

**Overall Landscape Consideration for the Land Use Review
on the Western Part of Kennedy Town
(Extracted from MPC Paper)**

(D) Landscape Considerations

6.15 There are approximately 820 existing trees within the review area. Approximately 200 existing trees are found in the Cadogan Street Temporary Garden (Site 3a) and approximately 520 existing trees are found in the natural and man-made slopes in Site 9. Other existing trees are scattered along the roadside and within existing sitting-out and open space areas. Most of the trees are common tree species such as *Broussonetia papyrifera*, *Celtis sinensis*, *Ficus microcarpa* and *Macaranga tanarius*. Those existing trees within existing open space areas are generally in fair to good condition, whereas those on natural and man-made slopes are generally in poor to fair condition. Two OVTs listed in the Register of Old and Valuable Trees are located within the Kennedy Town Bus Terminus Sitting-out Area along Victoria Road. Two *Artocarpus hypargyrea* which are listed in Agriculture, Fisheries and Conservation Department (AFCD)'s Rare and Precious Plants of Hong Kong are also identified in Site 9.

Sites 1a, 1b and 2

- (a) With reference to the aerial photo dated 1.1.2015, there are no significant resources within the sites and adverse landscape impact due to the proposed development is not anticipated. The future layout design for Sites 1a and 1b should allow for a continuous public access along the promenade.
- (b) Sites 1b and 2 predominately fall within the area subject to ground decontamination works. Landscape mitigation measures under the Environmental Impact Assessment (EIA) approved in April 2015 include landscape planting along screen hoarding during the decontamination works, and compensatory tree planting with a minimum ratio of 1:1 in terms of quantity upon completion of the works.

Sites 3a and 3b

- (c) While there are relatively fewer trees in Site 3b, the Cadogan Street Temporary Garden has an overall high amenity value. However it is subject to ground decontamination works. With reference to the

landscape assessment within the EIA for the ground decontamination works, all 196 existing trees within the sites, including many mature trees, are proposed to be felled as the soil and the tree roots of those trees are contaminated and will be removed in the future ground decontamination works. Major species includes common species such as *Ficus microcarpa*, *Livistona chinensis* and *Terminalia catappa*. Significant adverse landscape impact is anticipated due to ground decontamination works which necessitated the felling of trees. Landscape mitigation measures under the EIA include landscape planting along screen hoarding during the decontamination works, and compensatory tree planting with a minimum ratio of 1:1 in terms of quantity in the future waterfront upon completion of the works.

Sites 4a and 4b

- (d) The CMG's wharf and godowns are currently located within the sites. With reference to aerial photo dated 1.1.2015, there are no significant resources within the area and adverse landscape impact due to the proposed development is not anticipated.

Site 5

- (e) The site is currently used as an open space, therefore the proposal to retain its current use will result in no change in the landscape resources. Approximately 30 existing trees and palms of common species are found along the perimeter of the site. Major species includes *Garcinia subelliptica*, *Phoenix roebelenii* and *Crateva unilocularis* which are generally in good condition. Adverse landscape impact due to the proposed development is not anticipated.

Site 6

- (f) The site is currently used as a sitting-out area. Approximately 27 existing trees of common species are found. Major species includes *Wodyetia bifurcate* and *Hibiscus tiliaceus* which are generally in good condition. The design layout of the proposed salt water pumping station should take into account the existing trees and avoid disturbance to the existing trees as much as possible. Transplantation of existing trees in good condition should be considered where retention is not feasible.

Site 7

- (g) The site is currently occupied by the Kennedy Town Bus Terminus and the adjacent sitting-out area. Approximately 40 existing trees and palms of common species are found in the eastern and southern portion of the site. Major species includes *Delonix regia*, *Celtis sinensis*, and *Bombax ceiba* which are in fair to good condition. There are also two OVTs in the adjacent proposed open space (Site 7a) in which the canopy of the OVTs are extended into Site 7 and may have conflict with the proposed residential development. The layout design of the proposed residential area should take the tree protection zone of the OVTs as an absolute design constraint. A minimum space of 2m should be maintained between the tree canopy and future development to allow future tree growth and minimise impact from construction works. Details of the tree protection zone of the two OVTs are discussed below.

