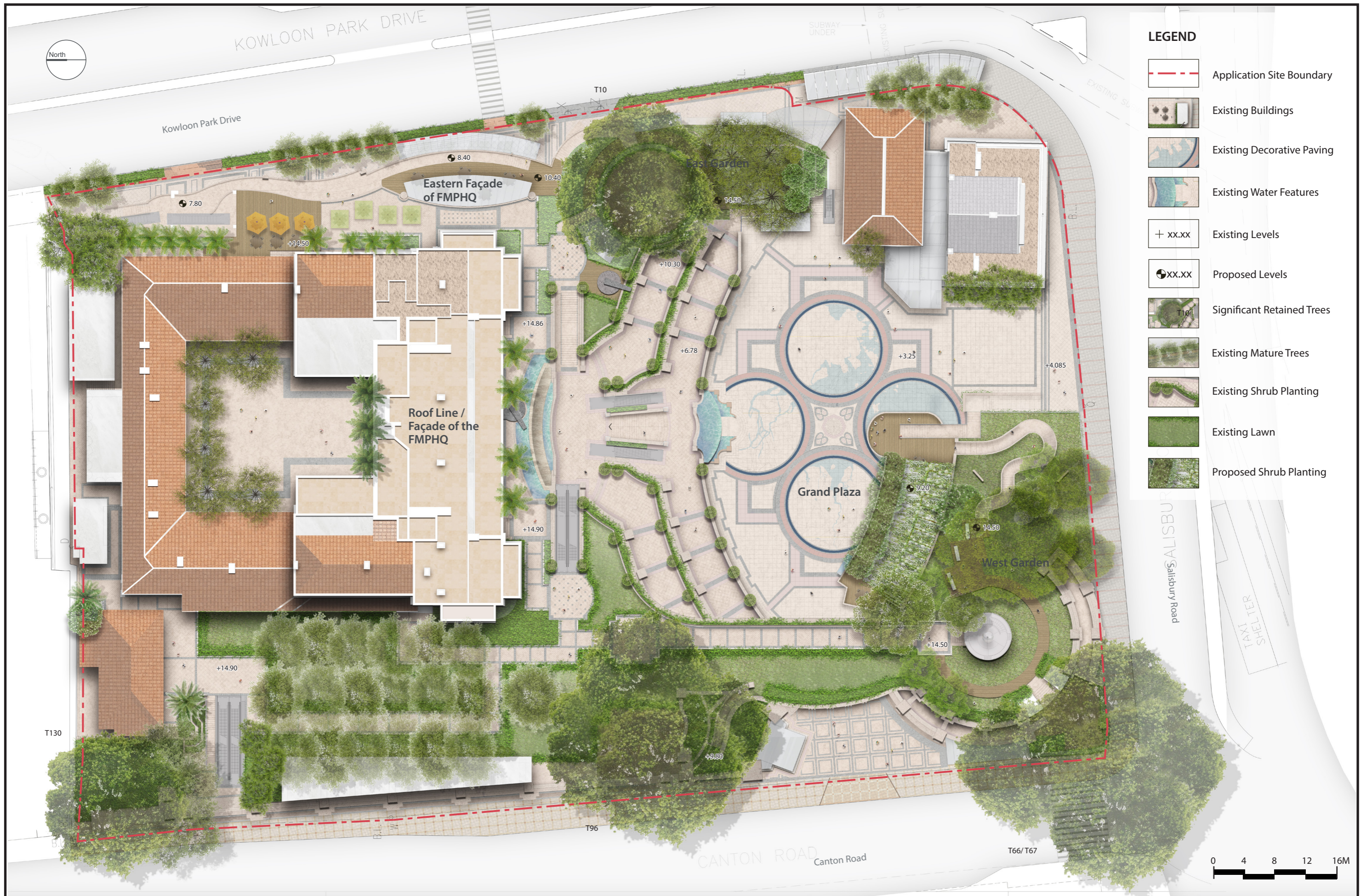
FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Photographic Record of Existing Landscape Context**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 2.2		REV
			-

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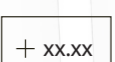

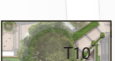


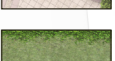

- LEGEND**
-  Application Site Boundary
  -  Existing Buildings
  -  Existing Decorative Paving
  -  Existing Water Features
  -  Existing Levels
  -  Proposed Levels
  -  Significant Retained Trees
  -  Existing Mature Trees
  -  Existing Shrub Planting
  -  Existing Lawn
  -  Proposed Shrub Planting

FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Master Plan - Proposed Enhancement Scheme - All Levels**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.1		REV
			C

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FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan - Blow-up Plan - West Garden**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.2		REV B

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FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan - Blow-up Plan - Eastern Façade of FMPHQ**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.3		REV
			C

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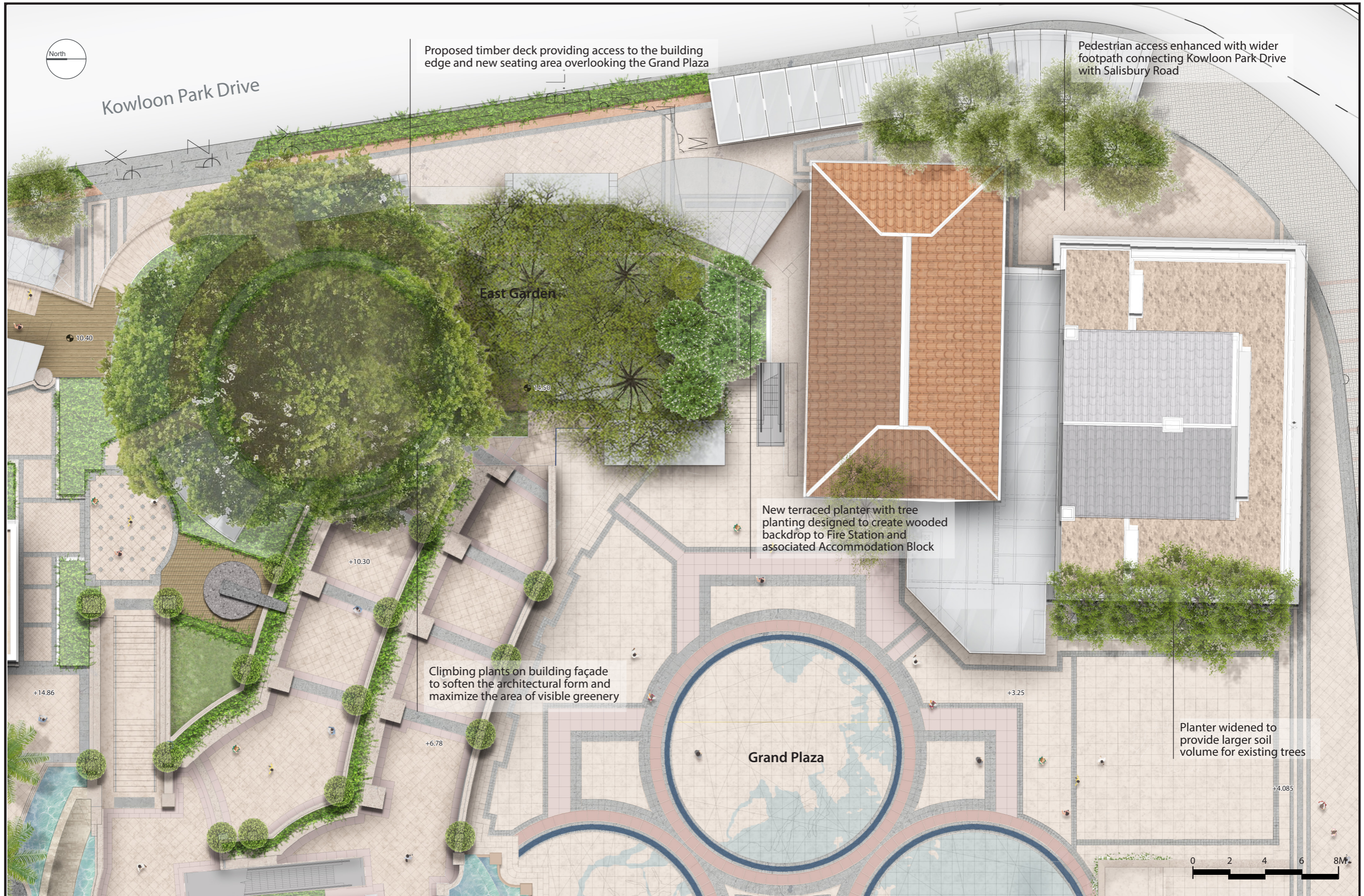


FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan - Blow-up Plan - East Garden**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.4		REV C

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 電話: 2421 8830 傳真: 2321 8808

Development at Fomer Marine Police Headquarters, KIL 11161  
**Landscape Master Plan**

SCALE	As Shown	DATE	16 OCT 2008
CHECKED	CJF	DRAWN	KAL
DWG NO.	CKPL15A/MLP-01		REV M2

Landscape Master Plan approved in compliance with the planning application approval conditions in 2009

FIGURE TITLE	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST			
	<b>Landscape Master Plan - Planning Application Approved Landscape Master Plan</b>			
	SCALE	A.S.	DATE	FEB 2021
	CHECKED	CJF	DRAWN	FY
	FIGURE NO.	Figure 4.5		REV

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Development at Former Marine Police Headquarters, KIL 11161

**Landscape Master Plan**

SCALE	As Shown	DATE	JAN 2012
CHECKED	CJF	DRAWN	ANY
FIGURE NO.	Dwg No. CKPL15A/MLP-01		REV N

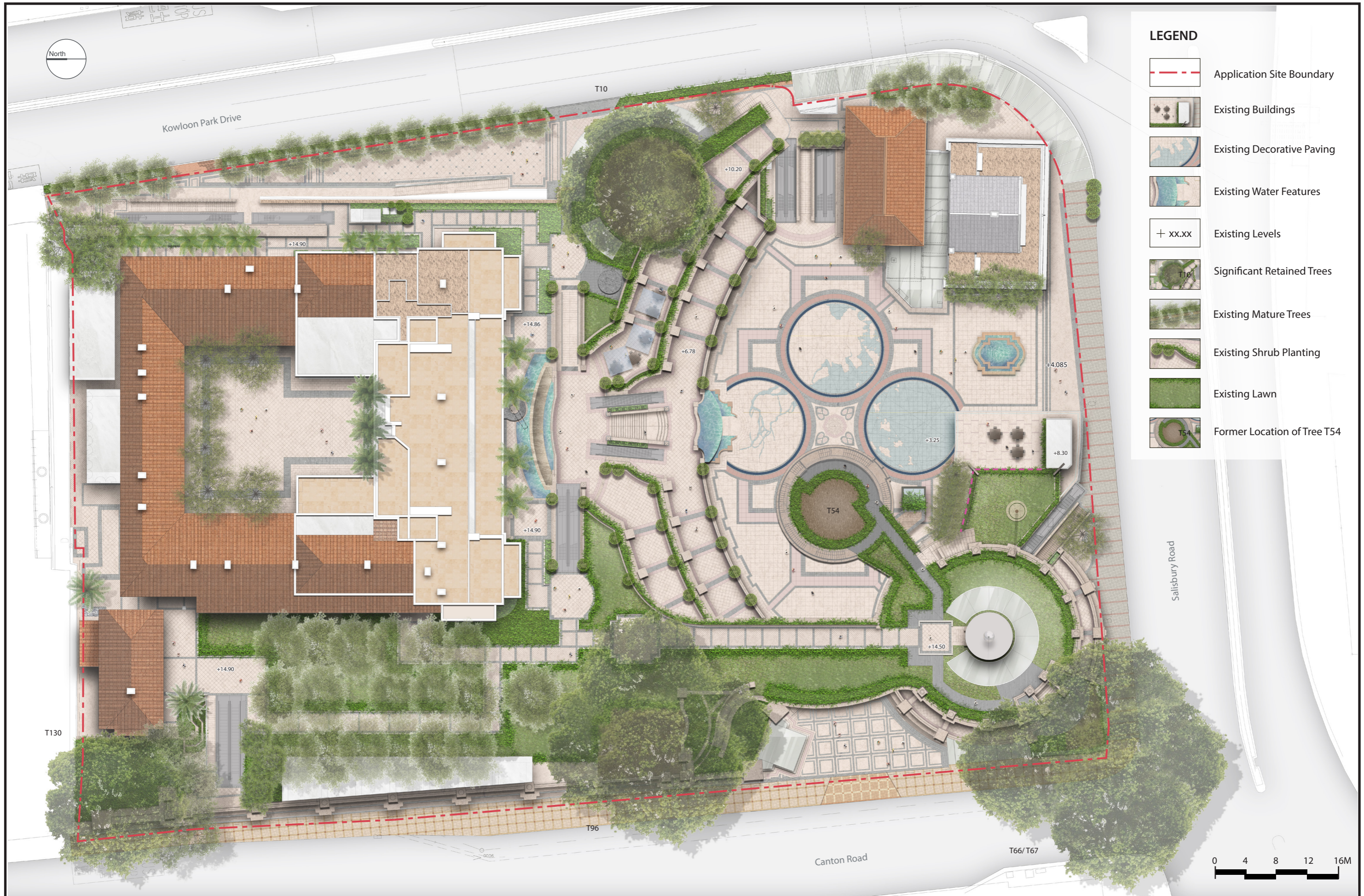
**ADI LIMITED**  
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 電話: (八五二) 二一三一 八六三零 傳真: (八五二) 二一三一 八六零九

Landscape Master Plan submitted 13th January 2012 by the RLA as part of the Self-Certification of Compliance for the landscape in accordance with LandsD LAO PN no. 6/2003. It should be noted that this plan indicates the changes to the scheme arising from the detailed design process and comments from various government departments.

FIGURE TITLE	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST			
	<b>Landscape Master Plan - SCC Approved Landscape Master Plan</b>			
	SCALE	A.S.	DATE	FEB 2021
	CHECKED	CJF	DRAWN	FY
	FIGURE NO.	Figure 4.6		REV -

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**LEGEND**




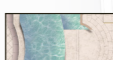
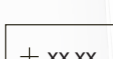

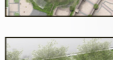
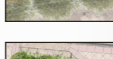
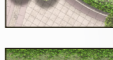
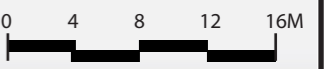
-  Application Site Boundary
-  Existing Buildings
-  Existing Decorative Paving
-  Existing Water Features
-  Existing Levels
-  Significant Retained Trees
-  Existing Mature Trees
-  Existing Shrub Planting
-  Existing Lawn
-  Former Location of Tree T54

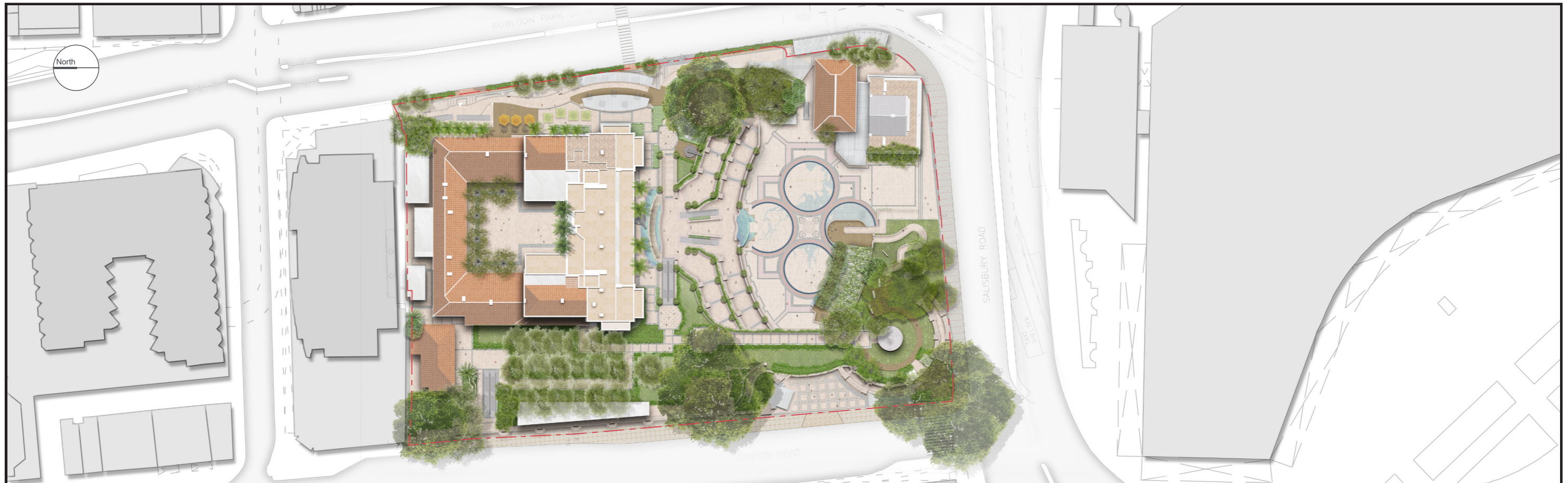
FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Master Plan (Existing Situation)**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.7		REV A

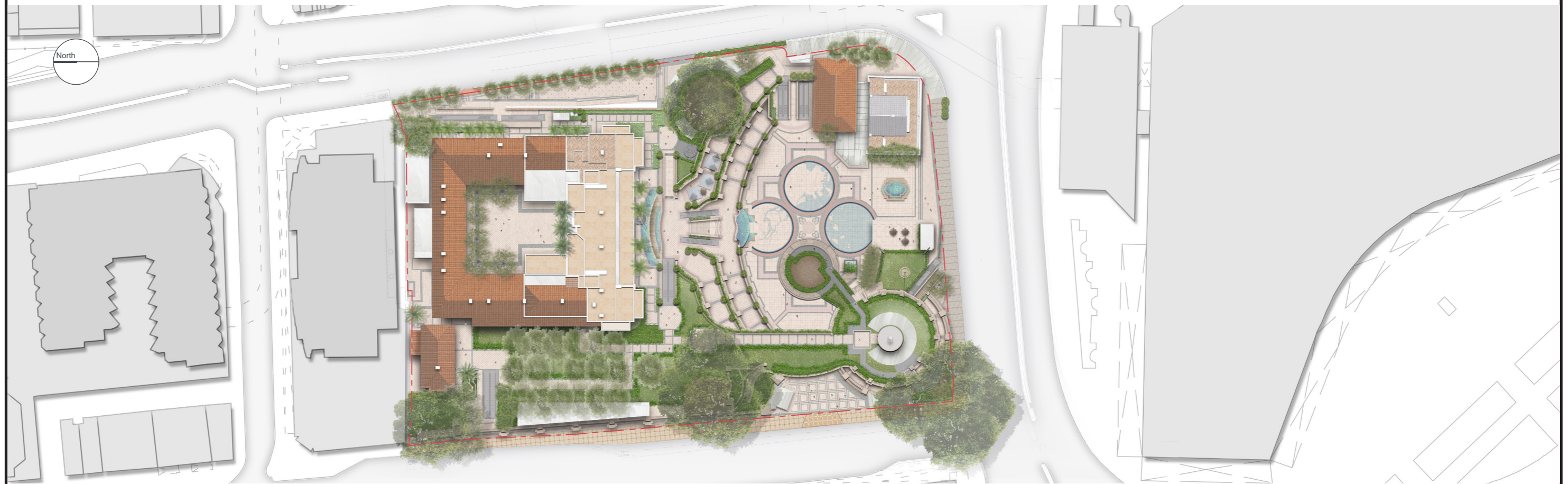
**SCENIC Landscape Studio Limited**  
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Landscape Master Plan: Proposed Enhancement Scheme



Landscape Master Plan: Approved Scheme

FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

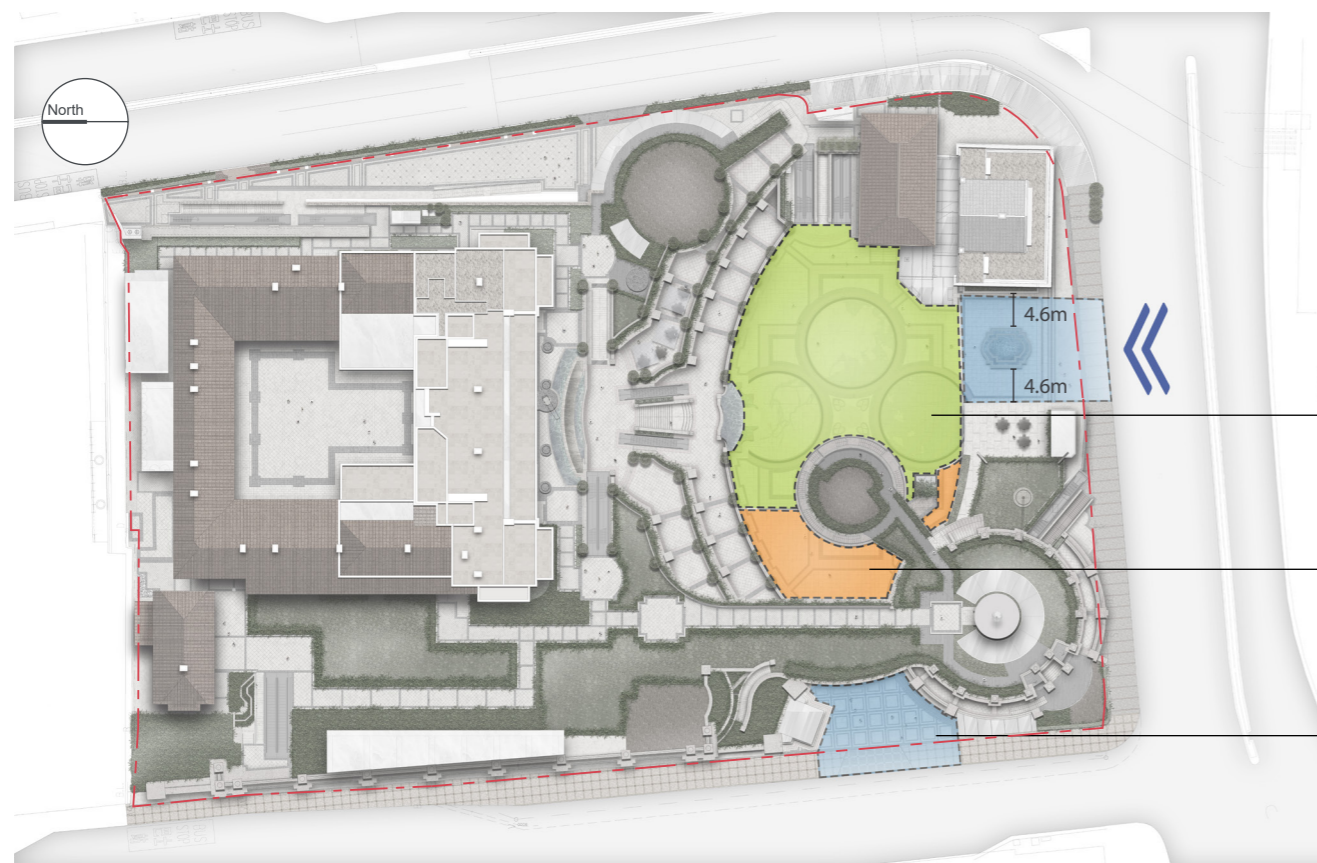
**Landscape Master Plan Comparison with Approved Scheme**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.8		REV C



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**Existing Situation**











Cylinder (and tree T54) partially obscures views north from Salisbury Road towards the facade of the heritage building.

