Proposed Residential and Retail Development at No. 33 Sheung Heung Road, Kowloon City

Landscape Master Plan

11th August 2023

Prepared By:

SCENIC Landscape Studio Limited

Project Title	Proposed Residential and Retail Development at No. 33 Sheung Heung Road, Kowloon City
Report Title	**Landscape Master Plan**

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20230811	Jeffrey Leung	John Charters	Chris Foot	Draft to Client

Table of Contents

Tables

Figures

Introduction

1.0 This report seeks to present the landscape design proposal in support of the Section 16 Application for the proposed redevelopment of an existing industrial building at Nos. 33 Sheung Heung Road, Kowloon City (hereafter referred to as the Application Site). 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 reflects the requirements of Building Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.

1.1 The Landscape Master Plan is presented as **Figures 4.1** to **4.5** with a section through the landscape presented as **Figures 4.6**.

2.0 Existing Site Conditions

2.1 The Application Site is located on the eastern side of the junction between Sheung Heung Road and Ha Heung Road and has a site area of around 390.192 m^2. The Site is currently occupied by an existing industrial building; Ting Sun Plaza, where the ground floor is currently occupied by motor repair shops with vehicular ingress and egress along Sheung Heung Road.

2.2 The surrounding area is mainly occupied by similar old industrial and office buildings, although to the north there is the To Kwa Wan Sports Centre and To Kwa Wan Recreation Ground. To the East the site is separated from the adjacent building (Luen Fat Mansion) by a narrow alley, whist to the south and west the site is bounded by the aforementioned roads. The existing Cheung Ning Street Refuse Collection Point is also located to the immediate north of the site.

3.0 Project Description

3.1 The Proposed Development includes 1 block of 25-storey building over 2 levels of basement car park with building height (BH) of about +110.8mPD (main roof).

3.2 The vehicular access for the proposed industrial building will be provided at Sheung Heung Road. Car parking spaces for private car will be located at B1and B2 while waiting and loading / unloading (L/UL) bays will be provided at G/F of the proposed development.

3.3 The design and layout of the proposed redevelopment will respect the adjacent buildings and the surrounding land uses. To enhance the appearance of the building and soften the architectural form it is proposed that vertical greening shall be provided at the G/F and edge planters to be located on the 1/F and 3/F. More extensive planting areas and open space shall also be provided at a 3/F Sky Garden. These planters will accommodate a combination of shrubs, and groundcovers.

4.0 Landscape Design Proposal

4.1 The concept underpinning the Landscape Master Plan, presented as **Figures 4.1** to **4.5**, is to provide a tranquil environment for future tenants and visitors and soften the form of the building in views from the surrounding urban environment.

5.0 Open Space Proposals

5.1 The provision of open space for the use of tenants and visitors to the proposed industrial building is summarised in the **Table 5.1** below and the extent of these areas is illustrated on **Figures 5.1.**

Table 5.1: Open Space Provision

Type of Open Space	Location	Uncovered / Covered	Proposed Uses	Approx. Area
Private Open Space	1/F and 3/F	Uncovered	Passive Uses	185 m^2
Private Open Space	3/F	Covered	Passive Uses	80 m^2
			Total	**265 m^2**

5.2 The proposed scheme has sought to provide high quality passive recreational facilities and features that will satisfy the needs of the future tenants and visitors. The main landscape spaces for the development are located at the 3/F area of the building (Sky Garden).

5.3 The design of the open space is in accordance with Chapters 4 and 5 of the Hong Kong Planning Standard and Guideline ("HKPSG"). This includes:

- Non-domestic population: 0.5m^2 per person based on 137 retail staff and 3 caretakers, requiring a minimum open space area of 70m^2.
- Domestic population for the residential component of the development: 1m^2 per person based on a residential population of 192 persons, requiring a minimum open space area of 192m^2.

5.4 Based on the above the open space requirement will be approximately 262m^2; a requirement which is therefore satisfied by the proposed open space provision at 1/F and 3/F level.

5.5 All of the open space within the Application Site will be constructed, managed and maintained by the developer after the completion of the Defects Liability Period and Establishment Period.

6.0 Green Coverage

6.1 Upon full establishment of greening measures described in section 4.0 the green coverage for the proposed development will be approximately 20%, based on the covered and uncovered area of shrubs, groundcover and vertical green walls. In accordance with Building Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines there is no requirement for green coverage for a site, such as this, which is less than 1000 m^2 area. As such the provision of Green coverage is an added benefit of the development.

7.0 Landscape Design Components

G/F – Footpath Setback Area

7.1 The G/F landscape is centered on the 1.0m pedestrian pavement setback along Sheung Heung Road. The design is intended to soften the form of the architectural scheme for pedestrians within the adjacent public realm with vertical greening on the façade of the building. **Figure 4.6** also shows a section through the proposed building which illustrates this localised planting area at the streetscape edge.