Site 7a

- (h) The site is currently used as vehicular and pedestrian access to the Kennedy Town Bus Terminus. Approximately five existing trees of common species including two OVTs are found within the site. Major species includes *Ficus microcarpa*, *Ficus variegata* and *Celtis sinensis* which are in good condition. There are two OVTs located at a higher level to the south of the existing bus terminus. Both OVTs are of the species *Ficus microcarpa* and have a DBH (i.e. Trunk diameter measured at 1.3m above ground level) of 1600mm or above. The OVTs, including the retaining structure which the trees are growing on, should be preserved and maintained. The layout design of the proposed open space and the adjacent proposed residential area should avoid disturbance to the tree protection zone of the OVTs. The tree protection zone of the each OVT encompasses the body of the tree and 2m above the tree crown as well as the vertical and horizontal surfaces of the retaining structure/wall/rock surface covered by the tree roots together with the space up to 2m behind those surfaces. Further, a minimum space of 2m should be maintained between the tree canopy and future development to allow future tree growth and minimise impact from construction works. The responsible tree maintenance department shall conduct regular inspections including tree risk assessment and monitor the condition of the OVTs. The Tree Management Office of the Greening, Landscape and Tree Management Section of DEVB shall also conduct regular audit inspections to appraise the conditions of the registered trees. Further, existing trees in good

condition should be preserved and incorporated into the design of the proposed open space.

Site 8

- (i) Site 8 is currently occupied by HyD's temporary works area and FEHD's temporary cleansing depot. There are two existing trees in the southern portion of the site. Conflict with the proposed residential development is anticipated. However, significant adverse landscape impact is not anticipated as the trees are of common species, *Macaranga tanarius*.

Site 8a

- (j) The site is currently occupied by two industrial buildings and a residential development. Approximately three trees of common species, *Ficus microcarpa*, are found in the southern edge of the site and generally in fair to good condition. There is no change proposed regarding the current zoning i.e. "R(E)". Significant adverse landscape impact is not anticipated. In future residential developments, existing trees in good condition should be preserved.

Site 9

- (k) The proposed development is separated into Phases 1 and 2. With reference to the preliminary tree survey conducted by HD, there are approximately 70 existing trees in Phase 1. The existing trees are generally in fair condition, and most of the tree species are common native and exotic species in Hong Kong such as *Celtis sinensis*, *Ficus spp* and *Macaranga tanarius*. Landscape impact in Phase 1 would be fully ascertained by the project proponent at detailed design stage. However, with reference to aerial photo dated 1.1.2015, it is observed that a large portion of the site under Phase 1 is formed and hard paved, and significant adverse landscape impact is not anticipated. In comparison, there is a larger area of dense tree cover in the site under Phase 2. With reference to the information provided by CEDD, most of the tree species in the Phase 2 area are common native and exotic species in Hong Kong such as *Broussonetia papyrifera*, *Ficus microcarpa* and *Macaranga tanarius*. There are also two *Artocarpus hypargyrea* which is a rare and precious species. 449 trees were recorded in the tree survey, and 333 trees were proposed to be felled. Approximately 45 relatively large trees with tree girth over 1m (320mm DBH), in which five have a DBH over 1m, are

identified within the site. Significant landscape impact is anticipated and it is recommended to retain existing trees and mature trees in good condition as many as possible, especially the two *Artocarpus hypargyrea*. Tree planting should be maximized to mitigate landscape impact, especially near the proposed "GB" zone.

The Proposed "GB" Zone Near Site 9

- (l) A large area originally zoned as "U" along Victoria Road, at the south and east sides of the proposed public housing site (Site 9), is proposed to be zoned as "GB". The proposed "GB" zone is densely vegetated at present with approximately 400 existing trees and the proposed zoning can reinforce the protection of existing landscape resources.

Reprovisioning Site of VPM

- (m) With reference to the preliminary tree survey conducted by ArchSD, it is noted that approximately 90 existing trees out of approximately 100 existing trees are proposed to be felled at the reprovisioned site of the VPM due to conflict with the proposed building. All of the trees are common species such as *Ficus microcarpa*, *Macaranga tanarius*, and *Leuceana leucocephala*. Adverse landscape impact is anticipated at the reprovisioning site. Tree planting and greening should be maximized to mitigate landscape impact on the site.

- 6.16 AFCD has no adverse comment on the proposed developments in respect of tree aspect. In the detailed design stage, relevant departments will minimise the development impact on existing trees and provide appropriate landscape measures and feasible tree preservation and compensatory planting proposals in accordance with DEVB's relevant Technical Circular and Lands Department's Land Administration Office Practice Note. For private developments, relevant tree preservation clause and the requirement of Master Landscape Plan will be incorporated in the land sale conditions to minimise the impact arising from tree felling and to require necessary greening measures to mitigate the impact.