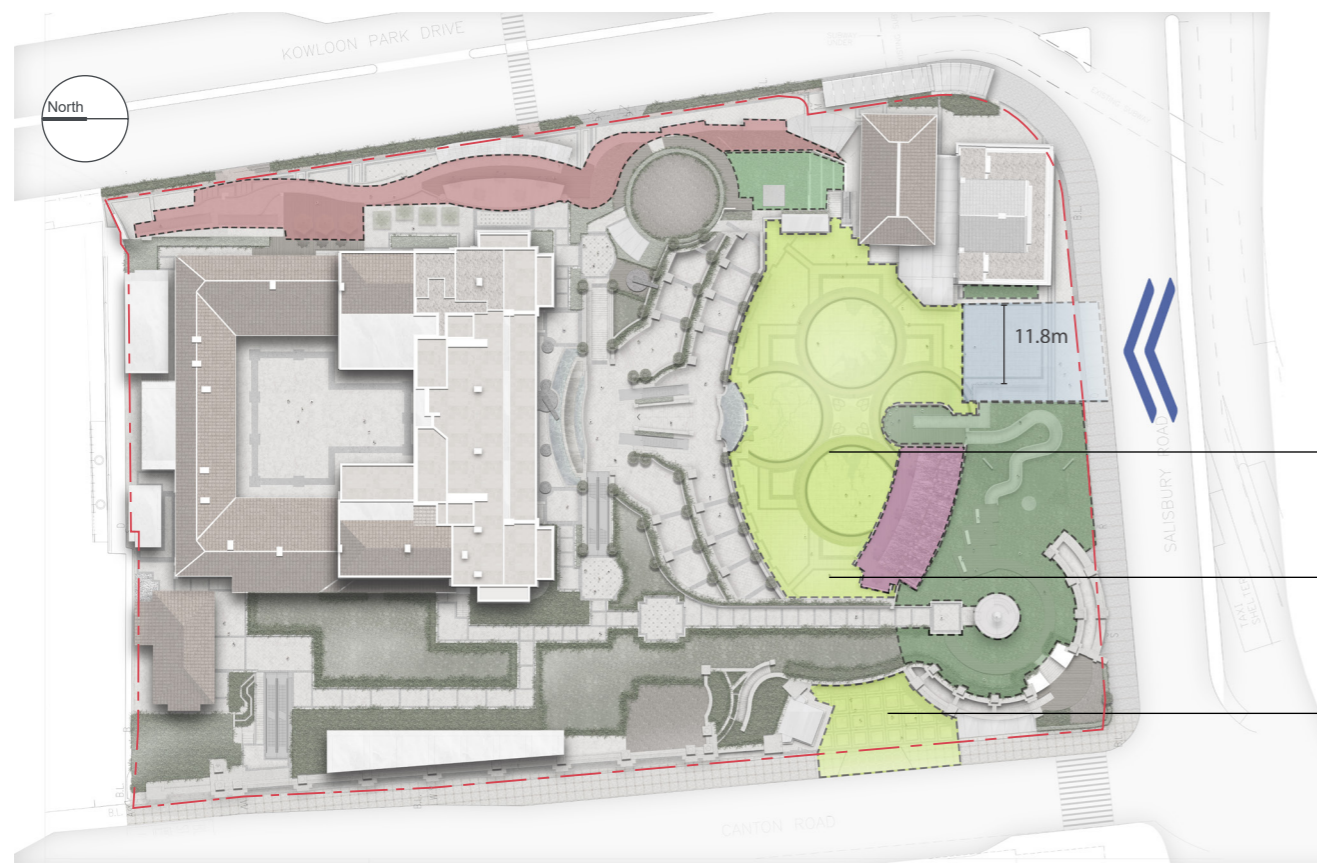
Area of usable landscape 914 m<sup>2</sup> limited by the location of the existing T54 soil cylinder.

This area has become a pedestrian corridor rather than forming part of the main plaza and from a spatial planning perspective is considered to be dead space.

Cylinder obscures views east from Canton Road into the plaza.

**LEGEND**

-  Application Site Boundary
-  Existing Buildings
-  GF Plaza (Usable) Space
-  GF Plaza (Dead Space)
-  Proposed Landscape Areas
-  Proposed Alfresco Dining Areas
-  Pedestrian and visual connections to surrounding streets
-  Extent of view of facade of heritage building from Salisbury Road
-  Proposed Facades Designed to Replicate Historic Structures
-  Proposed Active Frontages



**Proposed Enhancement Scheme**

Removal of the cylinder leads to enhanced visual access to the façade of the heritage building from Salisbury Road.

Area of usable landscape increased to 1345 m<sup>2</sup> through the removal of the cylinder. Plaza has a more aesthetically pleasing and symmetrical form which better relates to the architecture which encloses it.

Whole plaza now part of the usable open space and now better relates to the active frontages of the adjacent retail space enhancing the sense of vibrancy.

The removal of the cylinder opens up views from Canton Road into the centre of the plaza and creates a more welcoming entrance experience for visitors.

Proposed landscape areas designed to replicate the historical landscape setting with tree lined slopes increasing the area of greenery when viewed from the surrounding streets and framing views of the south facing façade of the historical building.

Proposed alfresco dining and active frontages to enhance sense of vibrancy.

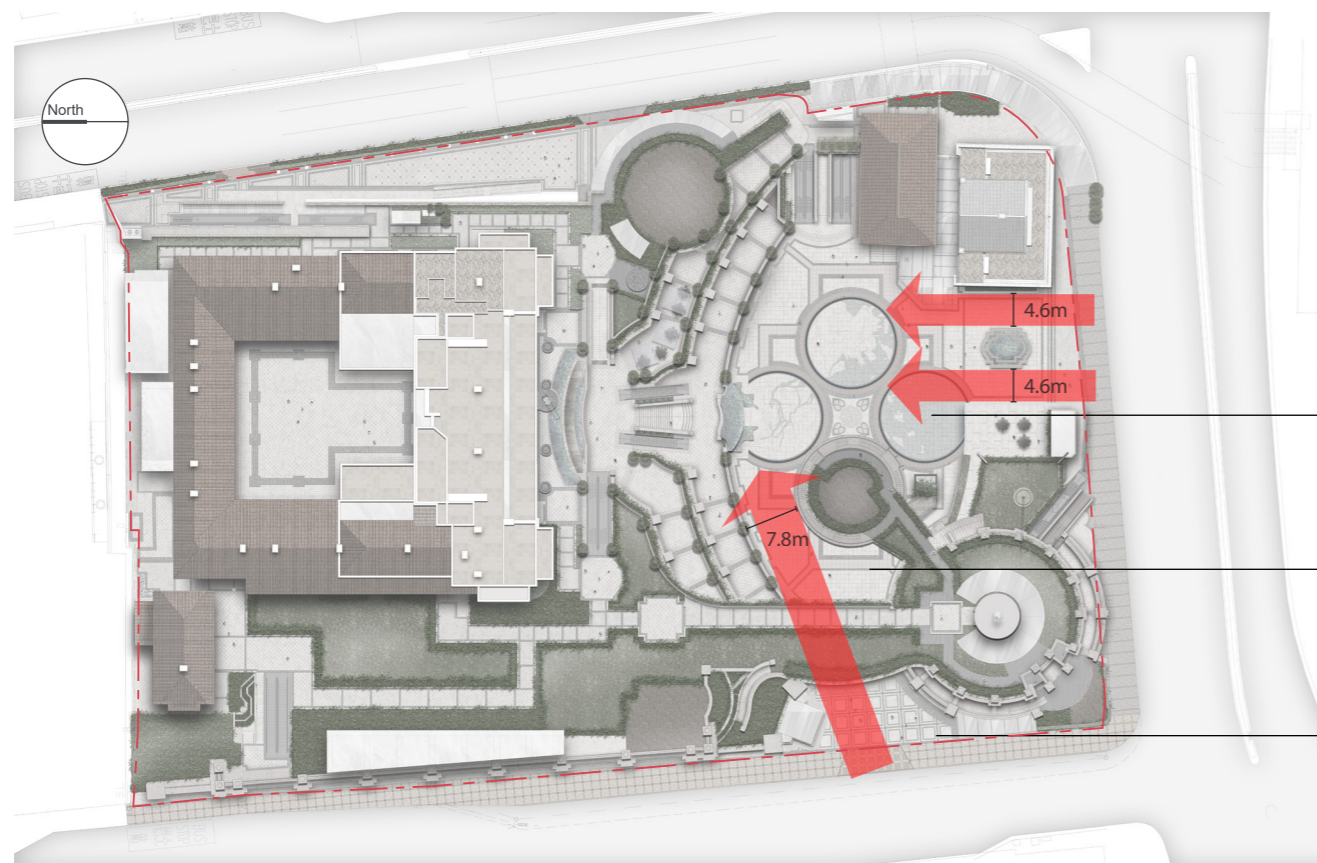
Proposed facades designed to replicate historic structures.

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape and Urban Design Benefits**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.9		REV
			D

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**Existing Situation**




Cylinder (and tree T54) partially obscures views north from Salisbury Road towards the facade of the heritage building.

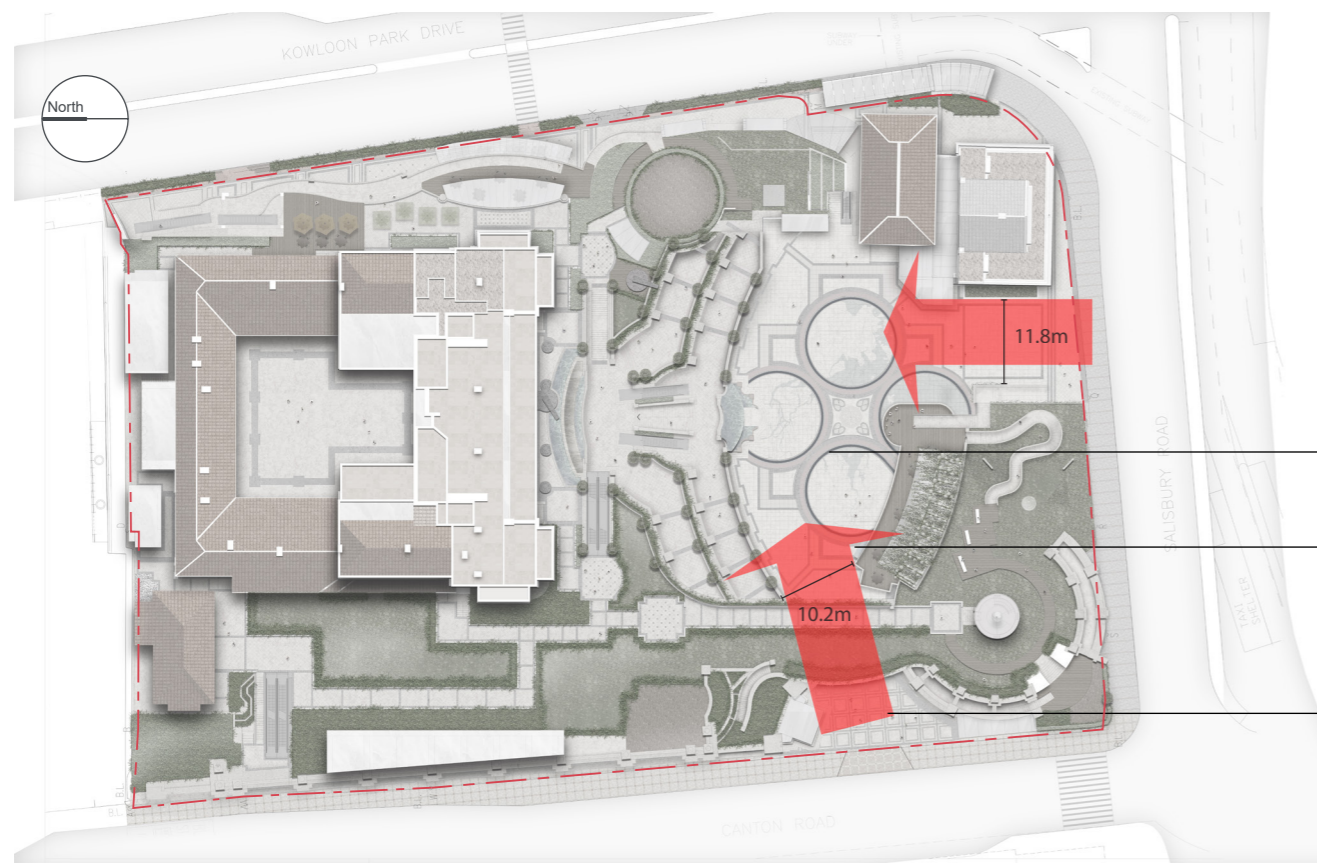
Area of usable landscape 914 m<sup>2</sup> limited by the location of the existing T54 soil cylinder.

This area has become a pedestrian corridor rather than forming part of the main plaza and from a spatial planning perspective is considered to be dead space.

Cylinder obscures views east from Canton Road into the plaza.

**LEGEND**

-  Application Site Boundary
-  Existing Buildings
-  Pedestrian and Visual Access



**Proposed Enhancement Scheme**

Removal of the cylinder leads to enhanced visual access to the façade of the heritage building from Salisbury Road.

Area of usable landscape increased to 1345 m<sup>2</sup> through the removal of the cylinder. Plaza has a more aesthetically pleasing and symmetrical form which better relates to the architecture which encloses it.

Whole plaza now part of the usable open space and now better relates to the active frontages of the adjacent retail space enhancing the sense of vibrancy.

The removal of the cylinder opens up views from Canton Road into the centre of the plaza and creates a more welcoming entrance experience for visitors.

Proposed landscape areas designed to replicate the historical landscape setting with tree lined slopes increasing the area of greenery when viewed from the surrounding streets and framing views of the south facing façade of the historical building.

Proposed alfresco dining and active frontages to enhance sense of vibrancy.

Proposed facades designed to replicate historic structures.

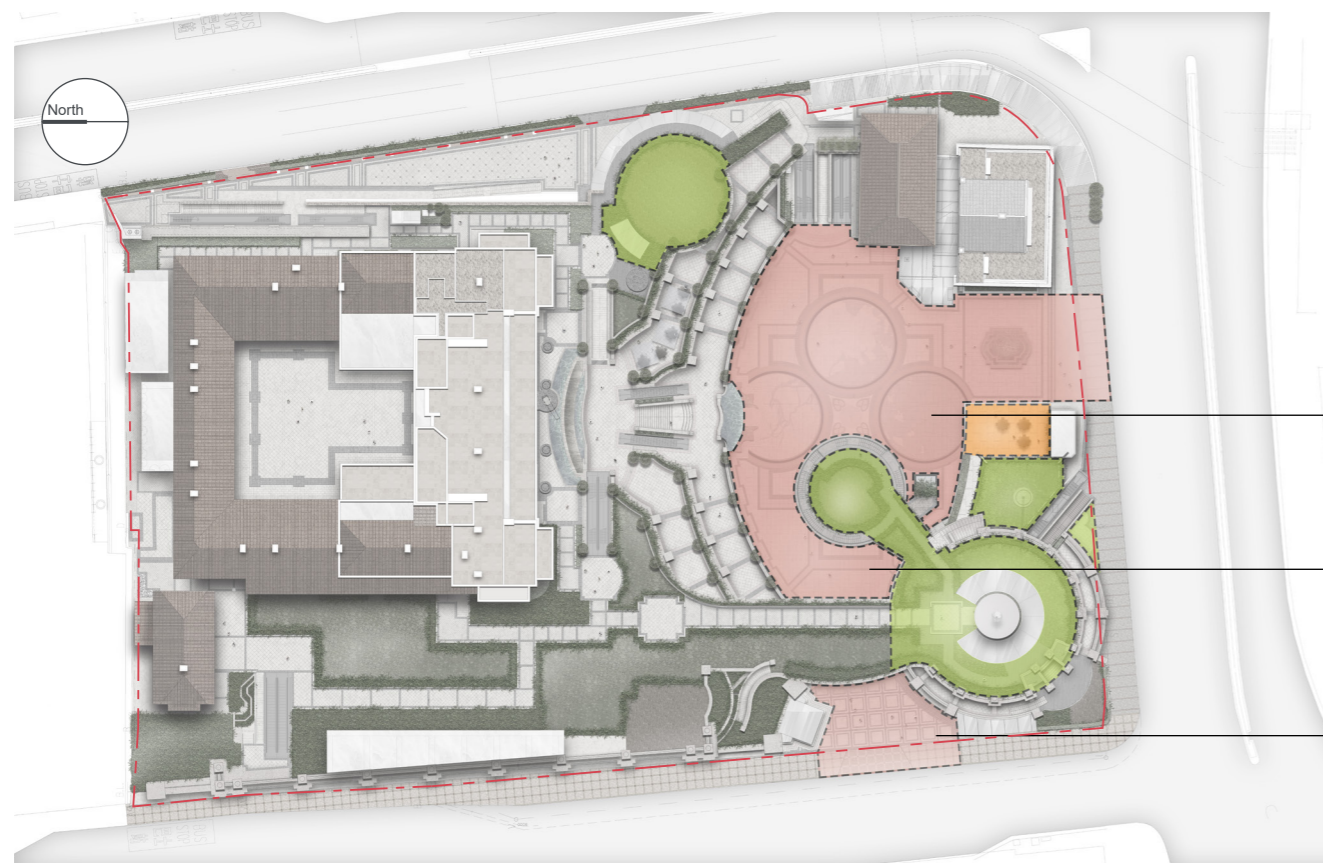
FIGURE TITLE  
**S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST**  
**Comparison of Pedestrian and Visual Access**

SCALE	A.S.	DATE	MAY 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.10		REV A



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**Existing Situation**

Cylinder (and tree T54) partially obscures views north from Salisbury Road towards the facade of the heritage building.

Area of total open space 2596m<sup>2</sup> limited by the location of the existing T54 soil cylinder.

This area has become a pedestrian corridor rather than forming part of the main plaza and from a spatial planning perspective is considered to be dead space.

Cylinder obscures views east from Canton Road into the plaza.

**LEGEND**

- Application Site Boundary
- Existing Buildings
- GF Plaza Open Space
- Dining Open Space
- Landscape Open Space
- Landscape Open Space (Elevated Trail)

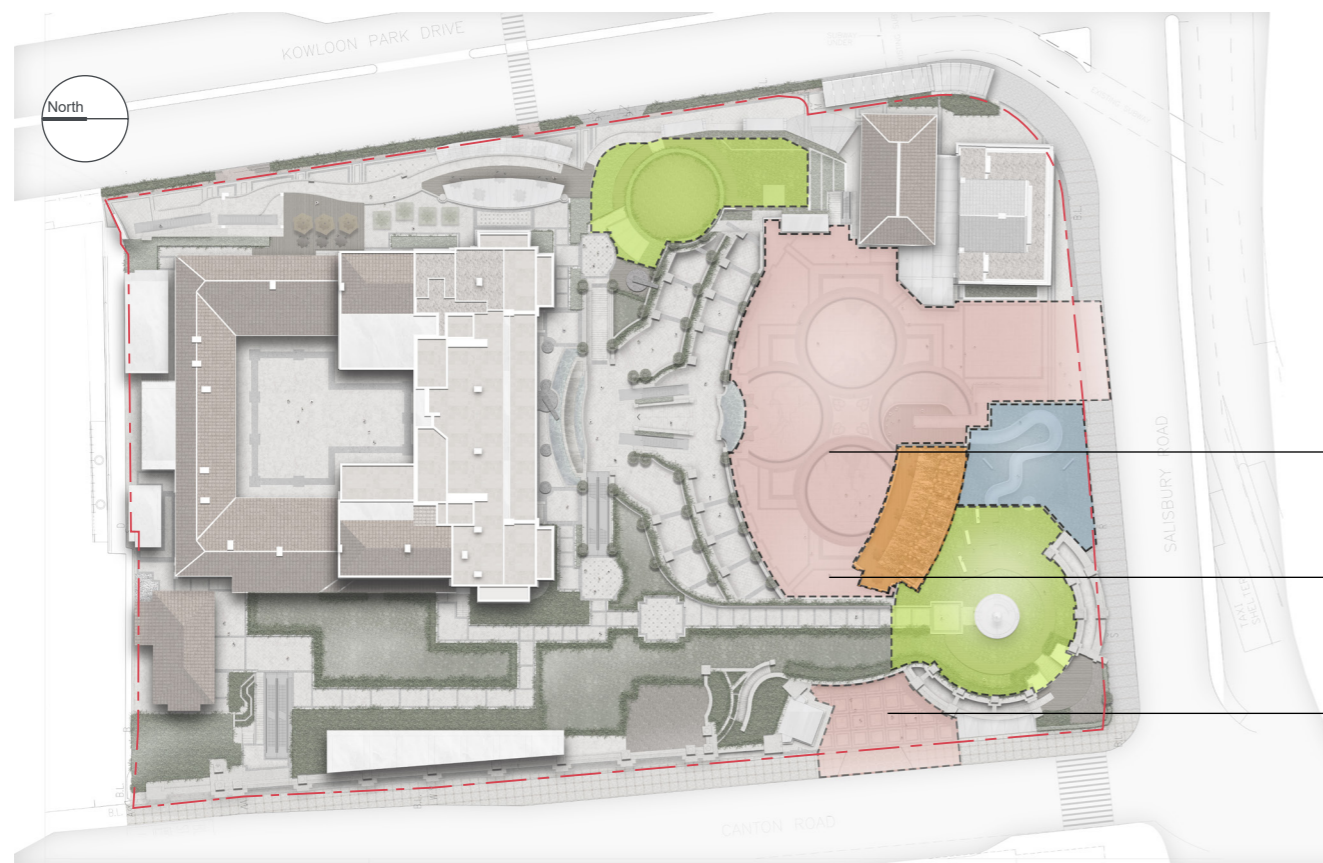
	Existing Situation	Proposed Scheme
<b>GF Plaza Open Space</b>	1663 m <sup>2</sup>	1713 m <sup>2</sup>
<b>Dining Open Space</b>	88 m <sup>2</sup>	192 m <sup>2</sup>
<b>Landscape Open Space</b>	845 m <sup>2</sup>	941 m <sup>2</sup>
<b>Landscape Open Space (Elevated Trail)</b>	0 m <sup>2</sup>	205 m <sup>2</sup>
<b>Total Open Space</b>	2596 m <sup>2</sup>	3051 m <sup>2</sup>

Note: Area calculation approximate and subject to detailed design.