1/F –Landscape Corner

7.2 A small terrace with planting and decorative paving is provided at the 1/F level of the building for the enjoyment of building users.

3/F -Sky Garden

7.3 The Sky Garden space is accessible for residents of the e building and would comprise both covered and uncovered landscape areas. The area includes a seating deck to the north-west with views to a lawn area to the south, with the two areas connected by a footpath and a covered outdoor gym / exercise space to the east. The southern edge of the space is contained by podium edge planters including a tree planter which would provide a green feature at the podium edge. The border planting areas will comprise hedges and flowering shrubs punctuated by a number of larger multi-stem shrubs which provide for human scale, establish a sense of enclosure and provide thermal comfort for the visitors to the space. **Figure 4.6** shows a section through the proposed building which illustrates greening effect of this podium level garden.

8.0 Landscape Design Elements

Soft Landscape Design Approach

8.1 The basis for the proposed planting scheme would be to provide a green and tranquil environment for future residents, tenants and their visitors.

8.2 The soft landscape will ensure that the hard lines of the built form are visually softened in views from outside the proposed development. The plant selection will also consider the form, colour and foliage texture and also include species which are designed architectural highlights. The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. The shrub planting is designed to be decorative but also create a sense of enclosure, provide a human scale and enhance thermal comfort.

8.3 The species listed in **Table 8.1** will form the basis of the planting design proposals (planting list subject to landscape design proposals).

Table 8.1: Planting Species for Amenity Planting Areas

Botanical Name	Size (mm)	Spacing (mm)
Shrub Species	300 x 300	250
Brunfeisia calycina	300 x 300	250
Caesalpinia pulcherrima	300 x 300	250
Camellia sasanqua 'Pink Snow'	300 x 300	250

Botanical Name	Size (mm)	Spacing (mm)
Clerodendrum myricoides 'Ugandense'	300 x 300	250
Dichroa febrifuga	300 x 300	250
Duranta repens 'Golden Leaves'	300 x 300	250
Ficus microcarpa 'Crassifolia'	1200 x 500	400
Ficus microcarpa 'Golden Leaves'	500 x 500	400
Hibiscus rosa sinensis	500 x 500	400
Ixora coccinea 'Sunkist'	250 x 250	200
Murraya paniculata	300 x 300	250
Schefflera arboricola	600 x 600	500
Tabemaemontana divaricata 'Flore Pleno'	300 x 300	250
Large Specimen Shrub Species (Multi-stem)		
Cestrum nocturnum	1500 (h) x 1000 (s)	As shown
Hibiscus rosa-sinensis	1500 (h) x 1000 (s)	As shown
Hibiscus syriacus	1500 (h) x 1000 (s)	As shown
Murraya paniculata	1500 (h) x 1000 (s)	As shown
Ground Cover		
Asparagus densiflorus 'Sprengeri'	250 x 200	250
Catharanthus rosea	250 x 200	250
Cuphea hyssopifolia	250 x 200	250
Dietes bicolor	250 x 200	250
Lantana montevidensis	250 x 200	250
Nephrolepis exaltata	250 x 200	250
Soleirlia soleirolii (Baby Tears)	250 x 200	250
Syngonium podophyllum	250 x 200	250
Vertical Greening		
Asplenium nidus	200 – 350	Subject to selection of proprietary system
Chamaedorea elegans	200 – 200	
Chlorophytum comosum	200 – 200	
Cocliaeum variegatum Aucubaefolia	200 – 200	
Dieffenbachia Tropic Marianne	200 – 200	
Dracaena marginata 'Colorama'	200 – 200	
Dracaena reflexa cv. Aurea Variegata	200 – 200	
Epipremnum pinnatum Aureum	200 – 200	
Pachira aquatica	200 – 200	
Philodendron congo red	200 – 200	
Schefflera actinophylla	200 – 350	
Schefflera octophylla	200 – 350	
Syngonium podophyllum 'Neon'	200 – 350	
Vriesea Barbara	200 – 200	
Lawn		
Axonopus compressus	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. The large shrub specimen species (multi-stem) will be planted at 1500 (h) x 1000 (s) but will have an eventual height and spread of around 3000 to 5000mm.

Soil Depth for Planting Areas

8.4 planting medium be incorporated into the design of the soft landscape areas. All shrub and groundcover planting shall be provided with minimum clear soil depths of 600mm exclusive of the drainage layer. The configuration of typical planters on the 1/F and 3/F are shown on **Figure 9.1**. All of the proposed planters are fixed / immovable integrated with the structural design of the roof and podium beam and slab configurations.

Irrigation and Drainage

8.5 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department.

8.6 Sub-soil drainage shall be provided for all planting areas on structure with drainage outlets provided within all planters. The configuration of typical planter drainage arrangements and typical drainage outlet provisions on the 1/F, and 2/F level are shown on the **Figure 9.1**.

Feature Paving

8.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by future tenants and visitors. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It will be constructed of quality materials in feature patterns creating a distinct identity.

8.8 Non-slip paving materials will be utilised throughout the site. The paved surfaces will be a combination homogeneous tile, natural granite, timber decking and concrete pavers using both formal paving and naturalistic paving for the horizontal surfaces building on the design theme for the architectural scheme.

8.9 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, 2008'.

Planter Walls

8.10 The planter walls and coping will be clad with a combination of AGT and light grey natural granite.

Lighting

8.11 The lighting design concept for the landscaped areas will be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards. The lighting concept will include three types of lighting which are as follows:

- Amenity lighting highlighting feature walls, sculptures and planting through the use of spotlights and up-lighting;

- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent buildings; and

- General safety lighting with the minimum lux level which will last between midnight and early morning (subject to the opening hours of the facility).

Site Furniture

8.12 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

8.13 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

9.0 Landscape Management and Maintenance

9.1 Upon completion of the construction works, a 12-month defects liability period will be implemented applying to both the hard and soft landscaping works. Ultimately the property owner will be responsible for arrangements to take care of all landscape areas as described below:

Hard Landscape Elements

A - Routine Maintenance (Daily – Weekly)

a. Rubbish and litter removal;
b. Sweeping and cleaning;
c. Damage inspection, repair of site furniture and light bulb replacement; and
d. Routine management attendance, inspection and cleaning of surface channels and subsoil drainage, in particular at elevated levels.

B – Annual / Long-term Maintenance

a. Repainting;
b. Resurfacing of worn pavements;
c. Replacing worn parts of site furniture, lighting fixtures and other facilities; and
d. Replacement of damaged landscape furniture.

Soft Landscape Elements

9.2 The softworks contractor will be responsible for a 12-month establishment period for the planting after practical completion. This allows a period of time for proper establishment of the plants and the replacement of any losses.

9.3 At the end of the 12-months establishment period, the property owner will be responsible for arrangements to take care of all landscape areas within the development.

9.4 Table 9.1 (overleaf) provides the maintenance schedule for the soft landscape and Table 9.2 the vertical greening maintenance programme.

Table 9.1 Landscape Maintenance Schedule

Item	Maintenance Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1.1	Watering	280 days												
1.2	Litter collection	Daily												
1.3	Weed control	16 / year												
1.4	Pruning of shrubs	As required												
1.5	Fertiliser application	Twice / year												
1.6	Top-up mulch	Twice / year												
1.7	Pest control	As required												
1.8	Replacement planting - permanent planters	As required												
1.9	Checking planting after exceptional weather	As required												
1.10	Periodic inspection by user and horticultural maintenance contractor is recommended	Four / year				1		1		1			1	

Table 9.2 Vertical Green System Inspection and Maintenance Schedule

Item	Component	Inspection Items	Frequency	Recommendation and/or Required Action	
1.1	Supporting structural frame	Check for structural stability	Once per year or as required	Repair damage	
		Check for painting and corrosion of structural members	Once per year or as required	Re-paint and or replace damaged parts as required	
1.2	Green wall panel & capsule	Check for damage	Once per year or as required	Replace damaged parts as required	
1.3	Automatic irrigation system	Check for blocks or breaks in the water supply pipes, connectors and leaky hoses	Monthly	Inspect the pipe lines, flushing valve and perform a general operation test	Repair faulty irrigation parts with new ones
		Check for proper functioning of the gate valves and bypass valves	Monthly	Perform a general operation test.	
		Check for proper water inlet pressure	Monthly		
		Check the Y-type strainer and or filters for blockage and breakage	Monthly		
		Check irrigation relay timer for correct setting and proper functioning. The operation schedule of the irrigation system shall be in accordance with the operating manual	Monthly		

1.4	Gutter and drainage system	Check for accumulation of fallen leaves, mud, soil and weeds	Monthly	Inspect the drains to ensure that they are not clogged. Remove and clean the drain holes
		Check for leakage	Monthly	Repair leakage as instructed and required
		Carry our measures to prevent mosquitoes breeding	Monthly	Apply larvicide
1.5	Green vegetation	Check for weeds growing among the plants	Monthly	Remove by hand
		Check plant growth condition	Monthly	Option 1 Apply controlled release fertilizer tablets to individual plants every eight months Option 2 Apply liquid fertilizer to the break tank.
		Check for signs of disease or pest damage	Monthly	Remove pest infested plant parts and/or apply pesticides with low toxicity/microbial pesticides. Replace plants if damage is irreparable
		Check for uncontrolled or over-growth	Monthly	Prune accordingly
		Check for dead or unhealthy plants	Monthly	Remove and replace with the same species
		Check growing medium for erosion	Monthly	If erosion is affecting plant growth, refill the verti-planter with growing medium and firm up the plant and/or replace the affected plant.