Proposed landscape areas designed to replicate the historical landscape setting with tree lined slopes increasing the area of greenery when viewed from the surrounding streets and framing views of the south facing façade of the historical building.

Proposed alfresco dining and active frontages to enhance sense of vibrancy.

Proposed facades designed to replicate historic structures.



**Proposed Enhancement Scheme**

Removal of the cylinder leads to enhanced visual access to the façade of the heritage building from Salisbury Road.

Area of total open space increased to 3051 m<sup>2</sup> through the removal of the cylinder. Plaza has a more aesthetically pleasing and symmetrical form which better relates to the architecture which encloses it.

Whole plaza now part of the usable open space and now better relates to the active frontages of the adjacent retail space enhancing the sense of vibrancy.

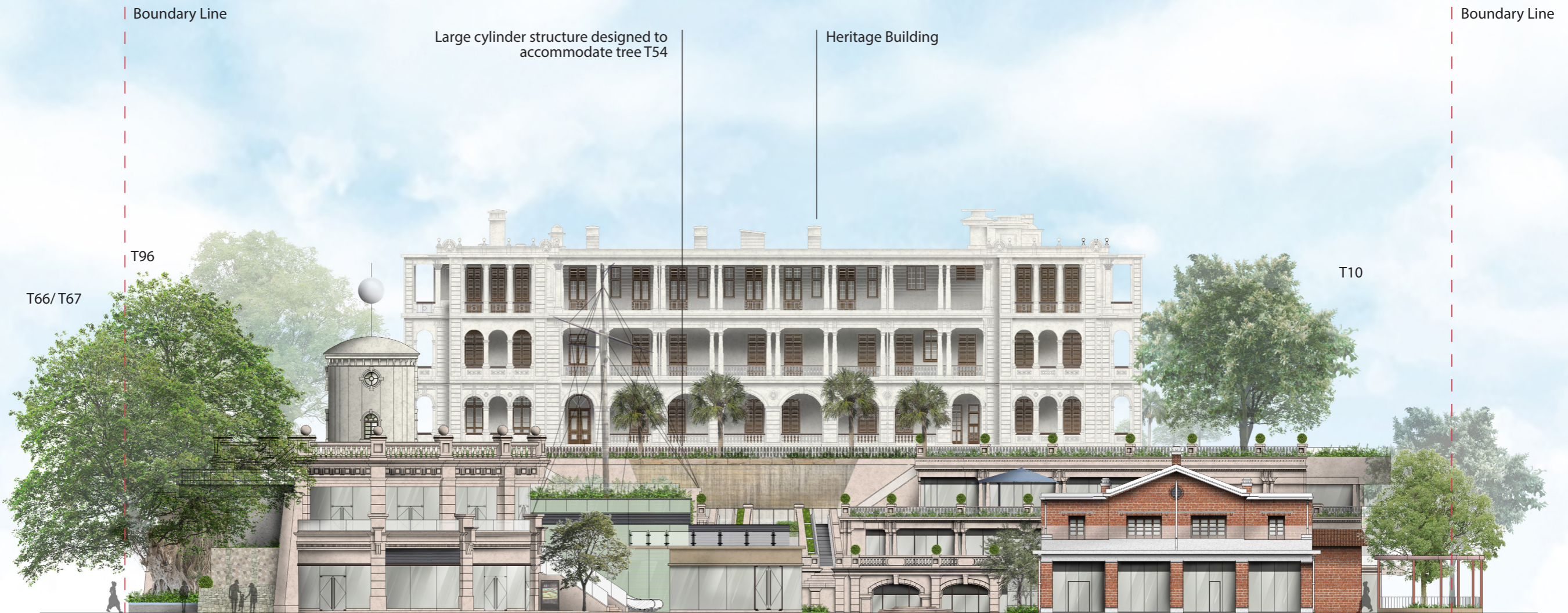
The removal of the cylinder opens up views from Canton Road into the centre of the plaza and creates a more welcoming entrance experience for visitors.

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Comparison of Open Space**

SCALE	A.S.	DATE	MAY 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 4.11		REV A

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Landscape Elevation taken from Salisbury Road showing the existing situation

FIGURE TITLE

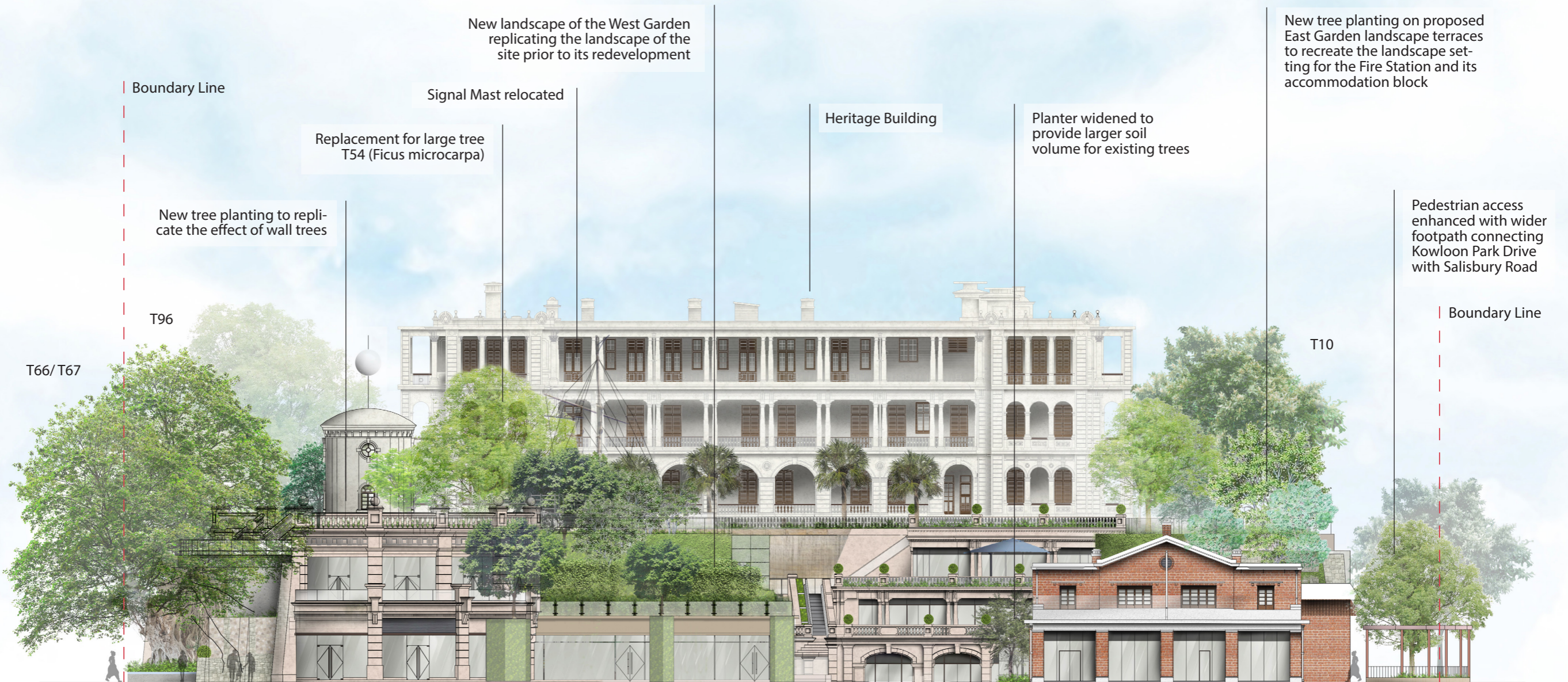
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Elevation Salisbury Road (Existing Situation)**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 5.1		REV
			-



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Landscape Elevation taken from Salisbury Road showing the Proposed Enhancement Scheme

FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Elevation Salisbury Road (Proposed Enhancement Scheme)**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 5.2		REV
			C



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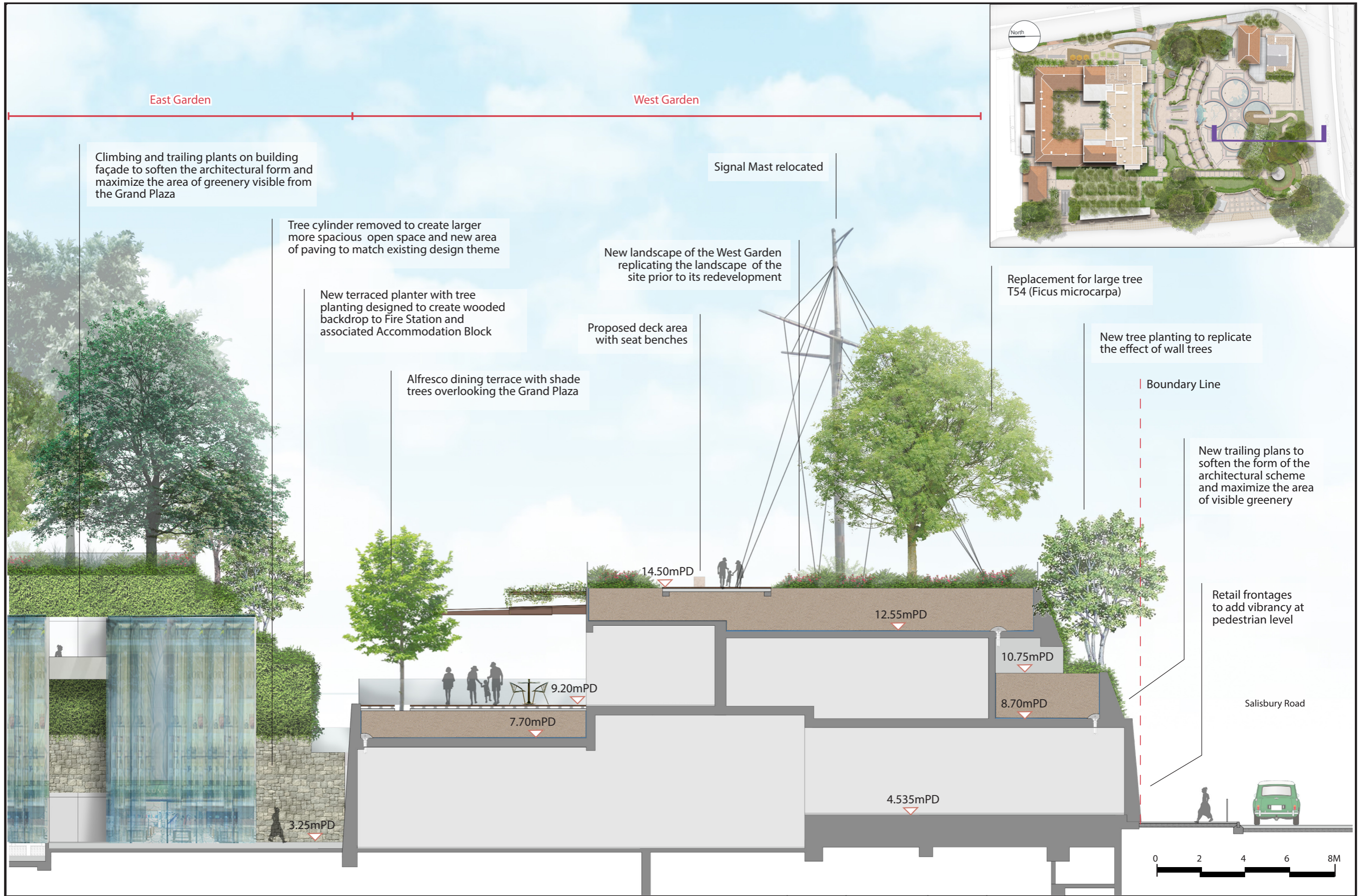


FIGURE TITLE S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Section A-A'**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 5.3		REV
			C

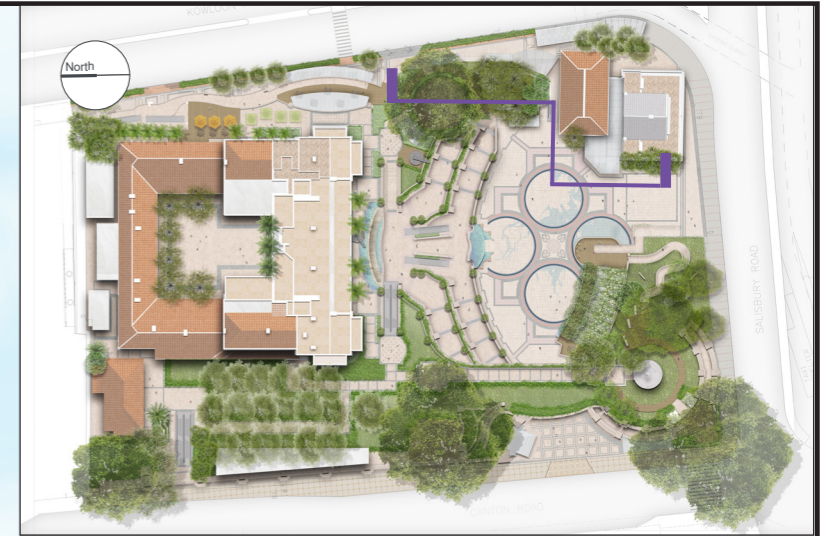
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East Garden

Preserved tree T10

New terraced planter with tree planting designed to create wooded backdrop to Fire Station and associated Accommodation Block



Fire Station Accommodation Block

Fire Station

FIGURE TITLE S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

Landscape Section B-B'

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 5.4		REV
			C

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Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 West Garden
- 2 East Garden
- 3 Activated frontage at pedestrian level
- 4 New footpath / trail
- 5 Alfresco dining
- 6 Preserved trees
- 7 New trees



Oblique aerial view looking from the south

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.1		REV C

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Oblique aerial view looking from the south-west



Location Plan

**LEGEND**



Viewpoint

**LANDSCAPE COMPONENTS**

- 1 West Garden
- 2 East Garden
- 3 New footpath / trail
- 4 Sitting-out area
- 5 Preserved trees
- 6 New trees

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.2		REV
			C

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Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 West Knoll
- 2 Alfresco dining
- 3 New footpath / trail
- 4 Sitting-out area
- 5 Preserved trees
- 6 New trees

Oblique aerial view from the south-east showing the Salisbury Road West Garden

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.3		REV C

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**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 Alfresco dining
- 2 Entrance to Heritage Hall
- 3 Activated frontage
- 4 Preserved trees
- 5 New tree and shrub planting

Oblique aerial view from the east showing the Proposed Kowloon Park Drive Frontage

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.4		REV
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Location Plan

**LEGEND**



Viewpoint

**LANDSCAPE COMPONENTS**

- 1 Alfresco dining
- 2 Entrance to Heritage Hall
- 3 Preserved tree planting

Oblique aerial view from the east showing the Proposed Kowloon Park Drive Frontage

FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.5		REV
			C



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Location Plan

**LEGEND**

 Viewpoint

**LANDSCAPE COMPONENTS**

-  Preserved tree planting
-  Climbing plants to maximise area of visible greenery

Oblique aerial view from the north showing the Proposed Kowloon Park Drive Frontage

FIGURE TITLE	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST			
	<b>Landscape Perspectives</b>			
	SCALE	A.S.	DATE	MAR 2022
	CHECKED	CJF	DRAWN	BC
	FIGURE NO.	Figure 6.5a		REV A



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Pedestrian level view from Salisbury Road to the south



Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 West Garden
- 2 New footpath / trail
- 3 Preserved trees
- 4 New trees
- 5 Activated frontage

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
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FIGURE NO.	Figure 6.6		REV A

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Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 West Garden
- 2 East Garden
- 3 New footpath / trail
- 4 Alfresco dining
- 5 Preserved trees
- 6 New trees

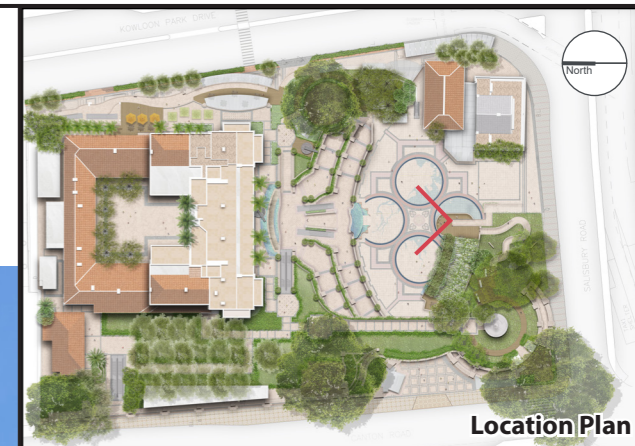
Pedestrian level view from Salisbury Road to the south showing visual corridor to Grand Plaza and façade of the historic building

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	MAR 2022
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.7		REV A

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**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 Preserved trees
- 2 New trees
- 3 Activated frontage

Elevated view provided by the proposed viewing platform provide elevated view over the Grand Plaza and full panoramic view of the façade of the historic building framed by tree planting to the east and west.

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	FEB 2021
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FIGURE NO.	Figure 6.8		REV A



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Oblique aerial view looking from the south east



Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 Preserved trees
- 2 New trees
- 3 New footpath / trail

**Note:** This perspective demonstrates that the enhanced Grand Plaza provides a more coherent and unified open space with is able to accommodate larger public events.

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.9		REV
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Perspective looking west into the Grand Plaza



Location Plan

**LEGEND**



**LANDSCAPE COMPONENTS**

- 1 Preserved trees
- 2 New trees
- 3 New footpath / trail

**Note:** This perspective demonstrates that the enhanced Grand Plaza provides a more coherent and unified open space with is able to accommodate larger public events.

FIGURE TITLE  
 S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development  
 at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	BC
FIGURE NO.	Figure 6.10		REV
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Cultural Centre

Large cylinder structure designed to accommodate tree T54. The photograph was taken following the trees collapse during Typhoon Mangkhut

Harbour Centre



FIGURE TITLE

S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST  
**Landscape Perspectives (VP 01, Existing Situation)**

SCALE	A.S.	DATE	FEB 2021
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FIGURE NO.	Figure 6.11		REV B

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Signal Mast relocated

Alfresco dining terrace with shade trees overlooking the Grand Plaza

Proposed deck area with seat benches

Historic stone wall re-created

Tree cylinder removed to create larger more spacious open space and new area of paving to match existing design theme

Retail frontages to add vibrancy at pedestrian level

Lookout area allowing visitors open views of the historic façade of the main building



Vantage Point 01: View looking south west towards the Grand Plaza

FIGURE TITLE

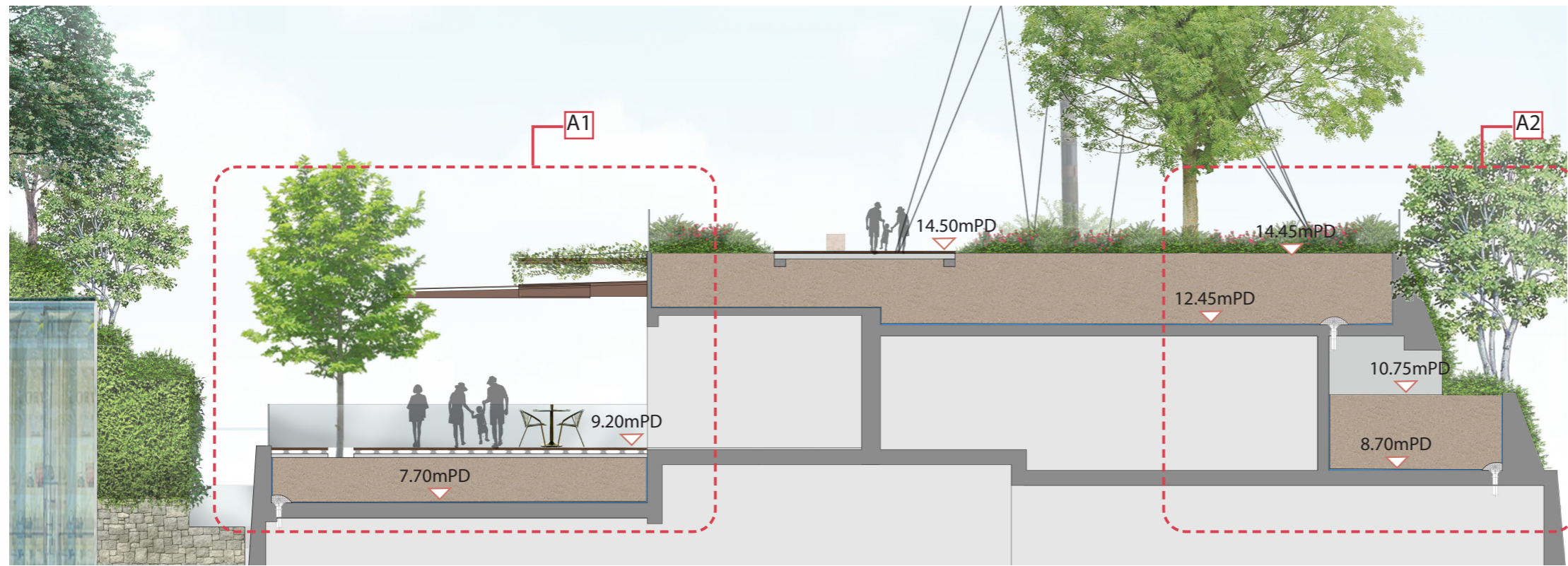
S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