Note: This maintenance and inspection schedule provides an outline of the operations required for one vertical greening solution. The detail is subject to the final selection of an appropriate system.

Landscape Figures

LANDSCAPE COMPONENTS

1. G/F - Main Entrance
2. 1/F - Landscape Corner
3. 2/F - Deck Area
4. 3/F - Artwork Garden Lawn
5. 3/F - Outdoor Gym
6. 3/F - Seating Terrace

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrain Entrance / Exit
- Vehicular Entrance / Exit
- xx.xx — Proposed Levels
- +xx.xx — Existing Levels
- Proposed Weather Canopy
- Proposed Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Vertical Green
- Proposed Decorative Paving
- Proposed Deck Area
- Block Paving at Existing Pavements
- Proposed Loose Furniture

0 1.5 3 4.5 6 7.5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Landscape Master Plan (All Levels)

SCALE	1:150	DATE	Aug 2023
CHECKED	JBC	DRAWN	JL
FIGURE NO.	Figure 4.1	REV	-

SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com

Proposed Weather Canopy above

SHEUNG HEUNG ROAD

1.

7.80

7.80

+7.80

LUEN FAT MANSION

North

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- Pedestrain Entrance / Exit
- Vehicular Entrance / Exit
- xx.xx — Proposed Levels
- +xx.xx — Existing Levels
- Proposed Vertical Green
- Proposed Decorative Paving at G/F Setback
- Block Paving at Existing Pavements

LANDSCAPE COMPONENTS

1. G/F - Main Entrance

0 1 2 3 4 5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Landscape Master Plan (G/F)

SCALE	1:100	DATE	Aug 2023
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FIGURE NO.	Figure 4.2	REV	-

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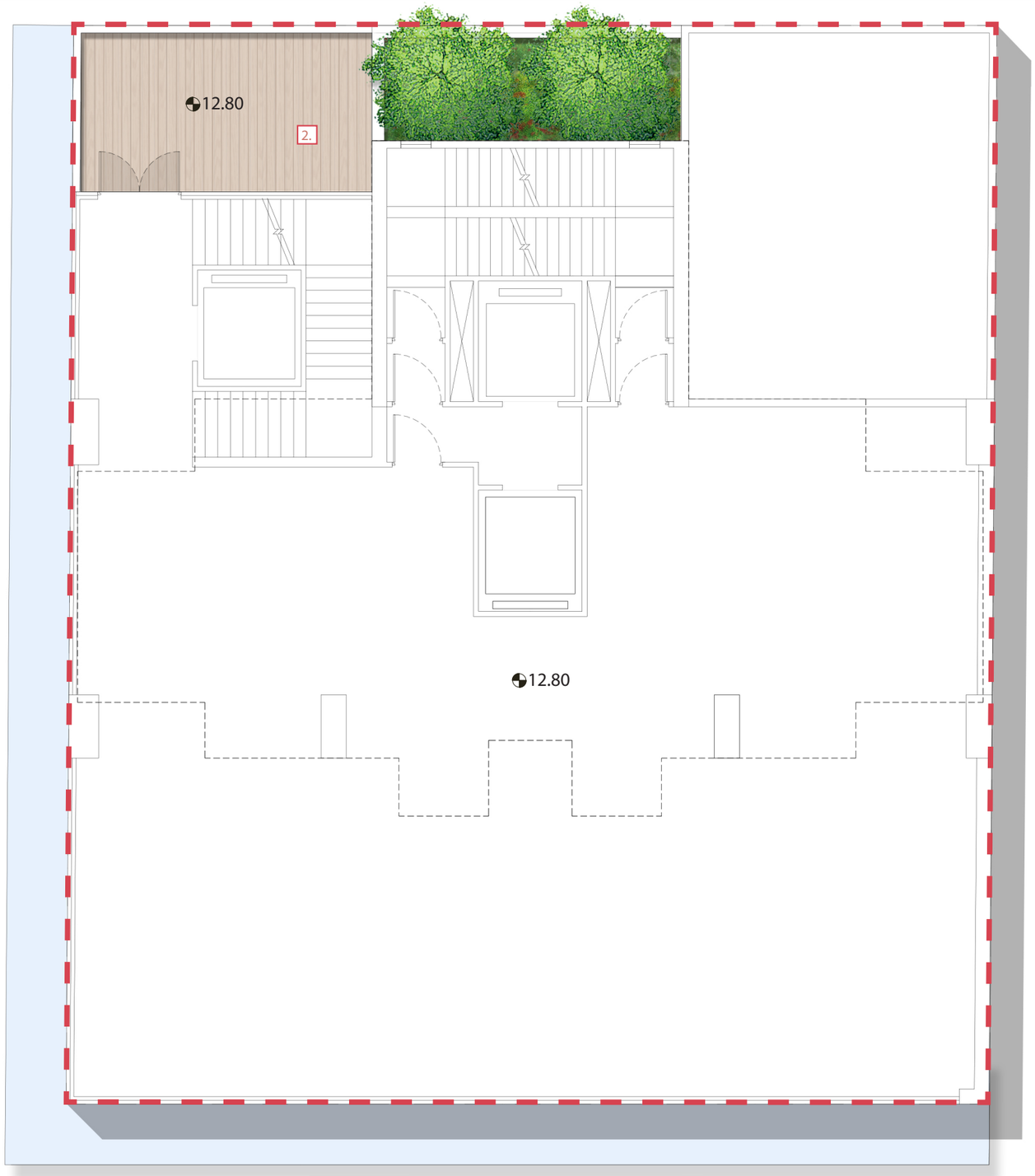