**Landscape Perspectives (VP 01, Proposed Enhancement Scheme)**

SCALE	A.S.	DATE	FEB 2021
CHECKED	CJF	DRAWN	FY
FIGURE NO.	Figure 6.12		REV B

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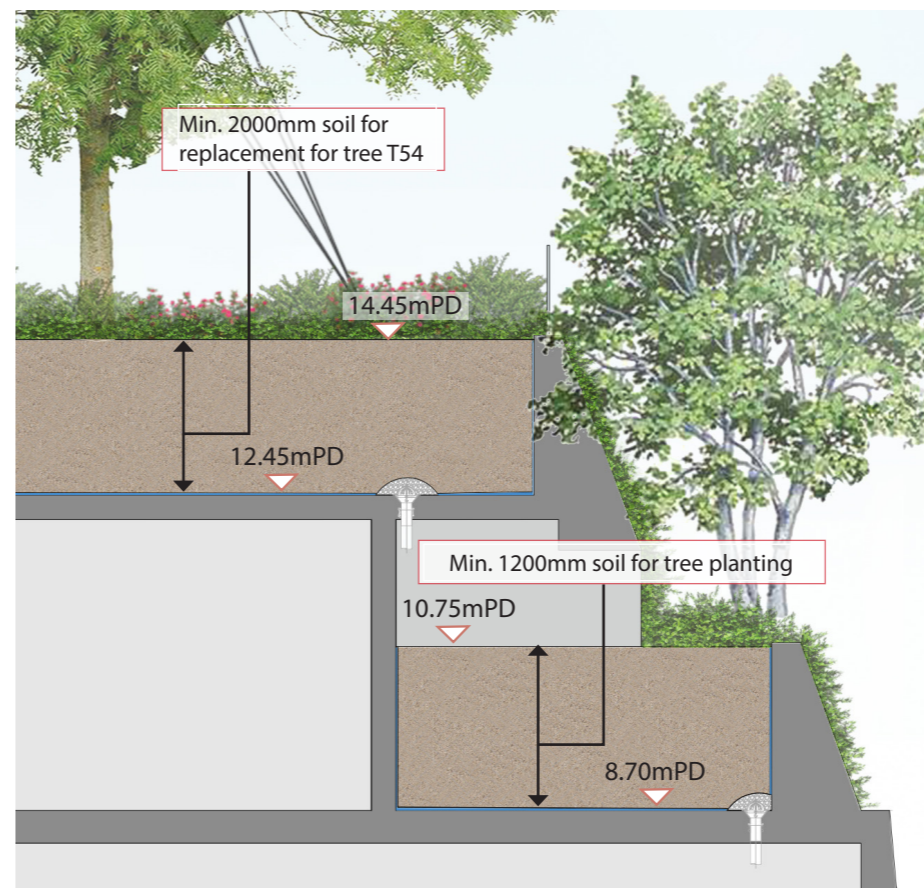




Section A-A'



Section A1-A1'

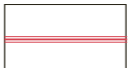



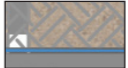



Section A2-A2'



Location Plan

LEGEND

-  Section line
-  Typical levels
-  Soil Mix
-  Planter Drainage Outlet to Engineering's Details
-  Drainage Cell / Screed Laid to Falls
-  Gravel Covered with Geotextile at Drain Outlet

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

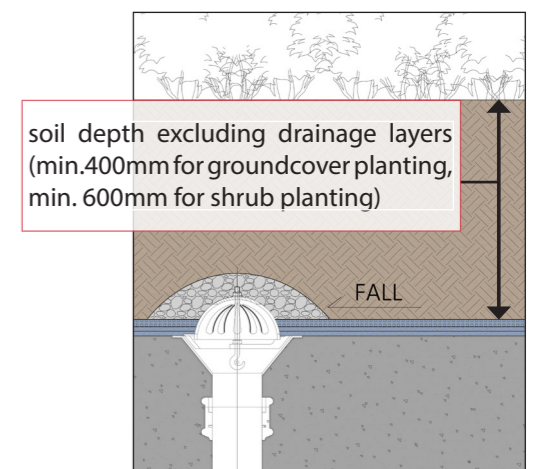
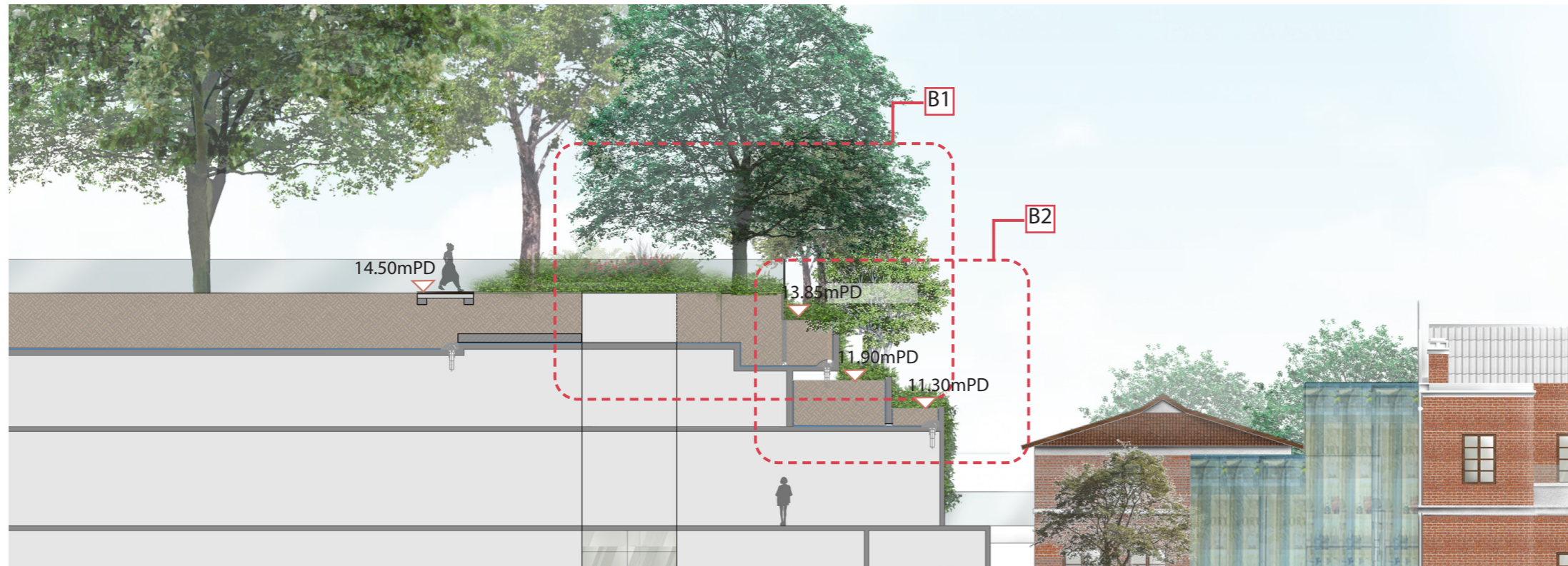


Diagram showing the Drainage outlet detail

SCALE	A.S.	DATE	MAR 2022
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FIGURE NO.	Figure 10.1		REV B





Section B-B'



Section B1-B1'





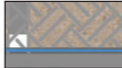



Section B2-B2'



Location Plan

LEGEND

-  Section line
-  Typical levels
-  Soil Mix
-  Planter Drainage Outlet to Engineering's Details
-  Drainage Cell / Screed Laid to Falls
-  Gravel Covered with Geotextile at Drain Outlet

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

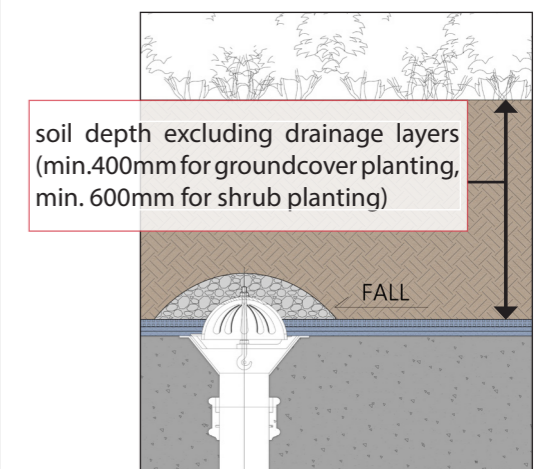


Diagram showing the Drainage outlet detail

FIGURE TITLE S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development at the FMPHQ Site j/o of Canton Road and Salisbury Road, TST

Typical Section showing Soil Depth

SCALE	A.S.	DATE	MAR 2022
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FIGURE NO.	Figure 10.2		REV
			B

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**S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development Former  
Marine Police Headquarters Site at Junction of Canton Road  
and Salisbury Road, Tsim Sha Tsui**

**Tree Preservation Proposal**

**22<sup>nd</sup> November 2023**

Prepared By:

**SCENIC Landscape Studio Limited**





<b>Project Title</b>	S16 Planning Application for Amendment to Approved Hotel & Related Tourism Development Former Marine Police Headquarters Site at Junction of Canton Road and Salisbury Road, Tsim Sha Tsui
<b>Report Title</b>	<b>Tree Preservation Proposal</b>

<b>Revision</b>	<b>Date</b>	<b>Complied by:</b>	<b>Checked by:</b>	<b>Approved by:</b>	<b>Description</b>
-	20231122	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client



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8.0	Conclusion

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Table 4.2	Summary of Existing Tree Condition
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Table 6.1	New Tree Planting Ratio
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Annex II	Tree Location Plan
Annex III	Tree Assessment Schedule
Annex IV	Photographic Record of Existing Trees
Annex V	Tree Recommendation Plan
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Annex VII	Method Statement for Transplantation of Existing Trees
Annex VIII	Tree Protection Measures



## 1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Tree Preservation Proposal on behalf of the Flying Snow Limited (“the Applicant”) to the Town Planning Board (TPB) in support of the S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters (“FMPHQ”) Site at junction of Canton Road and Salisbury Road in Tsim Sha Tsui (“Application Site”).
- 1.2 The Tree Preservation Proposal outlines the approach and findings of the tree survey and describes the type, number and condition of the existing trees found within the site. The proposal also identifies the trees found to be in conflict with the Proposed Development and makes recommendations for their proposed treatment and provides detailed compensatory planting proposals to compensate for the loss of these trees.
- 1.3 This tree preservation proposal has been prepared in broad accordance with DEVB TC(W) No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects. The survey approach is presented as **Annex I – Tree Survey Methodology**. The tree survey was undertaken in November 2023.

## 2.0 Existing Site Description

- 2.1 The Application Site, with an area of about 11,700m<sup>2</sup>, is bounded by Canton Road to the west, Salisbury Road to the south, Kowloon Park Drive to the east and a commercial / office building, No. 1 Peking Road, to the north.
- 2.2 The FMPQ was occupied by the Hong Kong Marine Police from 1880s to 1996, except for the period during Second World War. The site comprises the Main Building, Stable Block, Time Ball Tower, Old Kowloon Fire Station and Fire Station Accommodation Block. In recognition of the historical significance of these buildings, FMPHQ and its compound, including the Main Building, the Stable Block, the Signal Tower (Round House) and the Accommodation Block of the Former Fire Station, were declared as monuments under the Antiquities and Monuments Ordinance on 14 December 1994. The Main Building of the Former Fire Station is a Grade III historic building.
- 2.3 The revitalisation took over 6 years to complete and was carried out in accordance with world conservation standards. The project was completed in 2009 and successfully transformed the Application Site into a cultural and shopping landmark in Hong Kong, which was renamed ‘1881 Heritage’ after the revitalisation. The Application Site features various retail and F&B outlets, a heritage hotel, and a Heritage Hall which allows visitors to discover its history. A key feature also includes a central plaza providing space for cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Application Site.
- 2.4 There is a standalone basement level at the southwestern corner of the Site and it is completely separated to the rest of the Site due to the existence of Railway Protection Zone which cuts across the Application Site diagonally.
- 2.5 The existing landscape is multi-levelled extending from the ground floor Grand Plaza and the surrounding streetscapes to a series of terraces on the 1F and 2F located to the north of the Grand Plaza and the south the façade of the historic Main Building. The main areas of landscape including tree planting is located on the 3F including a courtyard space in the centre of the Main Building, a shaded lawn area to the west (to the south of the Stable Block) and a Landscape Bridge spanning over the Canton Road GF entrance to the landscape surrounding the preserved Signal Tower and Signal Mast. To the south east the site includes a 3F landscaping extending along the western façade of the Main Building and to the south east and the preserved Accommodation



Block of the Former Fire Station and the Main Building of the Former Fire Station with their associated landscaping.

### 3.0 Project Description

3.1 The overall intention of the Proposed Enhancement Scheme is to partially re-create the original historic landscape setting, enhance visual and pedestrian permeability with the Grand Plaza, activate the frontages facing Kowloon Park Drive and Salisbury Road, increase the landscape area available for public enjoyment and maximise the area of visible greenery as far as possible. The Proposal will not involve amendment to the major development parameters, including maximum building height in mPD and GFA. The Landscape Master Plan is presented as **Figures 4.1 to 4.4** and sections through the landscape as **Figures 5.1 to 5.4**. A series of perspectives showing the Proposed Enhancement Scheme are also presented as **Figures 6.1 to 6.10**. **Figure 4.8** shows the differences between the approved scheme and the Proposed Enhancement Scheme. **Figure 4.10** shows the view from Salisbury Road of the site prior to redevelopment, the current situation and how the Proposed Enhancement Scheme is seeking to replicate the more wooded effect of the historical condition.

#### **West Garden and the Time Ball Tower**

3.2 Keeping the topographical setting and allowing access to the original site level is given high significance for the historic ambience of the Site. The Proposed Enhancement Scheme tries to steer a middle course between keeping a lookout point at the original level (i.e. the top level of the cylindrical planter) and still improving the permeability of the central plaza by “merging” the cylindrical planter into the structure at the southwestern corner of the Site. This will involve demolition of the cylindrical planter, and a new extension to the structures to the east of the Time Ball Tower, forming a continuous land mass.

3.3 The retaining wall / granite wall will be partially re-created on the northern side of the West Garden to provide a link to the history of the site.

#### **East Garden – Backdrop to the Former Fire Station**

3.4 The Proposed Enhancement Scheme includes the creation of a new green feature with the introduction of the East Garden to the north of the Accommodation Block of the Former Fire Station. This helps to re-establish a connection to the Main Building of the Former Marine Police Headquarters and serves to replicate the historical landscape setting of the Former Marine Police Headquarters and the Former Fire Station (and the Accommodation Block of the Former Fire Station).

3.5 To further strengthen the collective memory of the past topographical setting, portions of the retaining wall facing Salisbury Road will be partially replicated for a sense of continuation of the original configuration. This helps to recreate the wooded slopes when viewed from the bus terminus to the southwest.

3.6 These areas will be vegetated to re-create the effect of the historical landscape setting when viewed from the surrounding streets. This includes additional new trees and shrub planting to maximise the area of visible greenery.

#### **Celebrate the Eastern Façade of FMPHQ**

3.7 Prior to the reclamation for urban development, FMPHQ sat on top of a slope at the tip of Kowloon Peninsula. While the main façade was facing the tip and overlooking the Victoria Harbour, the eastern façade was also facing a significant geographical feature – the bay. The Proposal is going to give emphasis to the eastern façade and to recall the public’s memory of the original coastline of Kowloon Point.



- 3.8 In addition to the main façade overlooking Salisbury Road entrance, the eastern façade of FMPHQs is one of the two facades that are visible from at-grade level. Whilst there is basically no activity within the area along Kowloon Park Drive (both at street level and P1/2 levels), no attractions/focus have been given to this part of the Site and thus this becomes fairly quiet and dismal. Almost the entire area along Kowloon Park Drive is designed as a private and exclusive entrance to the hotel. There are also some outdoor escalators and staircases which bring people up to the hilltop level. This area is seldom known to use by the public as there is basically no activities provided; even if there are visitors who enter the Site via the escalators / staircases from Kowloon Park Drive, they would most likely be led to the main façade directly before they get a chance to take a few moments to enjoy the ambience along the eastern frontage and rear portion of FMPHQ.
- 3.9 The idea is to activate the area along Kowloon Park Drive by introducing new activities (e.g. shop / eating places) and give more emphasis to this area as the third entrance of the Site. In particular, the proposal involves introducing alfresco dining area at the podium deck to allow direct view towards the eastern façade of FMPHQs for appreciation.

#### **Overall Improvement to Accessibility – External and Internal Accesses**

- 3.10 The Proposal aims to attract people to visit the Site and appreciate FMPHQs from all directions. The current setting brings visitors directly from Kowloon Park Drive entrance up to the podium deck by escalators. The entrance from Kowloon Park Drive is going to be transformed from a deserted dead end into a vibrant passage by adding various retail/F&B outlets.
- 3.11 Accompanied by the future at-grade pedestrian crossing at the junction of Middle Road and Kowloon Park Drive, visitors can arrive the Site from Tsim Sha Tsui MTR Station / bus stops along Nathan Road by walking along Middle Road, appreciating the eastern façade of FMPHQ from far to close. Visitors will get more motivated to walk along Kowloon Park Drive to experience the newly recreated slope behind the Accommodation Block of the Former Fire Station and entre the Site.
- 3.12 Pedestrian access from Salisbury Road to the Grand Plaza will be maintained with the existing combined width of the pedestrian passage either side of the existing water feature being 7.4m and with the removal of the Water Feature in the Proposed Enhancement Scheme the width will be around 9m. The width of the access for the existing situation and the Proposed Enhancement Scheme is shown on **Figure 4.9**. It should be noted that the loss of this water feature will be addressed through the creation of a new cascade on the northern façade of the new Western Garden.
- 3.13 With the newly reinstated landform in the west and east gardens, visitors are encouraged to climb through the natural environment to approach the Main Building rather than via the man-made new building portion. Not least, the Proposal also involves opening up the rear portion of FMPHQ to create a complete loop.

#### **Appreciation of the Site's Cultural and Physical History**

- 3.14 The Proposal also involves enhancing the heritage route within the Site by inviting the public indoors into the former armoury area, which together with the adjacent area would form the future visitor and heritage centre. The trail shall start at the Stable Block, to the north west of the Main Building moving through to the quadrangle and then exiting to the east. Visitors can then enjoy the eastern façade and arrive at the recreated green slope, providing elevated views over the site and the surrounding landscape with glimpsed views towards Victoria Harbour.
- 3.15 Apart from the Main Building, it is also proposed to recapture the long-lost-views of the historic Terminus Fire Station and Accommodation Block which was blocked by the canopy of the existing



pedestrian underpass beneath Kowloon Park Drive. This requires constructing a new underground connection between the Site and the existing tunnel.

#### 4.0 Existing Vegetation

- 4.1 A total of 139 nos. trees were identified within the Application Site boundary. As shown on **Annex II – Tree Location Plan** the tree growth is found within a series of planters both within and at the periphery of the Application Site Boundary.
- 4.2 The existing tree locations are illustrated on **Annex II – Tree Location Plan** and **Annex III - Tree Assessment Schedule** provides an identification of numbers of tree species, an assessment of their condition and recommendations for the treatment of the trees and **Annex IV – Tree Photographic Record** provides a visual reference for the assessment.
- 4.3 **Table 4.1** below lists the tree species surveyed and their relative abundance and describes their conservation value (native or exotic).

**Table 4.1 Existing Tree Species Summary**

Botanical Name	Chinese Name	No. of Trees within Application Sites	Native (N) Exotic (E)	Status in Hong Kong
<i>Bischofia trifoliata</i>	重陽木	2	E	Common
<i>Bombax ceiba</i>	木棉	6	E	Common
<i>Celtis sinensis</i>	朴樹	2	N	Common
<i>Delonix regia</i>	鳳凰木	19	E	Common
<i>Ficus microcarpa</i>	細葉榕	2	N	Common
<i>Ficus virens</i>	黃葛樹	6	N	Common
<i>Juniperus chinensis</i>	龍柏	41	E	Common
<i>Litsea glutinosa</i>	潺槁樹	2	N	Common
<i>Livistona chinensis</i>	蒲葵	17	E	Common
<i>Phoenix dactylifera</i>	棗椰樹	1	E	Common
<i>Plumeria rubra</i>	雞蛋花	6	E	Common
<i>Podocarpus macrophyllus</i>	羅漢松	4	N	Common
<i>Spathodea campanulata</i>	火焰木	3	E	Common
<i>Terminalia mantaly</i>	細葉欖仁	25	E	Common
<i>Washingtonia robusta</i>	華盛頓葵	3	E	Common
<b>Total</b>		<b>139</b>		

- 4.4 The most numerous of the existing trees are *Juniperus chinensis* (41 nos.) planted as a hedge to screen views of the E&M facilities to the west, *Terminalia mantaly* (25 nos.), *Delonix regia* (19 nos.) planted on the west lawn and *Livistona chinensis* (17 nos). These trees are a combination of retained and transplanted trees and newly planted trees established as part of the redevelopment of the site. The photographs in **Annex IV** clearly shows the condition of the surveyed existing trees.
- 4.5 The average trunk diameter at breast height (DBH) is 0.23m. The average tree height is 8m and the average crown spread is 4.1m. A large proportion of existing trees have a relatively small trunk DBH of between 0.2 to 0.39m. There is one tree with a DBH of above 3m.



4.6 **Table 4.2** shows that a high percentage of trees exhibit a fair existing form and condition and amenity value.

**Table 4.2 Summary of Existing Tree Condition**

Assessment Criteria	Status of Trees	% Trees
<b>Form</b>	Good	32%
	Fair	56%
	Poor	12%
<b>Existing Tree Condition</b>	Good	2%
	Fair	95%
	Poor	3%
	Dead	0%
<b>Amenity Value</b>	Excellent	1%
	Good	0%
	Fair	94%
	Poor	4%

4.7 Tree T54 (*Ficus microcarpa*) one of the large specimen trees preserved as part of the previous redevelopment of the site in a large stone clad cylinder collapsed during Typhoon Mangkhut in September 2018. In addition tree A23 (*Delonix regia*) one of the new trees planted on the west lawn was also badly damaged during Typhoon Mangkhut and was removed for reasons of public safety. Similarly tree T55 (*Eucalyptus torelliana*) a previously transplanted tree subsequently died of natural causes. Compensation for the loss of these trees will form part of the new tree planting described in this submission. Tree A4 (*Spathodea campanulata*) was also removed owing to recent typhoon damage.