LANDSCAPE COMPONENTS

2. 1/F - Landscape Corner

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx Proposed Levels
- +xx.xx Existing Levels
- Proposed Weather Canopy
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Deck Area

0 1 2 3 4 5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Landscape Master Plan (1/F)

SCALE	1:100	DATE	Aug 2023
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FIGURE NO. Figure 4.3

REV -

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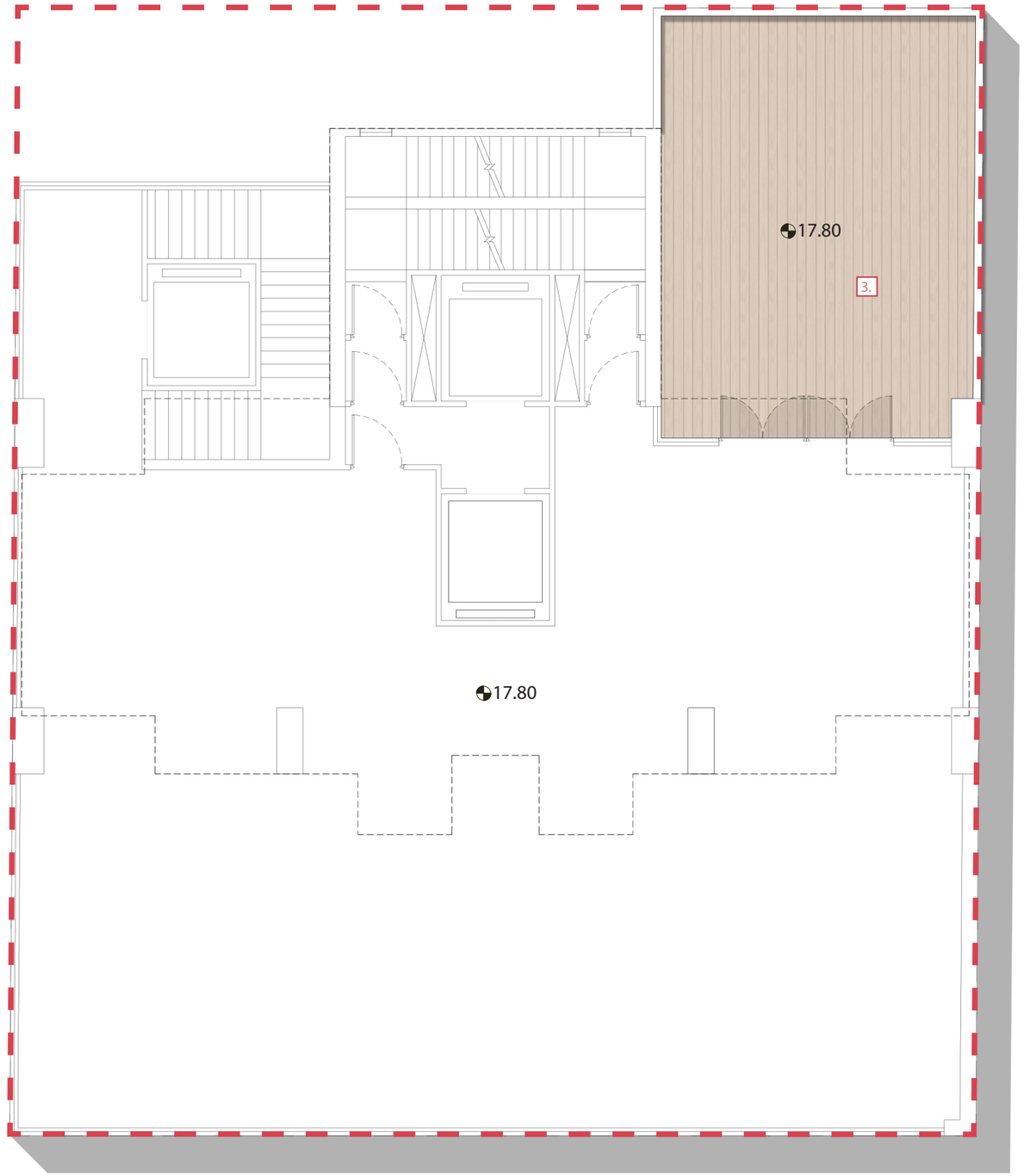