4.8 There are no trees within the Application Site which are rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96), Rare and Precious Plants in Hong Kong” under AFCD and / or listed under the IUCN Red List of Threatened Species, Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)

4.9 Although the Application Site contains several large specimen trees preserved as part of the previous redevelopment of the site none of these are registered or eligible to be registered as Old and Valuable Trees (ETWB TCW No. 5/2020 Registration of Old and Valuable Trees (OVT), and Guidelines for their Preservation). These larger trees (T10, T66/T67 and T96) may be considered as a Tree of Particular Interest based on the criteria set out in para. 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB. This tree will not be affected by the Proposed Scheme.

## 5.0 Recommendations

5.1 The Proposed Development involves the enhancement of the existing architectural and landscape scheme through the re-creation of the historic setting for the site with the wooded East and West Knolls, while also creating a more open and symmetrical Grand Plaza; enhancing pedestrian accessibility; visual permeability and activating the pedestrian level frontages on the southern side of the Grand Plaza and the eastern façade facing Kowloon Park Drive.



5.2 Although the design of the Proposed Scheme has sought to avoid trees where possible some trees will be affected by the proposals. **Table 5.1** provides a summary of the recommendations for the treatment of the existing trees.

**Table 5.1 Summary of Tree Recommendations**

<b>Recommendation</b>	<b>Number of Trees</b>	<b>% Trees</b>
Trees to be retained	114	82%
Trees to be transplanted	0	0%
Trees to be felled	25	18%
<b>Total number of trees</b>	<b>139</b>	<b>100%</b>

**Note:** Total includes 25 nos tree recommended for felling and a further 4 nos trees (T54, T55, A4 and A23) collapsed and damaged due to typhoons or have subsequently died of natural causes. As such the loss of existing trees is equal 29 nos.

5.3 The recommendations for the treatment of each of the trees is contained within **Annex III - Tree Assessment Schedule** and shown on **Annex V - Tree Recommendation Plan**.

***Preservation of Existing Trees***

5.4 The proposed architectural design has sought to utilise areas where there are no existing trees however as with any development it is inevitable that there will be some conflict with existing trees. However it should be noted that these trees were largely planted as part of their landscaping of the Development Site.

5.5 Due to the proposed works required to develop the site, it would be possible to retain 114 nos. existing trees on site.

***Transplantation of the Existing Trees***

5.6 In terms of assessing the feasibility of tree transplantation a number of factors have been considered, including the following:

- **Species:** Previous experience and arboriculture knowledge points to some species having a higher tolerance to the effects of transplantation than others.
- **Condition of the tree:** Trees with a balanced form, which are in good health and robust in terms of their structural condition are considered suitable for transplanting.
- **Proximity of existing trees:** The tree location plan presented as **Annex II** shows that many of the existing trees are closely clustered in the same area. Such trees are likely to be competing for the same space and light above ground and sharing the same root space below ground. The root structures of these trees may be intertwined and so it is not possible to prepare a rootball for one tree without damaging the roots of the adjacent tree. In addition many of the existing trees are growing in close proximity to existing structures and so it may not be possible to create viable rootball.
- **Size of existing trees:** Some of the trees are up to 18m in height rendering them technically



challenging to transplant. These mature specimens will require substantial support mechanism upon relocation for stability during their establishment period. With these considerations larger trees are not recommended to be transplanted. In addition these large trees are typically more sensitive to the trauma caused by transplanting and hence less likely to survive the works.

- **Contribution of the existing trees to the character and amenity of the future landscape:** Some of the tree species identified are exotic ornamental species which would not contribute significantly to the future amenity of the area. It is considered of greater benefit to plant new trees of an appropriate species and size, so that the future users can benefit from shade provided by newly planted broadleaf trees better suited to the surrounding environment.

5.7 Given the factors described above it is considered that none of the existing trees within the Application Site which are affected by the Proposed Development make suitable candidates for transplantation.

#### ***Tree Felling Proposal***

5.8 Unfortunately, 25 nos. (18%) in total of the existing trees will be affected by the Proposed Development and these trees are not good candidates for transplantation. The tree felling recommendation is based on a range of factors including their species, form, condition, proximity to other trees, predicted survival rate and their lack of contribution to the future landscape character and amenity of the development.

5.9 In addition to the 25 nos tree recommended for felling a further 4 nos trees (T54, T55, A4 and A23) which have collapsed and damaged due to typhoons or have subsequently died of natural causes will form part of any compensatory planting proposal.

5.10 The recommendations for tree retention, transplantation and felling are provided in **Annex III - Tree Assessment Schedule** and their proposed status recorded on tree photographs is presented as **Annex IV – Photographic Records of Existing Trees**. Their proposed status recorded on plans is presented on **Annex V – Tree Recommendation Plan**.

## **6.0 Preliminary New Tree Planting Proposal**

6.1 The loss of existing trees will be compensated where possible through the planting of new trees. The planting proposals have sought to:

- Provide physical and visual integration with the surrounding landscape;
- Create a planting structure with high amenity value which serves to integrate the Proposed Development in pedestrian level views including the area next to Salisbury Road and Kowloon Park Drive;
- Provide a usable landscape on the podium and roof levels;
- Enhance the landscape character and visual amenity of the local area;
- Provide appropriately located tree shade for the comfort of future users;
- Provide compensation for the proposed felling of trees required to accommodate the new development; and
- Maximise opportunities for tree planting.

6.2 The new tree planting plans are presented as **Annex VI – New Tree Planting Plan**.



6.3 The planting proposals have sought to compensate for the loss of existing trees but also enhance the future landscape character of the Proposed Development. The current scheme has achieved a new tree planting ratio of no less than 1:1 in terms of tree numbers.

6.4 **Table 6.1** below provides a summary of the new tree planting ratios in terms of number and DBH.

**Table 6.1: New Tree Planting Ratios**

New Tree Planting Metrics	Statistic / Ratio	Tree Size
Number of felled trees	25	
Trees lost due to natural causes	4	
Number of new trees	29	
<b>New Tree Planting Ratio</b> (Number of newly planted trees : number of trees felled)	1 : 1 (29 : 29)	

6.5 The new trees will form part of the overall landscape design proposal which will be developed during the detailed design stage of the project. A summary of the preliminary new tree planting proposals is provided in **table 6.2** below.

**Table 6.2: Preliminary New Tree Planting Proposals**

Botanical Name	Chinese Name	Native / Exotic	Tree Size	Spacing / Planting Centres
<b>Tree Species</b>				
<i>Bauhinia × blakeana</i>	洋紫荆	Native	Heavy standard	As shown
<i>Ficus microcarpa</i>	榕樹	Native	Oversized	As shown (T54)
<i>Ficus microcarpa</i>	榕樹	Native	Heavy standard	As shown
<i>Elaeocarpus hainanensis</i>	水石榕	Exotic	Heavy standard	As shown
<i>Livistona chinensis</i>	蒲葵	Native	Large Palm	As shown
<i>Polyspora axillaris</i>	大頭茶	Native	Heavy standard	As shown
<i>Sapium sebiferum</i>	烏柏	Native	Heavy standard	As shown
<i>Terminalia mantaly</i>	小葉欖仁	Exotic	Heavy standard	As shown

6.6 Oversized specimen trees are defined as follows:

**Oversized Specimen Tree:**

- A sturdy straight stem at least 3500 mm high from the root collar to the lowest branch;
- Stem diameter exceeding 250 mm measured at a height of 1300 mm from the root collar;
- According to species, either a well-balanced branching head, or a well-balanced straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 2500 mm;
- A total height above the root collar exceeding 8000 mm;
- A rootball not less than 2500 mm in diameter and 1000 mm in depth;



- A root system previously undercut a minimum of one year prior to lifting, to encourage compact fibrous growth; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.7 Heavy standard sized trees are defined as follows:

**Heavy Standard:**

- A sturdy, straight stem with stem height from the root collar to the lowest branch between 1800 mm and 2400 mm above the soil level;
- Total height above soil level between 3500 mm and 5000 mm;
- Stem diameter measured at a point 1300mm above the root collar shall be over 75 mm to 145 mm;
- A well-balanced branching head, or a well-defined straight and upright leader with branches growing out from the stem with good symmetry, and a minimum length of 800 mm;
- A live-crown ratio will range between 40-60%;
- A rootball not less than 750 mm in diameter and 400 mm in depth;
- Grown in a container not less than 750 mm in diameter and 600 mm deep; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.8 Large palm sized trees are defined as follows:

**Large Palms:**

- A well-developed upright habit and multiple fronds with good symmetry, single or multi-stemmed according to species specified;
- A well-developed vigorous root system;
- A minimum stem height to the lowest frond as specified, or an overall height of the plant not less than that specified;
- A well-developed vigorous root system with a root-ball of at least 500 mm diameter and 600 mm depth;  
At least 6 months container grown before delivery to site; and
- Free from any kind of pest, fungi, disease and parasitic plants.

6.9 The height of all trees shall be measured above root collar, and the diameter of all stems to be measured at a height of 1300m above ground level.

## 7.0 Relevant Recognised Standards for Tree Preservation and Protection

7.1 The tree preservation, protection and transplanting proposals will be undertaken in accordance with the following:

- BS 3998: 2010 Recommendations for Tree Work;
- BS 4043: 1989 Recommendations for transplanting root-balled trees;
- BS 4428 1989 Code of practice for general landscape operations (excluding hard surfaces);
- BS 5837: 2012 Trees in relation to Construction;
- ArchSD General Specification, Section 25 (2022 Edition); and
- Handbook on Tree Management prepared by the Greening, Landscape and Tree Management Section of Development Bureau  
([http://www.greening.gov.hk/en/tree\\_care/Handbook\\_on\\_Tree\\_Management.html](http://www.greening.gov.hk/en/tree_care/Handbook_on_Tree_Management.html))



## 8.0 Conclusion

- 8.1 The Former Marine Police Headquarters was occupied by the Hong Kong Marine Police from 1880s to 1996, except for the period during Second World War. The site comprises the Main Building, Stable Block, Time Ball Tower, Old Kowloon Fire Station and Fire Station Accommodation Block. In recognition of the historical significance of these buildings, FMPHQ and its compound, including the Main Building, the Stable Block, the Signal Tower (Round House) and the Accommodation Block of the Former Fire Station, were declared as monuments under the Antiquities and Monuments Ordinance on 14<sup>th</sup> December 1994. The Main Building of the Former Fire Station is a Grade III historic building.
- 8.2 The revitalisation took over 6 years to complete, and was carried out in accordance with world conservation standards. The project was completed in 2009 and successfully transformed the Application Site into a cultural and shopping landmark in Hong Kong, which was renamed '1881 Heritage' after the revitalisation. The Application Site features various retail and F&B outlets, a heritage hotel, and a Heritage Hall which allows visitors to discover its history. A key feature also includes a central plaza providing space for cultural and heritage events and exhibitions to echo with the surrounding historic buildings and features within the Application Site.
- 8.3 A relatively large number of trees including some large specimen trees were preserved as part of the original redevelopment of the site and these were supplemented by a large number of new trees. The current survey identified some 139 nos trees comprising of common native and exotic species and there are no rare or protected tree species (based on Forests and Countryside Ordinance, Cap. 96), Rare and Precious Plants in Hong Kong" under AFCD and / or listed under the IUCN Red List of Threatened Species, Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586). Similarly, although there are several large specimen trees within the Application Site none of these are registered or eligible to be registered as OVTs (ETWB TCW No. 5/2020 Registration of Old and Valuable Trees. These larger trees may be considered as 'Trees of Particular Interest' based on the criteria set out in para. 2.6.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB. This tree will not be affected by the Proposed Scheme.
- 8.4 As the Proposed Scheme involves the enhancement of distinct portions of the existing architectural and landscape fabric of the site the impact on existing trees has been minimised as far as possible. As such some 114 nos (82%) of the existing trees are recommended for preservation and these include all of the remaining large specimen trees.
- 8.5 Unfortunately, 25 nos. (18%) of the existing trees will be affected by the Proposed Development however these trees are not good candidates for transplantation. It is recommended that these trees be felled owing to a range of factors including their species, form, condition, proximity to other trees, predicted survival rate and their lack of contribution to the future landscape character and amenity of the development.
- 8.6 In order to compensate for the loss of trees within site, no less than 25 nos. new largely heavy standard sized trees will be planted within either open bottomed at-grade planters or raised planters on the proposed structure. Part of these planting proposals include a large oversized specimen *Ficus microcarpa* which will be planted to compensate for the loss of tree T54. The new tree planting proposals also include some large palms. In total this represents a compensatory ratio in terms of number of 1:1 (total number of new trees to be planted : total number of trees lost due to tree felling). The new tree planting proposals include an additional four trees to compensate for the loss of T54, T55, A4 and A23 which collapsed and/or were damaged due to typhoons or died of natural causes.



S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
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Tree Preservation Proposal

## **Annexes**



S16 Planning Application for Amendment to  
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Tree Preservation Proposal

## **Annex I**

### Tree Survey Methodology



## Tree Survey Methodology

### 1.0 Tree Survey

#### 1.1 Definitions

- 1.1.1 Scope of Survey: To survey all 'trees' within the Application Site Boundary and the intermediate adjacent area where trees are possibly be affected by proposed road widening works.
- 1.1.2 Tree: A woody plant with a stem diameter over 95mm measured at a point 1300mm above the root collar (DBH).
- 1.1.3 DBH: Diameter at Breast Height as defined in the Practice Note Issue No. 2/2006 issued by AFCD.

#### 1.2 Site Survey

- 1.2.1 The tree locations were recorded by visual assessment and subject to verification by topographic surveyor. Measurements of tree size (DBH, Height and Crown Spread) were primarily measured by Tree Surveyor. Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree assessment survey. Topographic plans are attached in Annex II for reference.

#### 1.3 Basic Tree Information in Tree Schedule

- 1.3.1 The tree survey schedule includes the following information for each tree or group of trees surveyed:
- 1.3.2 **Tree Number** - Each tree is allocated a tree number and clearly marked on site with an identity label showing the tree number and its position plotted on topographic Tree Location Plan(s) (Annex II). The numbering is to follow a logical sequence in numerical order say from north to south.
- 1.3.3 **Species Name (Botanical Name)** - All trees are identified by species, or in some cases by genus if full identification is not possible. Species names currently adopted by AFCD take precedence over other scientific publications.
- 1.3.4 **Jurisdiction** - Authority providing expert advice in vetting of Tree Removal Application for particular trees.
- 1.3.5 **Tree Dimensions** - The following dimensions are to be recorded for each tree:
- Overall **Height** (in metres);
  - **Trunk DBH** (in metres / millimetres; refer to schedule);
  - Overall **Crown Spread** (in metres);
  - **Height at the base of the tree**: In metres above principal datum (mPD); and
  - **Location**: On a slope or flat ground

- 1.3.6 Measurements of tree dimension and location are recorded by topographical surveyor

#### 1.4 Photographic Record

- 1.4.1 Photographs to show the whole tree, tree trunk, tree base are taken for each tree during the tree assessment survey. Four photographs per A4 sheet.



## 1.5 Tree Health and Condition

1.5.1 Factors considered include both functional health and structural stability, which is evaluated with reference to the following criteria:

### Foliage Condition

- Insect and fungal infections. Colour and small size indicating possible damage to roots;
- Crown density and foliage colour in consideration of normal species performance, seasonal and climatic effect;
- Evidence of insect, bacterial or fungal infections;
- Mechanical damage (e.g. typhoons, insect consumption and vandalism).

### Branch Condition

- Poor shoot growth and die-back in the crown are often symptoms of root problems caused by a change in the water table level or soil compaction resulting from site development work.
- Dead or crossing branches.
- Heavy horizontal branches [which] may make the tree unstable" (Ref. R.Webb).
- The presence of broken damaged or cut branches to be noted as a possible site for infections, calluses may protect the wounds.
- Damaged branches which make the tree unbalanced or unstable;
- Location of decay and/or voids in the branches.
- Whether the tree is "an edge tree exposed as a result of the removal of adjacent trees [which] often has an unbalanced crown and may be hazardous" (Ref R.Webb).

### Trunk Condition

- Tightly forked trunks which may be a source of weakness in the tree and in high winds can be torn apart.
- Inspect for "cavities or internal rot [which] can be revealed by discoloured bark, moisture seeping through the bark or bracket fungi" (Ref R.Webb).
- Co-dominant stems with included bark.
- Open cavities, cracks and bark damage.

### Root Condition

- Damaged surficial roots.
- Ground heave evident in cracks in the soil around root zone.
- Branch die-back.

### Miscellaneous

- Occurrence of aggressive climbers or parasitic plants.
- Asymmetrical crowns and leaning due to intense competition between adjacent trees.
- Tangled branches or roots.
- Adjacency of underground structures.

1.5.2 Ratings for tree health and condition:

#### Definition

- G Trees with a low incidence of less serious defects are graded as good;
- A Trees with a higher incidence of less serious defects are graded as average;
- P Trees with more serious defects are graded as poor; or
- D Trees that are dead or irretrievably unhealthy are graded as dead.



## 1.6 Tree Form

1.6.1 Assessment of tree form following inspections are classified as follows with reference to the overall tree size, shape and any special features:

<b>G</b>	<b>Good</b> - trees with well-balanced form, upright, evenly branching, well-formed head and generally in accordance with the standard form for its species
<b>A</b>	<b>Average</b> - Trees with less balanced crowns which are mildly distorted due to competition with neighbouring trees or structures, or which have suffered minor damage or which have leaning trunks for example are graded as average
<b>P</b>	<b>Poor</b> - trees with very unbalanced form, distorted crowns, severely leaning, suffering loss of major branches with general damage; unstable and growing close to adjacent trees.

1.6.2 Terms used to describe tree form:

- Forked: a tree with a division in the main stem or having major branches that divide near ground level.
- Topped: a tree that has had its main trunk severed drastically reducing and distorting its crown development.
- Multi-stem: a tree with more than one main stem or trunk

## 1.7 Tree Condition

1.7.1 Assessment of tree health and condition involves inspections for the above features and classification as follows:

<b>G</b>	<b>Good</b> - trees with a low incidence of the less serious features listed above and a high chance of a fast recovery from such features.
<b>A</b>	<b>Average</b> - trees with a higher incidence of the less serious features and a medium chance of recovery.
<b>P</b>	<b>Poor</b> - trees with more serious health features and with a low chance of recovery, even with remedial measures.
<b>D</b>	<b>Dead</b> - no signs of life or irretrievably unhealthy

## 1.8 Amenity Value

1.8.1 Amenity value is graded as "High", "Medium" or "Low". The grading indicates the following qualities in trees or groups of trees:

<b>High</b>	Common species and good health, good condition and good form.
<b>Medium</b>	Common species and average health, average condition and



	average form.
<b>Low</b>	Common species and little or no functional or visual value and poor health, poor condition and poor form.

## 1.9 Structural Condition

- 1.9.1 Assessment of tree structural condition involves inspections for the overall tree structural system features and classification as follows:

<b>G</b>	<b>Good</b> - trees with good structural system and robust form with low risk of structural failure.
<b>A</b>	<b>Average</b> - trees with overall robust structure despite some minor structural problems and risk of structural failure is medium.
<b>P</b>	<b>Poor</b> - trees with more serious structural problem and with high risk of structural failure.

## 1.10 Suitability for Transplanting

- 1.10.1 This assessment is based on the health of the tree and the practicalities of transplantation. Some species are much more tolerant of the stress of transplantation than others. The assessment of the survival rate of a species after transplantation is based on the observed performance of that species in previous transplantation programmes. Species with insufficient transplantation data are assumed to have a low survival rate. Gradings are given as follows:

**High** - very likely to survive transplantation;

**Medium** - likely to survive transplantation;

**Low** - unlikely to survive due to poor health/species/form or difficult to transplant.

## 1.11 Conservation Status

- 1.11.1 Assessment of conservation status indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) may be used.). The categories include very common, common, rare, rare and protected.

## 1.12 Remarks

- 1.12.1 Notes will be made about the condition of the tree including any defects, whether it is leaning or not, asymmetrical canopies, the presence of cavities, tree form issues such as forked main stem, included bark, decay, growth of sprouts; and/or growth of climbers. The schedule shall also record any trees with high conservation values such as rare or protected species, old and valuable trees etc.



## 2.0 Effects of the Development on Existing Trees

### 2.1 Treatment of Trees

2.1.1 First priority to retain trees and then if this is not possible transplant trees to new location. Trees in direct conflict with proposals which are necessary to be felled shall be confirmed on site by the Architect's / Engineer's Representative. Existing trees to be retained will be protected during construction.

### 2.2 Assessment

2.2.1 The assessment leading to the recommendation for the treatment of the tree is based on the following:

#### Retain

2.2.2 The preferred option for all trees is to be retained in-situ unless they pose a threat to the public or the trees are nuisance species (e.g. *Leucaena leucocephala*). In case a tree group possesses significant value in the landscape or to the ecosystem, it should be retained as a whole even when the individual components are not outstanding aesthetically.

2.2.3 The feasibility of retaining trees has been considered with regard to the following:

- Potential damage to trees as a result of proximity to the works.
- Changes to ground level on a macro scale which affects the ground water table and may cause severe stress.
- Special constructions to maintain the existing ground level are also considered.
- Conflict between tree roots and the proposed works.

#### Transplant

##### *Statutory Guidelines*

2.2.4 The recommendation of Transplanting makes reference to LandsD's LAO Practice Note No. 6/2023 and its guidance notes which states '... This should be considered as far as possible unless the trees affected are of low conservation and amenity value, or have a low chance of surviving or recovering to its normal form after transplanting'.

2.2.5 In situations where it is impossible to retain trees then transplanting them is the first consideration. The criteria upon which the assessment of transplanting trees is based includes the following:

- **Variety of species**, rare Hong Kong species are particularly important.
- **Condition of the tree**, especially trees with balanced form, in good health and with high amenity value.
- **Size and maturity**, small and younger trees have a better chance of surviving transplanting while larger, mature trees are difficult to transplant both logistically and in terms of survival rate.
- **Species**, different tree species have differing rates of survival and are better suited to transplanting than others.
- **Access**, large machinery may be required to lift the trees, steep slopes and rocky terrain therefore make it difficult to access trees.