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx — Proposed Levels
- xx.xx — Existing Levels
- Proposed Deck Area

LANDSCAPE COMPONENTS

3. 2/F - Deck Area

0 1 2 3 4 5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
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Landscape Master Plan (2/F)

SCALE	1:100	DATE	Aug 2023
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FIGURE NO.	Figure 4.4	REV	-

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Facsimile: 3016 2422
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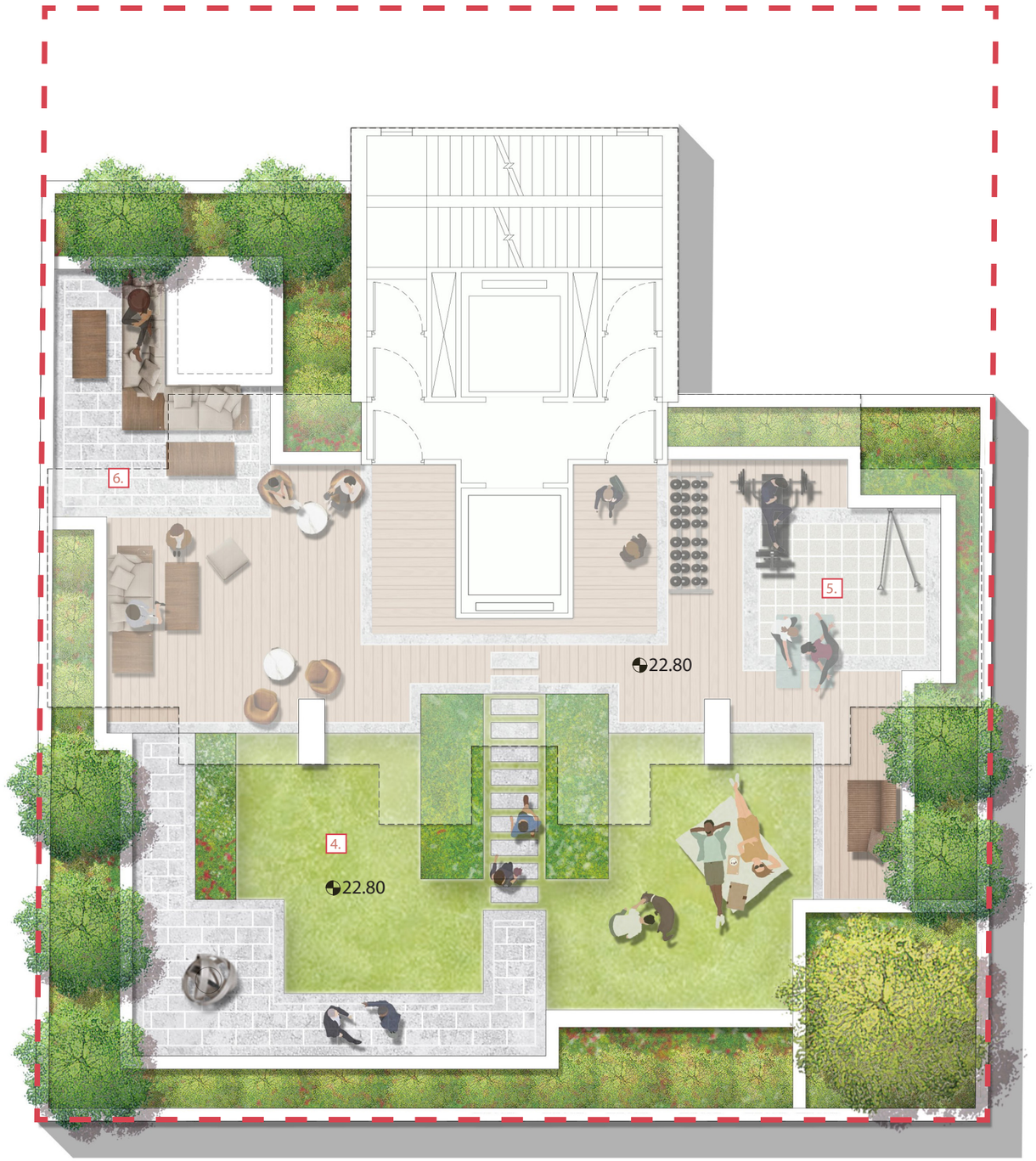