2.2.6 A recommendation to transplant a tree will be made only when:

- It is impossible to retain the tree in-situ due to the unavoidable proximity of proposed retaining walls, viaducts, roads or other structures, including their foundations, which pose major conflicts with its branches, root system or the tree in its entirety.
- It is impossible to retain the tree in-situ due to changes to surrounding ground levels on a macro scale which affect the ground water table thereby severely stressing the tree or where large areas of proposed cut and fill unavoidably affect the tree.
- Transplantation of the tree is feasible and is positive to the landscape and environment for the public.
- The Overall Value of the tree justifies transplanting.

## Fell

### *Statutory Guidelines*

2.2.7 The recommendation for the Felling of trees will only be considered as a last resort under the following circumstances:

- Trees in direct conflict with the proposals; changes of level etc., trees which cannot be transplanted;
- There is no practical alternative and the tree to be felled is neither included in the Register of Old and Valuable Trees under DevB TC(W) No. 5/2020 nor potentially eligible to be registered as such.
- The tree has an unrecoverable health problem and is in poor condition;
- Dead, damaged, hazardous or trees with contagious diseases are also proposed to be felled or
- Trees which are unsuitable for the proposed development. For example poisonous species within a public open space;
- Woodland trees which have had adjacent trees removed and have an unbalanced form or which are at risk of being blown over due to loss of supporting trees are considered for felling; or
- Other justifications provided by the project proponent.

2.2.8 Where it is possible neither to retain trees in-situ nor transplant them to other permanent locations within the site or off-site, felling is recommended. The felling of a tree must be justified by the following criteria:

- No irreplaceable, rare or protected species (under Forestry Regulation Cap.96) is felled.
- The felling would not cause a serious loss of species diversity in the subject area.
- A genuine development or traffic need exists, which cannot be reasonably overcome.
- Adequate compensatory tree planting is to be implemented, or replacement with a new nursery grown specimen of the same species and comparable size is deemed more cost effective than transplanting, particularly in the case of common pioneer or cultivated species (e.g. *Acacia confusa*).
- The tree is not an unusually large or fine example of its species.
- The tree is in poor condition or is unsuitable for transplanting due to its low survival potential.
- The tree is not in the list of Champion Trees (Ref: Jim, C.Y. 1994. Champion Trees in Urban Hong Kong. Urban Council, Hong Kong) nor Unusual Trees (Ref: AFCD's Register of Unusual Trees in Rural Areas), nor registered Old and Valuable Tree.
- The tree is neither a significant landmark tree nor of special fung shui or cultural significance.
- Existing site conditions are such that transplantation would be hazardous to the public.
- The tree is dead, hazardous or diseased.
- A tree that has been rendered unstable because of the removal of neighbouring trees may be



considered for felling.

- The tree possesses invasive habits. According to LAO Practice Note 6/2023 and its guidance notes para. 24 (g), this includes *Leucaena leucocephala* is identified as an undesirable species with aggressive growth characteristics which prevent natural succession of indigenous species and so is not controlled by the same preservation requirements as other more valuable tree species. Therefore, this weed species should be replaced with native tree species.

## 2.3 Tree Photography

2.3.1 With respect to the objectives of photo recording and the possible function of the photographs, shot of each tree follows the standards set out below:

- Where practical (within reasonable distance and within a safe location), the whole form of an individual tree will be shown;
- Where obstacle(s) are present (e.g. structures, other trees / nearby vegetation, dense climbers covering, etc.), the main tree trunk(s) from the base level to at least 3m in height will be shown;
- Picture to show the full extent of the canopy (may include more than one shot) and the base of the tree including the adjacent ground conditions;
- Where special feature(s) at the trunk base present (e.g. exposed roots, special rooting medium, etc.), the photo shot of a tree is taken from the location where such feature as well as the largest possible part of the tree can be displayed.

## 2.4 References

### **Ordinances, Circulars and Practice Notes**

- Chapter 96. Forest and Countryside Ordinance;
- Chapter 586. Protection of Endangered Species of Animals and Plants Ordinance;
- DEVB TC (W) No. 5/2020, Registration and Preservation of Old and Valuable Trees;
- LAO/LandsD Practice Note 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects;
- AFCD Conservation Practice Note No. 2, Measurement of Diameter at Breast Height (DBH); and
- AFCD Conservation Practice Note No. 3, The Use of Plant Names.

### **Publications**

- HU, Q. et al (2003) Rare and Precious Plants of Hong Kong. AFCD, Hong Kong;
- DEVB TC(W) No. 5/2020 – Registration and Preservation of Old and Valuable Trees  
<https://www.greening.gov.hk/en/resource-centre/technical-circulars-practice-notes-and-guidelines/index.html>
- Webb, R. (1991). Tree Planting and Maintenance in Hong Kong. Standing Interdepartmental Landscape Technical Group, Hong Kong Government, Hong Kong.



S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

Tree Preservation Proposal

## **Annex II**

### Tree Location Plan





# SCENIC landscape studio limited

12/F So Hong Commercial Building, 41-47 Jervois Street,  
 Sheung Wan, Hong Kong Telephone: +852 2468 2422  
 Email: scenic@studioscenic.com Fax: +852 3016 2422

### Legend

- SITE BOUNDARY
- EXISTING SCHEME
- +96.46 EXISTING LEVEL
- EXISTING TREE TO BE RETAINED

### General notes

- All dimensions indicated are nominal. Contractor shall perform structural check to determine actual sizes and thicknesses required.
- Check and verify all dimensions on site.
- Contractor shall undertake a topographic survey of the site and include surveyed levels and dimensions as basis of shop drawings, and final design.
- Read all drawings in conjunction with specifications and all other related drawings.
- Notify the landscape architect immediately of any discrepancy found therein.
- Layout of all landscape works to be set-out on site for landscape architect's approval prior to construction.
- Structural design refers to structural engineer's drawings and calculations.
- All substitutions of specified materials to be approved by landscape architect.
- Exact trees to be transplanted / felled subject to Government's approval.
- The tree felling / transplanting contractor shall inform landscape architect prior to any actions on the existing trees on status of tree felling approval.

Rev.	Date	Description	Initial
A	14/11/2023	GENERAL REVISION	IW

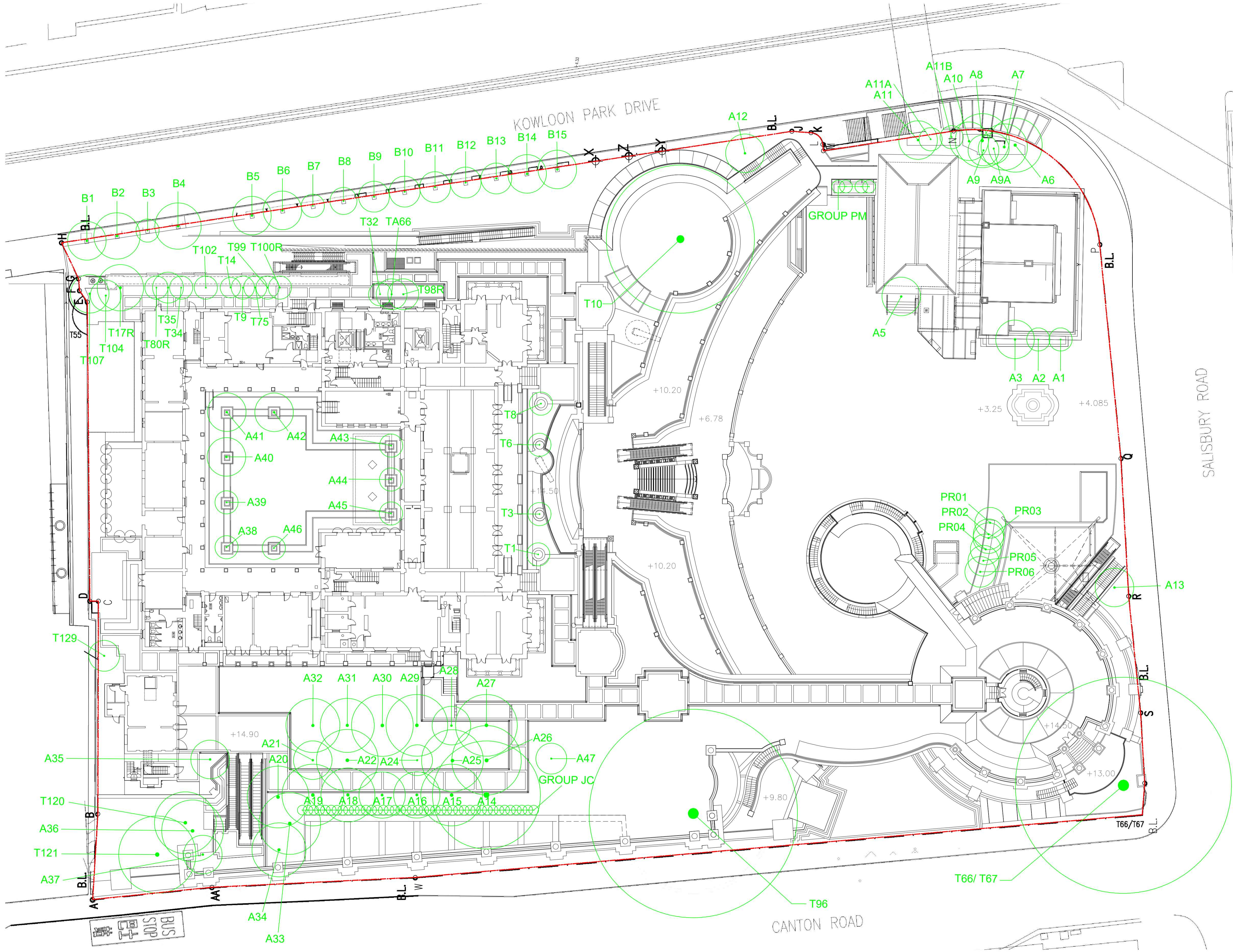
Designed by:	Name:	Signed:	Date:
Drawn by:	CJF		
Checked by:	BK		
Approved by:	JBC		
	CJF		

Project Title:  
 AMENDMENT TO THE APPROVED HOTEL & RELATED  
 TOURISM DEVELOPMENT, JUNCTION OF CANTON  
 ROAD AND SALISBURY ROAD, TSIM SHA TSUI

Drawing Title:  
 TREE LOCATION PLAN

Drawing Number: CKHP003-TL001	Revision: A
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Project Number: CKHP003	Scale: 1:250@A1	Date: 14/11/2023
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S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

Tree Preservation Proposal

## **Annex III**

### Tree Assessment Schedule



**Tree Survey and Assessment Schedule**

**Address: 188 Heritage, Canton Road, TST**

Prepared by Ray Luk (Registered Arborist (HK-0662A))

Field Survey conducted in 7th November 2023

To be read in conjunction with CHPK003 - TL001 and TR001

Tree No.	Botanical Name	Chinese Name	Survey Size			Form			Health Condition				Structural Condition			Amenity Value				Suitability for Transplanting			Conservation Status	Location		Proposed Treatment			Soil Level at Base of Tree*	Justification	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	E	G	F	P	H	M	L		Slope	Flat	Retain	Trans	Fell			
T1	<i>Livistona chinensis</i>	蒲葵	194	7	3		1						1							1			common species		1	1			14.50		Slightly leaning; Trunk buried in soil; Hour-glassing in trunk thickness and heavy budding head. In tree pit
T3	<i>Livistona chinensis</i>	蒲葵	215	7	3		1						1							1			common species		1	1			14.50		Slightly leaning; Trunk buried in soil; Hour-glassing in trunk thickness and heavy budding head. In tree pit
T6	<i>Livistona chinensis</i>	蒲葵	215	7	3		1						1							1			common species		1	1			14.50		Slightly leaning; Trunk buried in soil; Hour-glassing in trunk thickness and heavy budding head; Vertical crack at back side of the lean. In tree pit
T8	<i>Livistona chinensis</i>	蒲葵	220	7	3		1						1							1			common species		1	1			14.50		Slightly leaning; Trunk buried in soil; Hour-glassing in trunk thickness and heavy budding head. Climbers observed on crown. In tree pit
T9	<i>Livistona chinensis</i>	蒲葵	182	10	3		1						1							1			common species		1		1		14.90	A / B / E	Slightly bending trunk; trunk buried with soil; old tree bark peeled and numerous scars
T10	<i>Bischofia trifoliata</i>	重陽木	1480	15	25	1				1												1	common species, potential OVT		1	1			14.90		Old tree specimen preserved.
T14	<i>Livistona chinensis</i>	蒲葵	175	11	3		1						1										common species		1		1		14.90	A / B / E	Base on tree trunk in contact with parapet wall.
T17R	<i>Litsea glutinosa</i>	潺槁樹	380	9	6		1						1									1	common species		1	1			14.90		Some of the primary branches pruned as part of the transplanning in 2005. Cavity near the base of the tree with some bark peeling. Wound observed caused by a branch from T104 rubbing against the trunk. Guy wire.
T32	<i>Livistona chinensis</i>	蒲葵	150	8	3		1						1									1	common species		1	1			14.90		
T34	<i>Livistona chinensis</i>	蒲葵	254	10	3		1						1									1	common species		1	1			14.90		Some vertical cracks were observed in the trunk. Guy wire.
T35	<i>Livistona chinensis</i>	蒲葵	240	10	4		1						1									1	common species		1	1			14.90		Tree supported by guy wire.
T54	<i>Ficus microcarpa</i>	細葉榕																											14.80		Removed owing to previous typhoon damage. Tree will be replaced with new tree planting.
T55	<i>Eucalyptus torelliana</i>	毛葉桉																											14.90		Tree died of natural causes and will be replaced with a new tree.
T66 / T67	<i>Ficus microcarpa</i>	細葉榕	3000	16	28	1				1												1	common species, potential OVT	1		1			6.16		Wall tree at the southwest corner of the site, at junction of Salisbury Road and Canton Road. Majority of crown overhanging the carriageway and pedestrian footpath. Old wounds or scars on the vertical tree roots but no signs of deep decay were found, and the wood is largely sound and solid. Minor dieback twigs observed at top of canopy. Tree exhibiting the effects of a <i>Phaуда flammans</i> infestation (i.e. leaf loss in the upper portion of the canopy).
T75	<i>Livistona chinensis</i>	蒲葵	210	11	3		1						1									1	common species		1		1		14.90	A / B / E	Contorted trunk; Original bark peeled. Guy wire
T80R	<i>Livistona chinensis</i>	蒲葵	210	5	3		1						1									1	common species		1	1			14.90		Tree supported by guy wire.
T96	<i>Ficus microcarpa</i>	細葉榕	1700	18	27	1				1												1	common species, potential OVT		1	1			14.90		Old tree specimen preserved. Growing partly on remnant slope area. A cavity was observed on one of the lateral branches (branch supported by dynamic cobra cable). Minor dieback twigs observed at top of canopy. Tree exhibiting the effects of a <i>Phaуда flammans</i> infestation (i.e. leaf loss in the upper portion of the canopy).
T98R	<i>Livistona chinensis</i>	蒲葵	170	6	4		1						1									1	common species		1	1			14.90		Some scaring on trunk.
T99	<i>Livistona chinensis</i>	蒲葵	182	10	3		1						1									1	common species		1		1		14.90	A / B / E	Slightly contorted trunk. Guy cable.
T100R	<i>Livistona chinensis</i>	蒲葵	175	6	3			1					1									1	common species		1		1		14.90	A / B / E	Hour glassing in trunk thickness. Some contact between trunk and dajacnetr structure. Guy wire.



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Tree No.	Botanical Name	Chinese Name	Survey Size			Form			Health Condition				Structural Condition			Amenity Value				Suitability for Transplanting			Conservation Status	Location		Proposed Treatment			Soil Level at Base of Tree*	Justification	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	E	G	F	P	H	M	L		Slope	Flat	Retain	Trans	Fell			
T102	<i>Livistona chinensis</i>	蒲葵	170	8	3		1			1			1			1				1		common species		1	1			14.90		Trunk buried with soil; Slightly bending trunk	
T104	<i>Litsea glutinosa</i>	潺槁樹	160	7	4			1		1			1			1					1	common species		1	1			14.90		Shrub planting close to the tree trunk. A branch rubbing against the adjacent tree – T17R. Guy wire.	
T107	<i>Bischofia trifoliata</i>	重陽木	380	10	5		1			1			1			1					1	common species		1	1			14.90		Tree topped during previous transplantation. Trunk wound with reaction wood. Broken branches were observed after the Typhoon Mangkhut. Guy wire.	
T120	<i>Celtis sinensis</i>	朴樹	495	14	8			1		1			1			1					1	common species	1		1			15.05		On top of the slope; Part of the tree crown overhanging the Old Horse Stable roof. Leaning trunk but the tree form is self-corrected. Old wound on a major branch which was a branch broken off from an included bark crotch.	
T121	<i>Celtis sinensis</i>	朴樹	620	12	10			1		1			1			1					1	common species	1		1			11.95		On slope; Tree crown overhanging the pedestrian footpath of Canton Road. Large old wound on a major limb and some included bark in crotch.	
T129	<i>Livistona chinensis</i>	蒲葵	180	5	4		1			1			1			1				1	common species		1	1			14.90				
TA66	<i>Livistona chinensis</i>	蒲葵	190	8	4		1			1			1			1				1	common species		1	1			14.90		Some distortion in the trunk		
A1	<i>Spathodea campanulata</i>	火焰木	170	5	3		1			1			1			1					1	common species		1	1			4.09		Sparse crown with obvious dieback twigs observed. Minor dieback.	
A2	<i>Spathodea campanulata</i>	火焰木	160	7	3		1			1			1			1					1	common species		1	1			4.09		Sparse crown with obvious dieback twigs observed. Minor dieback.	
A3	<i>Spathodea campanulata</i>	火焰木	246	10	5		1			1			1			1					1	common species		1	1			4.09		Sparse crown with obvious dieback twigs observed. Minor dieback.	
A4	<i>Spathodea campanulata</i>	火焰木																									4.09		Removed owing to previous typhoon damage. Tree will be replaced with new tree planting.		
A5	<i>Delonix regia</i>	鳳凰木	198	7	5		1			1			1			1					1	common species		1	1			3.20		Sparse crown with dieback of terminal branches, tree pit, codominant branching.	
A6	<i>Terminalia mantaly</i>	細葉欖仁	305	9	7			1		1			1			1					1	common species		1	1			4.53		No significant health problems observed. Suppressed leader	
A7	<i>Terminalia mantaly</i>	細葉欖仁	294	12	6	1				1			1			1					1	common species		1	1			4.53		No significant health problems observed. Pruned	
A8	<i>Terminalia mantaly</i>	細葉欖仁	120	12	7		1			1			1			1					1	common species		1	1			4.67		No significant health problems observed. Pruned	
A9	<i>Terminalia mantaly</i>	細葉欖仁	248	7	4			1		1			1			1					1	common species		1	1			4.67		No significant health problems observed. Suppressed leader	
A9A	<i>Terminalia mantaly</i>	細葉欖仁	93	8	4			1		1			1			1					1	common species		1	1			4.53		Undersized tree < 95mm trunk diameter	
A10	<i>Terminalia mantaly</i>	細葉欖仁	310	13	5		1			1			1			1					1	common species		1	1			4.80		No significant health problems observed	
A11	<i>Terminalia mantaly</i>	細葉欖仁	246	12	5		1			1			1			1					1	common species		1	1			4.93		No significant health problems observed	
A11A	<i>Terminalia mantaly</i>	細葉欖仁	85	7	3		1			1			1			1					1	common species		1	1			4.93		Undersized tree < 95mm trunk diameter	
A11B	<i>Terminalia mantaly</i>	細葉欖仁	81	7	3		1			1			1			1					1	common species		1	1			4.93		Undersized tree < 95mm trunk diameter	
A12	<i>Terminalia mantaly</i>	細葉欖仁	275	12	5		1			1			1			1					1	common species		1		1		4.05	A/ B / H	No significant health problems observed. Slightly leaning away from the building wall due to restricted area for crown growth.	
A13	<i>Ficus virens</i>	黃葛樹	310	6	5		1			1			1			1					1	common species		1		1		4.36	A/ B / H	Paving around base of tree removed. Girdling roots present due to the tree pit restriction, and small roots escaping into the gaps between the paving tiles. Heaving of paving by the extended root.	
A14	<i>Delonix regia</i>	鳳凰木	420	14	14		1			1			1			1					1	common species		1	1			14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.	



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Prepared by Ray Luk (Registered Arborist (HK-0662A))

Field Survey conducted in 7th November 2023

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Tree No.	Botanical Name	Chinese Name	Survey Size			Form			Health Condition				Structural Condition			Amenity Value				Suitability for Transplanting			Conservation Status	Location		Proposed Treatment			Soil Level at Base of Tree*	Justification	Remarks		
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	E	G	F	P	H	M	L		Slope	Flat	Retain	Trans	Fell					
A15	<i>Delonix regia</i>	鳳凰木	340	14	8	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A16	<i>Delonix regia</i>	鳳凰木	232	10	6	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A17	<i>Delonix regia</i>	鳳凰木	244	10	6	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A18	<i>Delonix regia</i>	鳳凰木	360	15	7	1				1				1									1	common species		1	1				14.90		Sun scorch wound on the pruned central leader. Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A19	<i>Delonix regia</i>	鳳凰木	340	16	8	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Dead branch is observed in crown
A20	<i>Ficus virens</i>	黃葛樹	360	11	8	1				1				1									1	common species		1	1				14.90		Minor stubs left from previous pruning.
A21	<i>Delonix regia</i>	鳳凰木	312	14	5	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A22	<i>Delonix regia</i>	鳳凰木	363	16	8	1				1				1									1	common species		1	1				14.90		Trunk tied with spot-lights and soft padding has been added for tree trunk protection. Stubs left from previous pruning. Remedial pruning work was completed on 18th January, 2019
A23	<i>Delonix regia</i>	鳳凰木																													14.90		Removed owing to previous typhoon damage. Tree will be replaced with new tree planting.
A24	<i>Delonix regia</i>	鳳凰木	235	14	4	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A25	<i>Delonix regia</i>	鳳凰木	345	14	8	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning.
A26	<i>Delonix regia</i>	鳳凰木	303	16	9	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning.
A27	<i>Delonix regia</i>	鳳凰木	322	16	8	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning.
A28	<i>Delonix regia</i>	鳳凰木	258	16	5	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning.
A29	<i>Delonix regia</i>	鳳凰木	350	16	8	1				1				1									1	common species		1	1				14.90		Stubs left from previous pruning. Broken branches were observed after the Typhoon Mangkhut - remedial pruning work undertaken.
A30	<i>Delonix regia</i>	鳳凰木	380	16	8	1				1				1									1	common species		1	1				14.90		Leader damaged by typhoons - pruned and bark torn at one major branch
A31	<i>Delonix regia</i>	鳳凰木	330	12	7	1				1				1									1	common species		1	1				14.90		
A32	<i>Delonix regia</i>	鳳凰木	335	12	7	1				1				1									1	common species		1	1				14.90		Stub left from previous pruning.
A33	<i>Ficus virens</i>	黃葛樹	335	11	8	1				1				1									1	common species		1	1				14.90		
A34	<i>Ficus virens</i>	黃葛樹	370	10	7	1				1				1									1	common species		1	1				14.90		
A35	<i>Phoenix dactylifera</i>	棗椰樹	430	11	5	1				1				1									1	common species		1	1				14.90		A few climbers were observed in the tree crown
A36	<i>Ficus virens</i>	黃葛樹	250	10	8	1				1				1									1	common species	1		1				13.53		
A37	<i>Ficus virens</i>	黃葛樹	160	10	5	1				1				1									1	common species	1		1				12.00		On slope facing Canton Road. Primary branches pruned with profuse sprouting from wound sites. The majority of the crown is made up of foliage produced from water sprouting.
A38	<i>Bombax ceiba</i>	木棉	352	10	3	1				1				1									1	common species		1	1				15.06		In tree pit surrounded by paved surface
A39	<i>Bombax ceiba</i>	木棉	353	10	3	1				1				1									1	common species		1	1				15.06		In tree pit surrounded by paved surface
A40	<i>Bombax ceiba</i>	木棉	250	8	5			1		1				1									1	common species		1	1				15.06		In tree pit surrounded by paved surface
A41	<i>Bombax ceiba</i>	木棉	340	11	5	1				1				1									1	common species		1	1				15.06		In tree pit surrounded by paved surface
A42	<i>Bombax ceiba</i>	木棉	378	11	5	1				1				1									1	common species		1	1				15.05		In tree pit surrounded by paved surface
A43	<i>Washingtonia robusta</i>	華盛頓葵	393	12	3	1				1				1									1	common species		1	1				15.03		Appeared to have slight growing stress with upper trunk pencilling and crown smaller than usual.
A44	<i>Washingtonia robusta</i>	華盛頓葵	320	12	3	1				1				1									1	common species		1	1				15.03		Self-corrected leaning. Fronds conflicting with wall.



**Tree Survey and Assessment Schedule**

**Address: 188 Heritage, Canton Road, TST**

Prepared by Ray Luk (Registered Arborist (HK-0662A))

Field Survey conducted in 7th November 2023

To be read in conjunction with CHPK003 - TL001 and TR001

Tree No.	Botanical Name	Chinese Name	Survey Size			Form			Health Condition				Structural Condition			Amenity Value				Suitability for Transplanting			Conservation Status	Location		Proposed Treatment			Soil Level at Base of Tree*	Justification	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	E	G	F	P	H	M	L		Slope	Flat	Retain	Trans	Fell			
A45	<i>Washingtonia robusta</i>	華盛頓葵	355	12	3		1			1				1				1			1	common species		1	1			15.03		Slightly bending trunk and self-corrected lean. Rootball planted above existing ground level.	
A46	<i>Bombax ceiba</i>	木棉	308	9	3		1			1				1				1			1	common species		1	1			15.05		Some thin strings are tying on the branches; in tree pit	
A47	<i>Delonix regia</i>	鳳凰木	382	10	4		1			1				1				1			1	common species		1	1			14.90		Codominant branch	
Group JC	<i>Juniperus chinensis</i>	龍柏	48-80	4	1	41				41				41				41			41	common species		41	41			14.90		Group of 41 nos. Juniperus chinensis planted closely in a row for screening; more wilting leaves and poorer growth for 4-5 nos. trees near the Former Horse Stable side.	
Group PM	<i>Podocarpus macrophyllus</i>	羅漢松	48-80	4	1	4				4				4				4			4	common species		4			4	7.28	A / B / E	A group of 4 nos. trees planted in a small planter adjacent to Former Fire Station Accommodation Block. No significant sign of health problem observed. Multistem form.	
PR 01	<i>Plumeria rubra</i>	雞蛋花	130	4.5	2.5			1		1				1				1			1	common species		1		1	8.15	A / B / H	Tees planted in close proximity to others in an elongated planter next to Japanese restaurant.No significant health defects observed.		
PR 02	<i>Plumeria rubra</i>	雞蛋花	110	4.5	2.5			1		1				1				1			1	common species		1		1	8.15	A / B / H	In narrow planter, leaning, wound, multi-stem form		
PR 03	<i>Plumeria rubra</i>	雞蛋花	120	4.5	1.5			1		1				1				1			1	common species		1		1	8.15	A / B / H	Growing in narrow planter, leaning, trunk in contact with building structure, old wound		
PR 04	<i>Plumeria rubra</i>	雞蛋花	90	4.5	2.5			1		1				1				1			1	common species		1		1	8.15	A / B / H	Growing in narrow planter, leaning		
PR 05	<i>Plumeria rubra</i>	雞蛋花	85	4.5	3			1		1				1				1			1	common species		1		1	8.15	A / B / H	Growing in narrow planter, leaning, trunk in contact with building structure		
PR 06	<i>Plumeria rubra</i>	雞蛋花	90	4.5	2.5			1		1				1				1			1	common species		1		1	8.15	A / B / H	Growing in narrow planter, leaning		
B1	<i>Terminalia mantaly</i>	細葉欖仁	260	11	5		1			1				1				1			1	common species		1	1			4.47		Growing in combined planting trench.	
B2	<i>Terminalia mantaly</i>	細葉欖仁	223	9	6		1			1				1				1			1	common species		1	1			4.46		Growing in combined planting trench.	
B3	<i>Terminalia mantaly</i>	細葉欖仁	123	8	3		1			1				1				1			1	common species		1		1	4.45	A / B / H	Growing in combined planting trench.		
B4	<i>Terminalia mantaly</i>	細葉欖仁	234	11	6		1			1				1				1			1	common species		1		1	4.45	A / B / H	Growing in combined planting trench.		
B5	<i>Terminalia mantaly</i>	細葉欖仁	181	9	5		1			1				1				1			1	common species		1		1	4.42	A / B / H	Growing in combined planting trench.		
B6	<i>Terminalia mantaly</i>	細葉欖仁	178	9	5		1			1				1				1			1	common species		1		1	4.39	A / B / H	Growing in combined planting trench.		
B7	<i>Terminalia mantaly</i>	細葉欖仁	85	5	3			1		1				1				1			1	common species		1	1			4.36		Growing in combined planting trench.	
B8	<i>Terminalia mantaly</i>	細葉欖仁	132	5	3.5			1		1				1				1			1	common species		1	1			4.33		Growing in combined planting trench.	
B9	<i>Terminalia mantaly</i>	細葉欖仁	176	8	4			1		1				1				1			1	common species		1	1			4.30		Growing in combined planting trench.	
B10	<i>Terminalia mantaly</i>	細葉欖仁	181	8	4			1		1				1				1			1	common species		1	1			4.27		Growing in combined planting trench.	
B11	<i>Terminalia mantaly</i>	細葉欖仁	185	9	4			1		1				1				1			1	common species		1		1	4.25	A / B / H	Growing in combined planting trench.		
B12	<i>Terminalia mantaly</i>	細葉欖仁	172	9	4			1		1				1				1			1	common species		1		1	4.23	A / B / H	Growing in combined planting trench.		
B13	<i>Terminalia mantaly</i>	細葉欖仁	112	5	4			1		1				1				1			1	common species		1		1	4.21	A / B / H	Growing in combined planting trench.		
B14	<i>Terminalia mantaly</i>	細葉欖仁	239	10	5			1		1				1				1			1	common species		1		1	4.18	A / B / H	Growing in combined planting trench.		
B15	<i>Terminalia mantaly</i>	細葉欖仁	223	9	5			1		1				1				1			1	common species		1	1			4.18		Growing in combined planting trench.	
						45	78	16	3	132	4	0	2	137	0	2	0	131	6	0	21	118		5	134	114	0	25			
						32%	56%	12%	2%	95%	3%	0%	1%	99%	0%	1%	0%	94%	4%	0%	15%	85%		4%	96%	82%	0%	18%			139
						<b>G</b>	<b>F</b>	<b>P</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>D</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>H</b>	<b>M</b>	<b>L</b>	<b>Conservation Status</b>	<b>Slope</b>	<b>Flat</b>	<b>Retain</b>	<b>Trans</b>	<b>Fell</b>			<b>Total</b>



**Tree Survey and Assessment Schedule**

**Address: 188 Heritage, Canton Road, TST**

Prepared by Ray Luk (Registered Arborist (HK-0662A))

Field Survey conducted in 7th November 2023

To be read in conjunction with CHPK003 - TL001 and TR001

Tree No.	Botanical Name	Chinese Name	Survey Size			Form			Health Condition				Structural Condition			Amenity Value				Suitability for Transplanting			Conservation Status	Location		Proposed Treatment			Soil Level at Base of Tree*	Justification	Remarks
			DBH (mm)	Height (m)	Spread (m)	G	F	P	G	F	P	D	G	F	P	E	G	F	P	H	M	L		Slope	Flat	Retain	Trans	Fell			

**Legend**

**Tree Condition / Health**

<b>G</b>	Good
<b>F</b>	Fair
<b>P</b>	Poor
<b>D</b>	Dead

**Tree Form**

<b>G</b>	Good
<b>F</b>	Fair
<b>P</b>	Poor

**Structural Condition**

<b>G</b>	Good	High Survival Rate expected after transplantation
<b>F</b>	Fair	Medium Survival Rate expected after transplantation
<b>P</b>	Poor	Low Survival Rate expected after transplantation

**Justification for Tree Felling**

- A** Tree is in direct conflict with the proposed works.
- B** Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures). Close proximity to other trees - roots intertwined.
- C** Undesirable species, weedy species without special ecological significance or species creating maintenance problem.
- D** Tree with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits).
- E** Lack of access for transplantation machinery or vehicle.
- F** Species with low survival rate after transplanting.
- G** Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary supporting root will not be sufficient / practical.
- H** Restricted roots - unrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting).
- I** Low amenity value.
- J** Tree with evidence of over-maturity and onset of senescence.
- K** Very large size (unless the feasibility to transplant has been considered financially reasonably and technically feasible).
- L** Tree exhibits significant typhoon damage (unlikely to recover healthy / structurally safe form)

**Amenity Value**

<b>E</b>	Excellent	With cultural significance or high functional value or high visual impact, or mature and good health, good condition and good form.
<b>G</b>	Good	Common species and good health, good condition and good form.
<b>F</b>	Fair	Common species and average health, average condition and average form.
<b>P</b>	Poor	Common species and little or no functional or visual value and poor health, poor condition and poor form.

**Suitability for Transplanting**

<b>High</b>	High Survival Rate expected after transplantation
<b>Medium</b>	Medium Survival Rate expected after transplantation
<b>Low</b>	Low Survival Rate expected after transplantation

**Soil Level at the base of the tree**

This figure refers to the soil level at the base of the tree to be maintained following the development of the proposed scheme subject to verification by topped trunkographic surveyor. The future soil level should not cover the root collar of the tree.

**Conservation Status**

Conservation status (indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.) and ETWB TCW No. 29/2004 Registration of Old and Valuable Trees (OVT), and Guidelines for their preservation

**Tree Trunk Diameter at Breast Height (DBH)**

- \* Diameter of tree trunk measured at breast height (i.e. measured at 1.3m above ground level)
- \*\* Diameter at Breast Height (DBH) of multi-stem trees (i.e. trees with multi-stems were all measured separately at 1m above ground level). The collective girth was then calculated using the methodology set out in Nature Conservation Practice Note No. 02/2003, Measurement of Diameter at Breast Height (DBH).



S16 Planning Application for Amendment to  
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Tree Preservation Proposal

## **Annex IV**

### Photographic Record of Existing Tree





**T1 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T3 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T6 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T8 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.

**R-Retain    T-Transplant    F-Fell    D-Dead Tree**

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**T9 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T10 (*Bischofia trifoliata*)**  
 Photograph showing the overall form of the tree.



**T14 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T17R (*Litsea glutinosa*)**  
 Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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			-





R



T32 (*Livistona chinensis*)

Photograph showing the overall form of the tree.

R



T34 (*Livistona chinensis*)

Photograph showing the overall form of the tree.

R



T35 (*Livistona chinensis*)

Photograph showing the overall form of the tree.

R



T66/T67 (*Ficus microcarpa*)

Photograph showing the overall form of the tree.

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S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

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			-







**T75 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T80R (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**T96 (*Ficus microcarpa*)**  
 Photograph showing the overall form of the tree.



**T98R (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.

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			-







**T99 (*Livistona chinensis*)**

Photograph showing the overall form of the tree.



**T100R (*Livistona chinensis*)**

Photograph showing the overall form of the tree.



**T102 (*Livistona chinensis*)**

Photograph showing the overall form of the tree.



**T104 (*Litsea glutinosa*)**

Photograph showing the overall form of the tree.

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FIGURE NO.	CKHP003 - TSR		REV
			-







T107 (*Bischofia trifoliata*)

Photograph showing the overall form of the tree.



T120 (*Celtis sinensis*)

Photograph showing the overall form of the tree.



T121 (*Celtis sinensis*)

Photograph showing the overall form of the tree.



T129 (*Livistona chinensis*)

Photograph showing the overall form of the tree.

*R-Retain T-Transplant F-Fell D-Dead Tree*

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FIGURE NO.	CKHP003 - TSR		REV
			-







**TA66 (*Livistona chinensis*)**  
 Photograph showing the overall form of the tree.



**A1 (*Spathodea campanulata*)**  
 Photograph showing the overall form of the tree.



**A2 (*Spathodea campanulata*)**  
 Photograph showing the overall form of the tree.



**A3 (*Spathodea campanulata*)**  
 Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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FIGURE NO.	CKHP003 - TSR		REV
			-







**A5 (Delonix regia)**

Photograph showing the overall form of the tree.



**A6 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**A7 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**A8 (Terminalia mantaly)**

Photograph showing the overall form of the tree.

*R-Retain T-Transplant F-Fell D-Dead Tree*

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

**Tree Photographic Record**

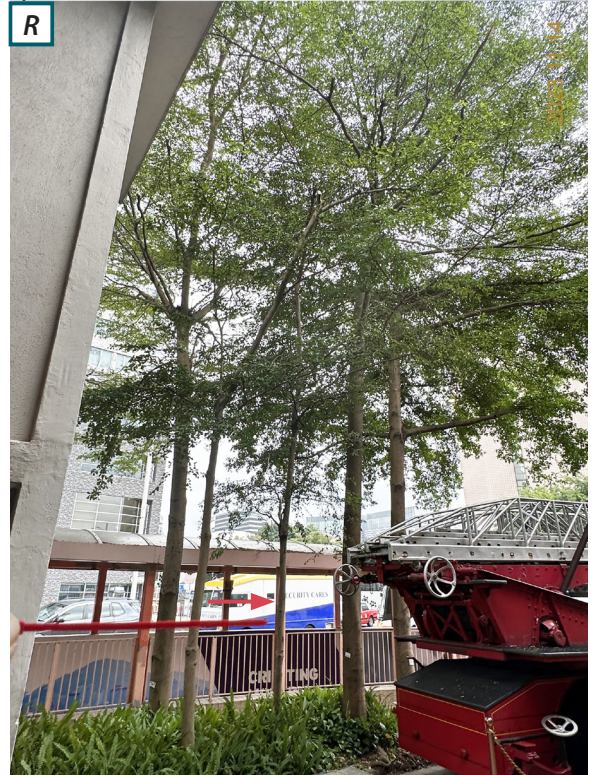
SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A9 (Terminalia mantaly)**  
Photograph showing the overall form of the tree.



**A9A (Terminalia mantaly)**  
Photograph showing the overall form of the tree.



**A10 (Terminalia mantaly)**  
Photograph showing the overall form of the tree.



**A11 (Terminalia mantaly)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

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FIGURE NO.	CKHP003 - TSR		REV
			-







**A11A (*Terminalia mantaly*)**  
Photograph showing the overall form of the tree.



**A11B (*Terminalia mantaly*)**  
Photograph showing the overall form of the tree.



**A12 (*Terminalia mantaly*)**  
Photograph showing the overall form of the tree.



**A13 (*Ficus virens*)**  
Photograph showing the overall form of the tree.

**R-Retain    T-Transplant    F-Fell    D-Dead Tree**

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

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			-







**A14 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A15 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A16 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A17 (Delonix regia)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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FIGURE NO.	CKHP003 - TSR		REV -







**A18 (Delonix regia)**

Photograph showing the overall form of the tree.



**A19 (Delonix regia)**

Photograph showing the overall form of the tree.



**A20 (Ficus virens)**

Photograph showing the overall form of the tree.



**A21 (Delonix regia)**

Photograph showing the overall form of the tree.

**R-Retain    T-Transplant    F-Fell    D-Dead Tree**

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			-







**A22 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A24 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A25 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A26 (Delonix regia)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







**A27 (Delonix regia)**  
Photograph showing the overall form of the tree.



**A28(Delonix regia)**  
Photograph showing the overall form of the tree.



**A29(Delonix regia)**  
Photograph showing the overall form of the tree.



**A30 (Delonix regia)**  
Photograph showing the overall form of the tree.

*R-Retain T-Transplant F-Fell D-Dead Tree*

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A31 (*Delonix regia*)**

Photograph showing the overall form of the tree.



**A32 (*Delonix regia*)**

Photograph showing the overall form of the tree.



**A33 (*Ficus virens*)**

Photograph showing the overall form of the tree.



**A34 (*Ficus virens*)**

Photograph showing the overall form of the tree.

*R-Retain T-Transplant F-Fell D-Dead Tree*

S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui

**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A35 (Phoenix dactylifera)**  
 Photograph showing the overall form of the tree.



**A36 (Ficus virens)**  
 Photograph showing the overall form of the tree.



**A37 (Ficus virens)**  
 Photograph showing the overall form of the tree.



**A38 (Bombax ceiba)**  
 Photograph showing the overall form of the tree.

**R-Retain    T-Transplant    F-Fell    D-Dead Tree**

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CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A39 (Bombax ceiba)**  
Photograph showing the overall form of the tree.



**A40 (Bombax ceiba)**  
Photograph showing the overall form of the tree.



**A41 (Bombax ceiba)**  
Photograph showing the overall form of the tree.



**A42 (Bombax ceiba)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A43 (*Washingtonia robusta*)**  
Photograph showing the overall form of the tree.



**A44 (*Washingtonia robusta*)**  
Photograph showing the overall form of the tree.



**A45 (*Washingtonia robusta*)**  
Photograph showing the overall form of the tree.



**A46 (*Bombax ceiba*)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

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CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**A47 (Delonix regia)**

Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

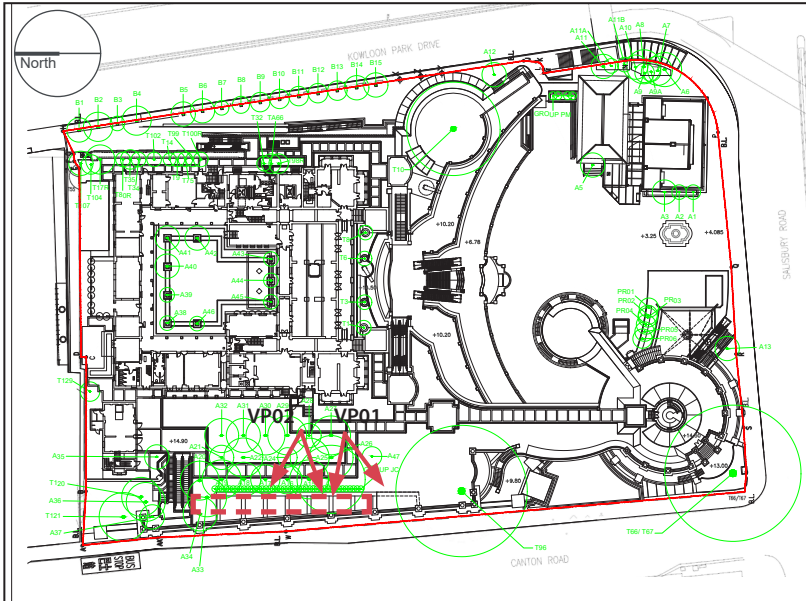
S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui





**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







-  Development Site Boundary
-  Existing Individual Trees
-  Existing Tree Groups
-  View Point

Key Plan 1:1500



Group JC (VP01)

41 nos. of *Juniperus chinensis* with height at about 4m and spread around 1m, DBH ranged from 40mm to 80mm



Group JC (VP02)

41 nos. of *Juniperus chinensis* with height at about 4m and spread around 1m, DBH ranged from 40mm to 80mm

R-Retain T-Transplant F-Fell D-Dead Tree

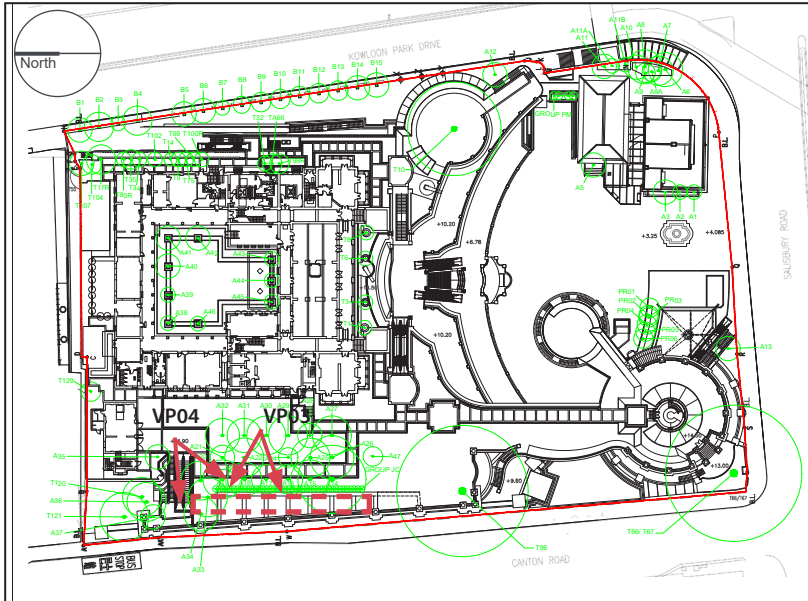
S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui





Tree Photographic Record

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - Group - JC		REV
			-







-  Development Site Boundary
-  Existing Individual Trees
-  Existing Tree Groups
-  View Point

Key Plan 1:1500



Group JC (VP03)

41 nos. of *Juniperus chinensis* with height at about 4m and spread around 1m, DBH ranged from 40mm to 80mm



Group JC (VP04)

41 nos. of *Juniperus chinensis* with height at about 4m and spread around 1m, DBH ranged from 40mm to 80mm

R-Retain T-Transplant F-Fell D-Dead Tree

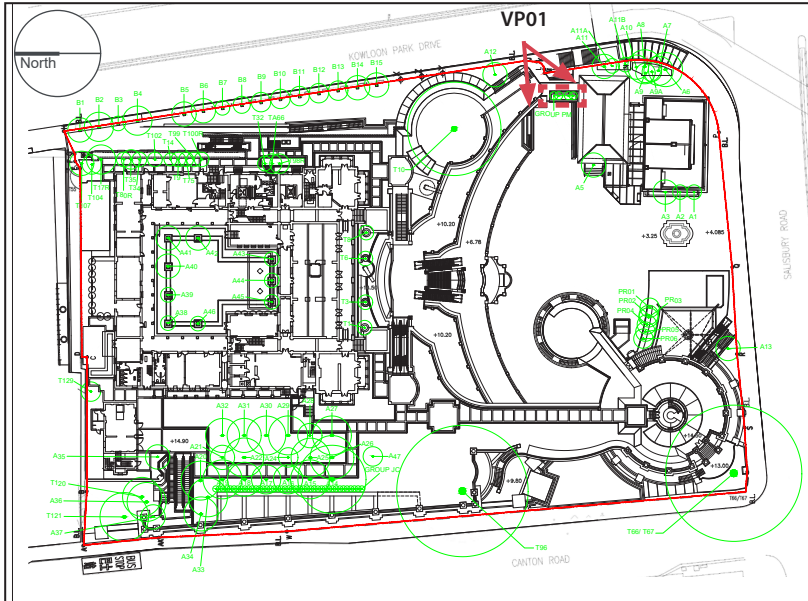
S16 Planning Application for an amendment to the approved Hotel & Related Tourism Development at the Former Marine Police Headquarters Site At junction of Canton Road and Salisbury Road, Tsim Sha Tsui





**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - Group - JC		REV
			-







-  Development Site Boundary
-  Existing Individual Trees
-  Existing Tree Groups
-  View Point

Key Plan 1:1500



Group PM (VP01)

4 nos. Of Podocarpus macrophyllus with height at about 4m and spread around 1m with multi stems, DBH ranged from 40mm to 80mm

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - Group - PM		REV
			-







**PR01 (Plumeria rubra)**  
Photograph showing the overall form of the tree.



**PR02 (Plumeria rubra)**  
Photograph showing the overall form of the tree.



**PR03 (Plumeria rubra)**  
Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

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CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







**PR04 (Plumeria rubra)**

Photograph showing the overall form of the tree.