LEGEND

- Application Site Boundary
- Proposed Architectural Scheme
- xx.xx — Proposed Levels
- +xx.xx — Existing Levels
- Proposed Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Decorative Paving
- Proposed Deck Area
- Proposed Loose Furniture

LANDSCAPE COMPONENTS

4. 3/F - Artwork Garden Lawn
5. 3/F - Outdoor Gym
6. 3/F - Seating Terrace

0 1 2 3 4 5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
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Landscape Master Plan (3/F Sky Garden)

SCALE	1:100	DATE	Aug 2023
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FIGURE NO.	Figure 4.5	REV	-

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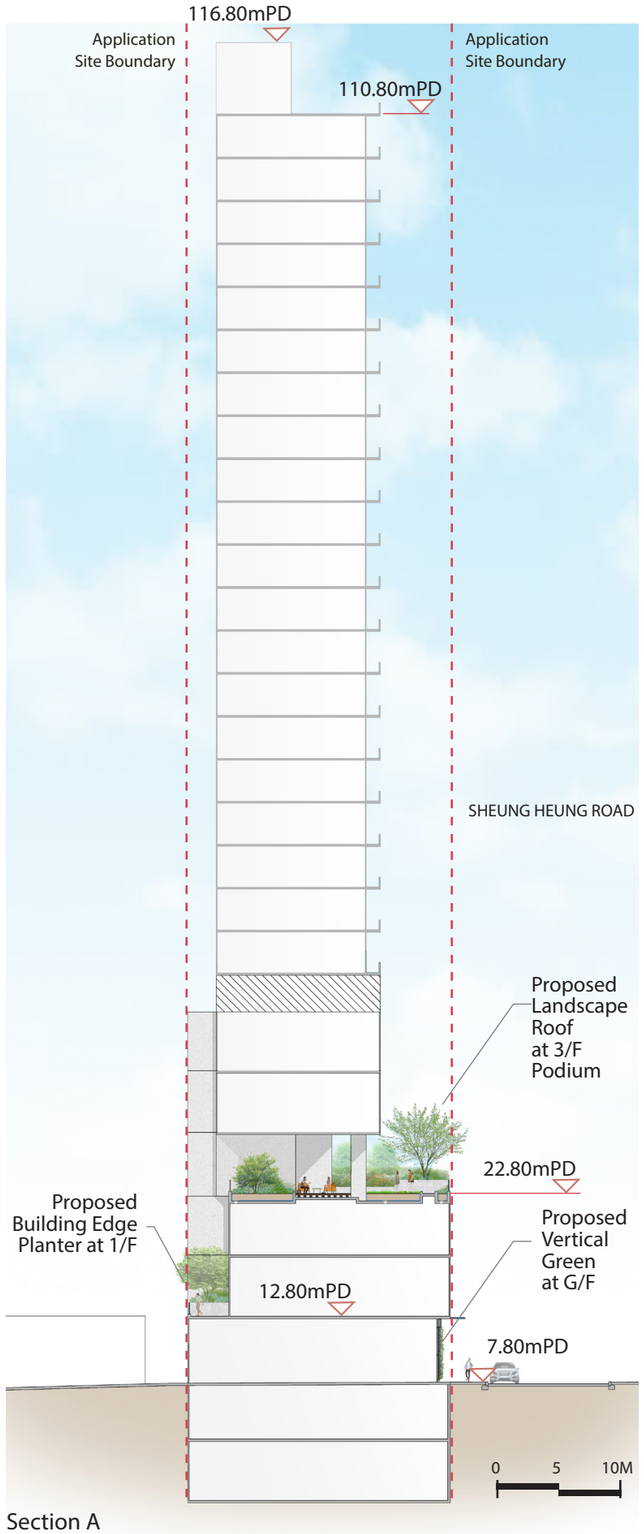
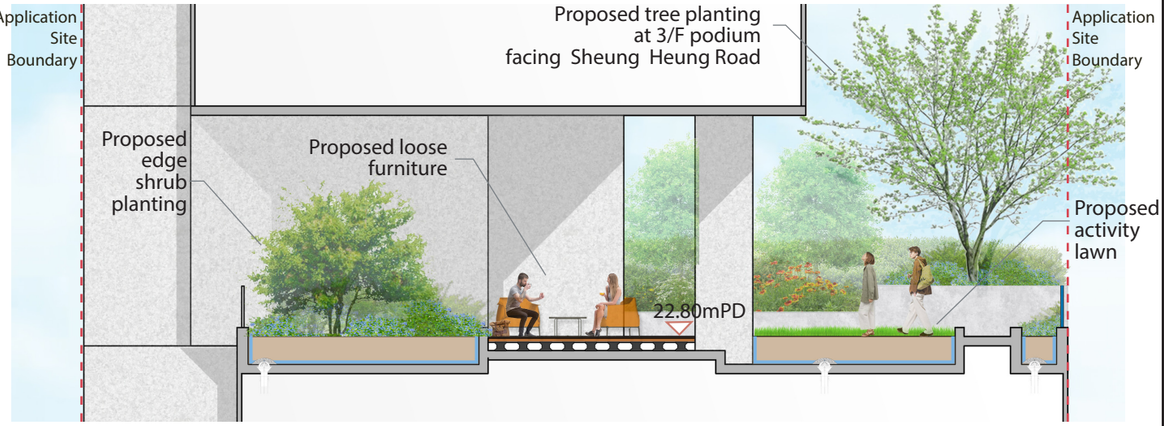
Facsimile: 3016 2422
Website: scenic@studioscenic.com