**PR05 (Plumeria rubra)**

Photograph showing the overall form of the tree.



**PR06 (Plumeria rubra)**

Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







**B1 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B2 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B3 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B4 (Terminalia mantaly)**

Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV
			-







**F5 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**F6 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**R7 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**R8 (Terminalia mantaly)**

Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







**B9 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B10 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B11 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B12 (Terminalia mantaly)**

Photograph showing the overall form of the tree.

*R-Retain T-Transplant F-Fell D-Dead Tree*

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**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -







**B13 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B14 (Terminalia mantaly)**

Photograph showing the overall form of the tree.



**B15 (Terminalia mantaly)**

Photograph showing the overall form of the tree.

*R-Retain    T-Transplant    F-Fell    D-Dead Tree*

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**Tree Photographic Record**

SCALE	N.T.S.	DATE	Jan 2021
CHECKED	JBC	DRAWN	BK
FIGURE NO.	CKHP003 - TSR		REV -





S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

Tree Preservation Proposal

## **Annex V**

### Tree Recommendation Plan





# SCENIC landscape studio limited

12/F So Hong Commercial Building, 41-47 Jervois Street,  
Sheung Wan, Hong Kong Telephone: +852 2468 2422  
Email: scenic@studioscenic.com Fax: +852 3016 2422

### Legend

- SITE BOUNDARY
- EXISTING ARCHITECTURAL SCHEME
- PROPOSED SCHEME
- EXISTING LEVEL
- PROPOSED LEVEL
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE FELL

### General notes

- All dimensions indicated are nominal. Contractor shall perform structural check to determine actual sizes and thicknesses required.
- Check and verify all dimensions on site.
- Contractor shall undertake a topographic survey of the site and include surveyed levels and dimensions as basis of shop drawings, and final design.
- Read all drawings in conjunction with specifications and all other related drawings.
- Notify the landscape architect immediately of any discrepancy found therein.
- Layout of all landscape works to be set-out on site for landscape architect's approval prior to construction.
- Structural design refers to structural engineer's drawings and calculations.
- All substitutions of specified materials to be approved by landscape architect.
- Exact trees to be transplanted / felled subject to Government's approval.
- The tree felling / transplanting contractor shall inform landscape architect prior to any actions on the existing trees on status of tree felling approval.

Rev.	Date	Description	Initial
F	14/11/2023	GENERAL REVISION	IW
E	16/10/2023	GENERAL REVISION	IW
D	23/03/2022	GENERAL REVISION	BC
C	09/11/2021	GENERAL REVISION	IW

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	BK		
Checked by:	JBC		
Approved by:	CJF		

### Project Title:

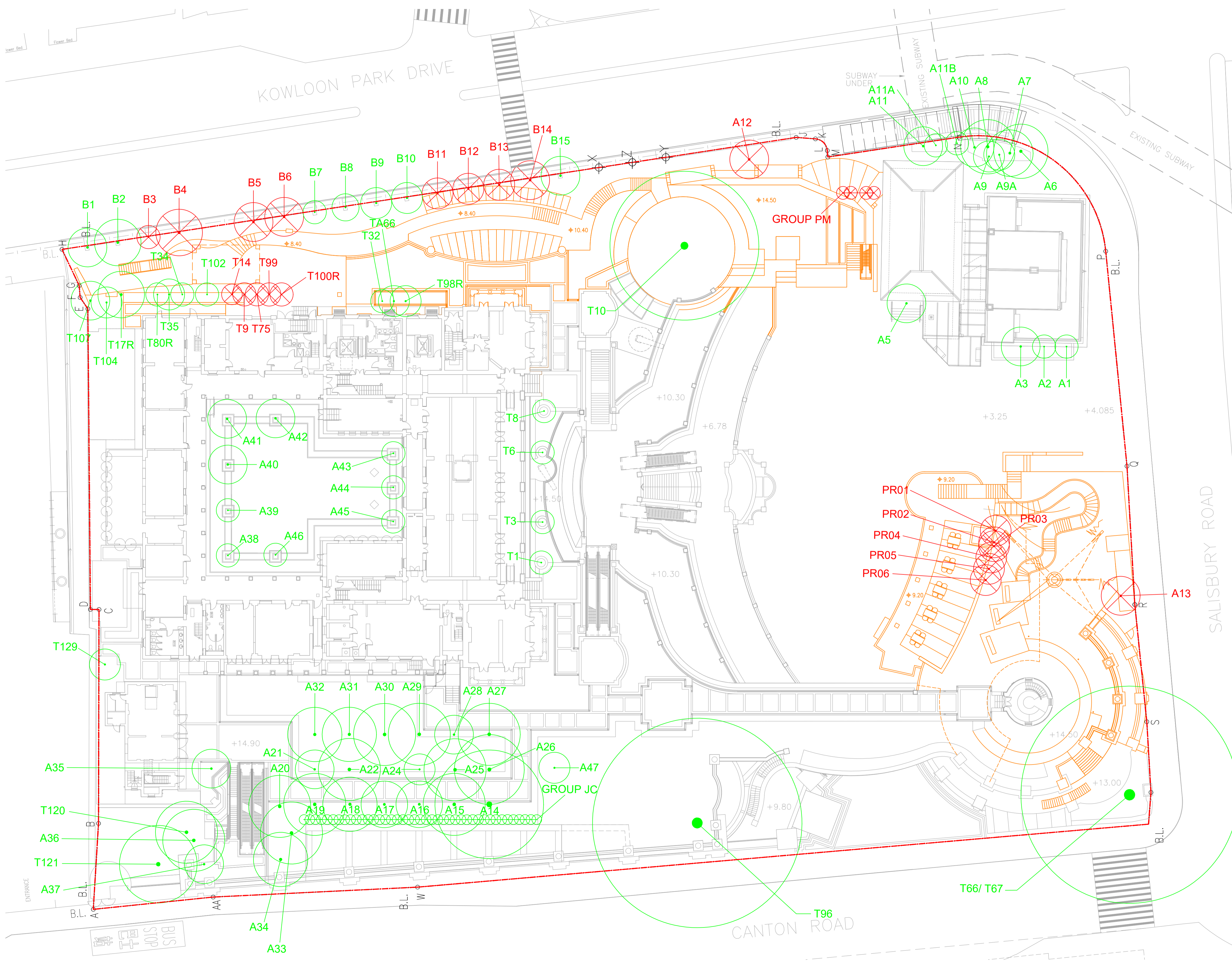
AMENDMENT TO THE APPROVED HOTEL & RELATED  
TOURISM DEVELOPMENT, JUNCTION OF CANTON  
ROAD AND SALISBURY ROAD, TSIM SHA TSUI

### Drawing Title:

TREE RECOMMENDATION PLAN

Drawing Number: CKHP003-TR001	Revision: F
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Project Number: CKHP003	Scale: 1:250@A1	Date: 14/11/2023
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S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

Tree Preservation Proposal

## **Annex VI** New Tree Planting Plan







S16 Planning Application for Amendment to  
Approved Hotel & Related Tourism Development  
Former Marine Police Headquarters Site  
Junction of Canton Road and Salisbury Road, Tsim Sha Tsui

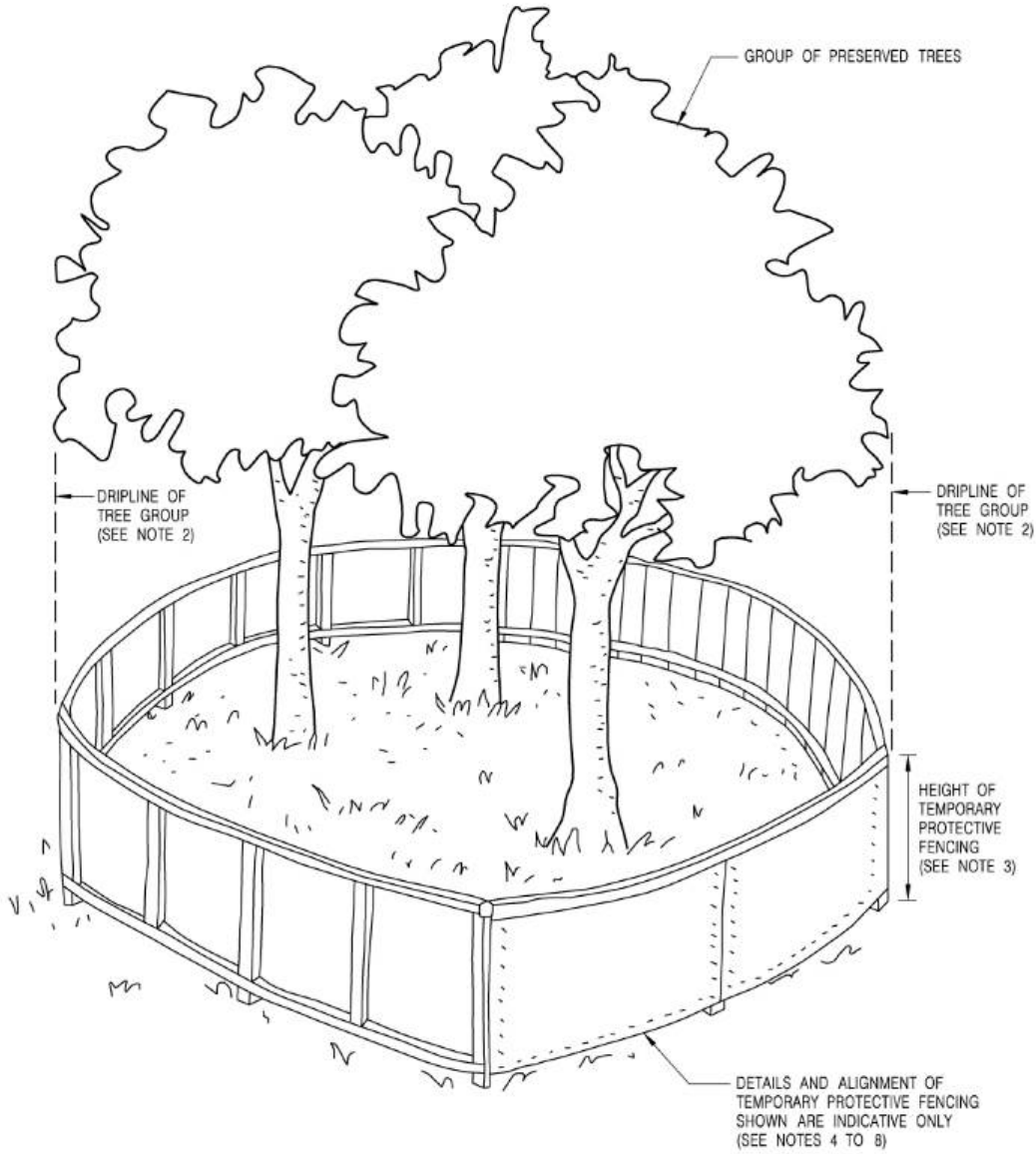
Tree Preservation Proposal

## **Annex VII**

### Tree Protection Measures

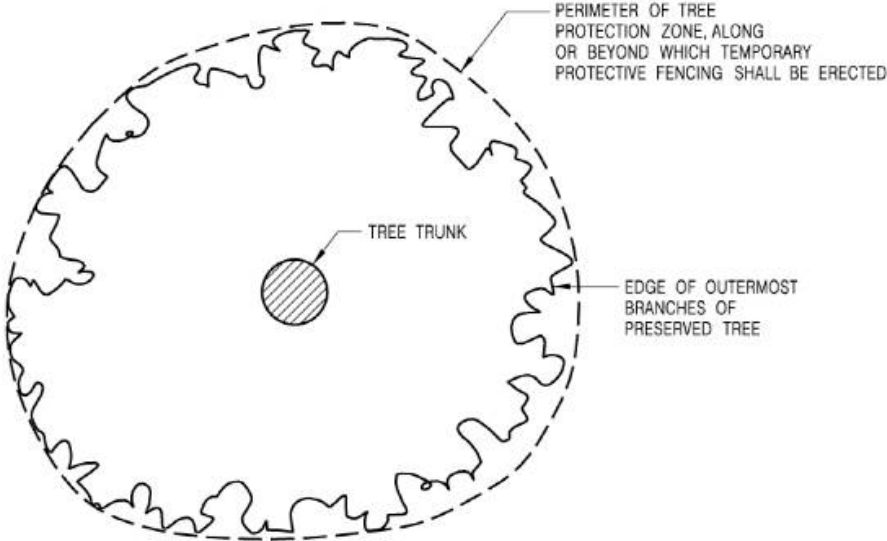


**Tree Protection Measures**

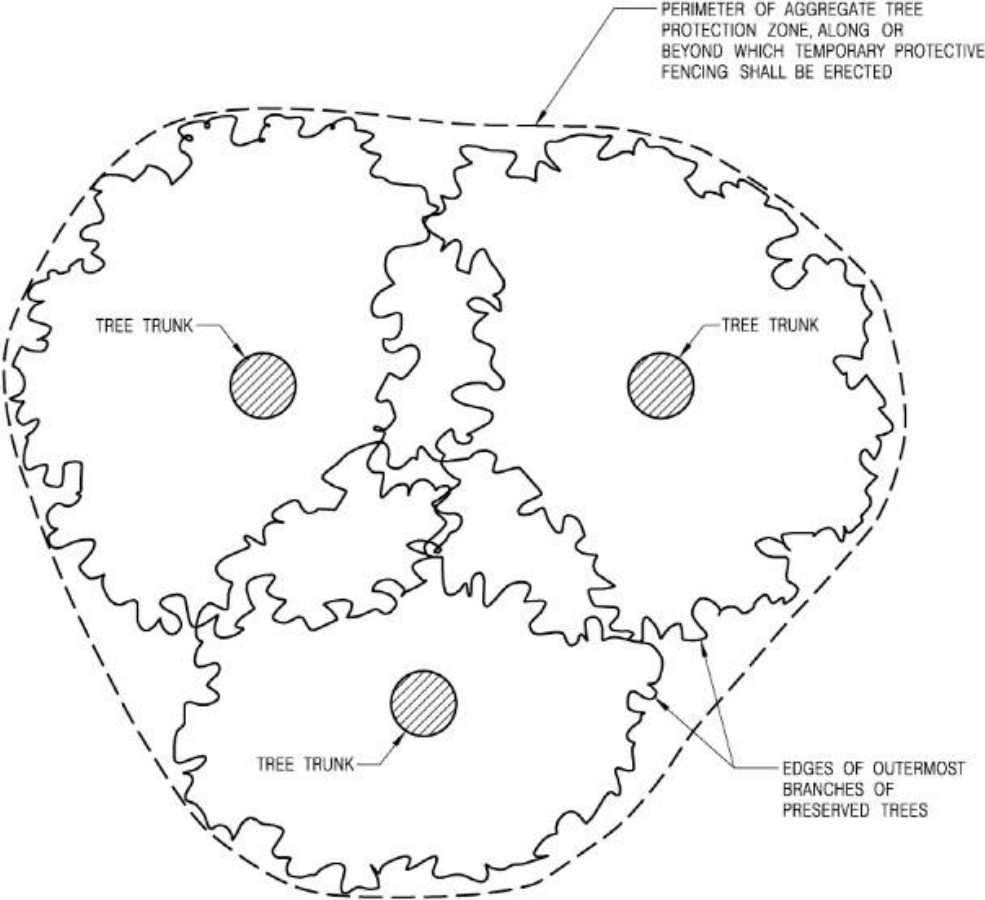


**PERSPECTIVE – GROUP OF TREES**  
(DIAGRAMMATIC)



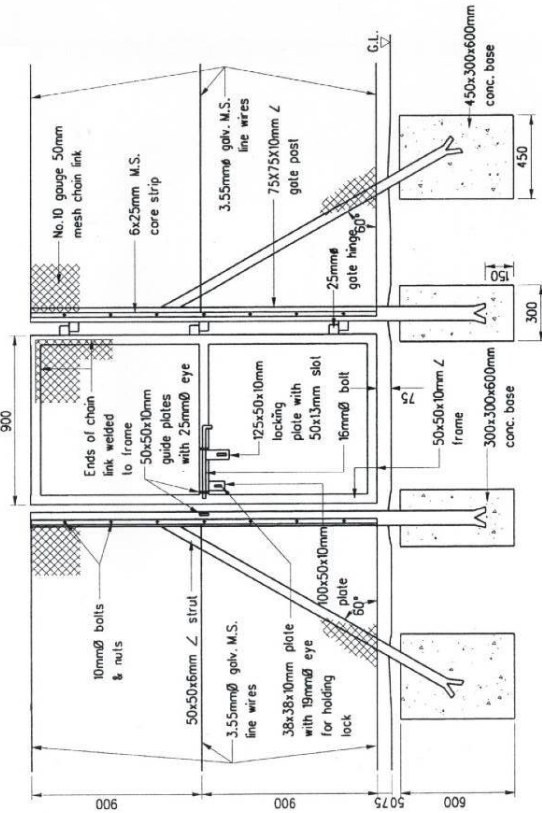


**PLAN - INDIVIDUAL TREE**  
(DIAGRAMMATIC)



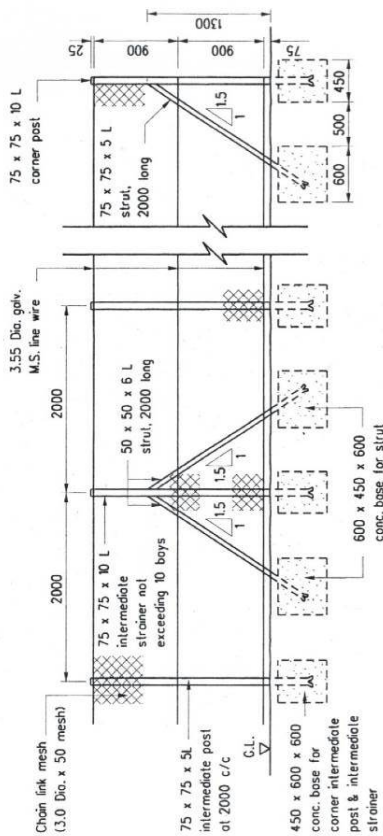
**PLAN - GROUP OF TREES**  
(DIAGRAMMATIC)





PEDESTRIAN GATE  
(NTS)

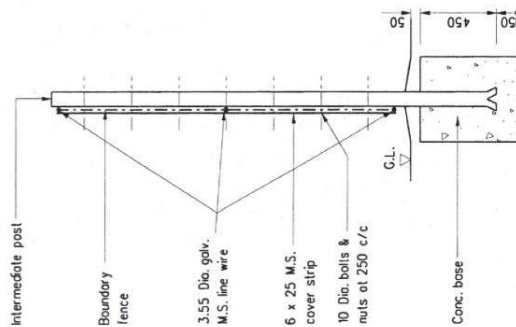
Note: One pedestrian gate in each enclosure.



ELEVATION OF INTERMEDIATE POST  
 INTERMEDIATE STRAINER & CORNER POST  
(NTS)

Notes :

1. Dimensions are in millimetres.
2. All welds to be ground smooth.
3. Steel to be grade 43 BS 4360.
4. All site welds to be treated with two coats of zinc rich paint before application of paint system.
5. Steelwork for fencing including wires to be hot dip galvanized to BS 729 to a coating thickness of least 500 g/m<sup>2</sup>.
6. Chain link mesh to be zinc coated type GLS180 of BS1722 Part 1.
7. Concrete to be grade 30/70.
8. Where the concrete footing is located in black paved footpath, the footing should be lowered to allow for the paving blocks and the sand course.



INTERMEDIATE POST  
(NTS)