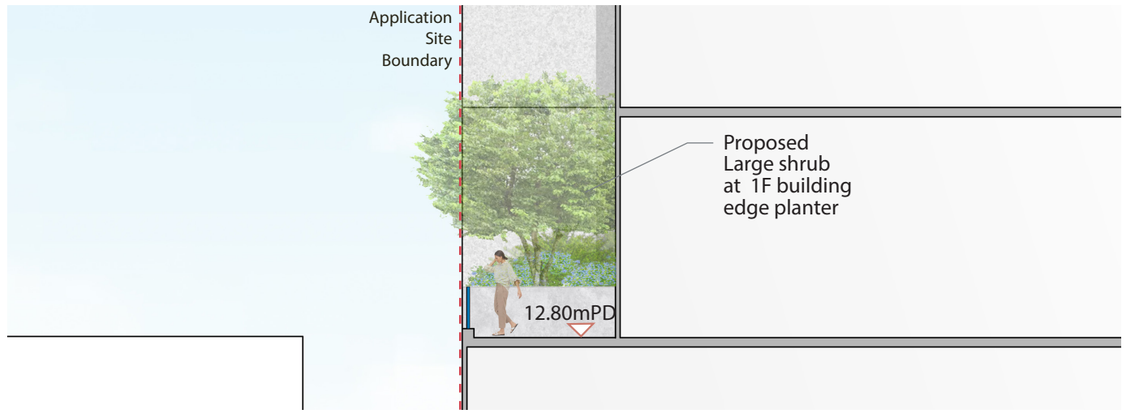


Section A



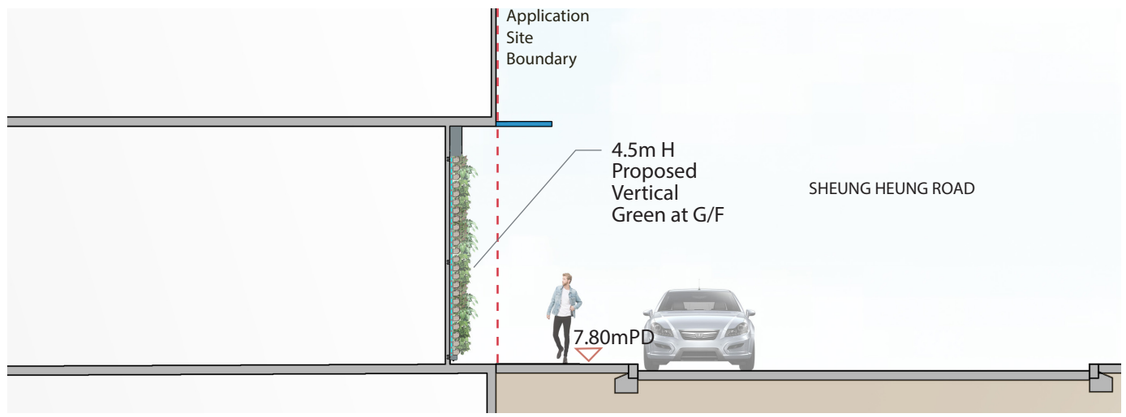
Blow-up Section at 3/F Podium

0 5 10M



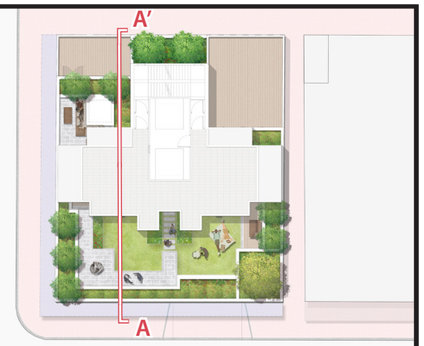
Blow-up Section at 1/F

0 5 10M



Blow-up Section at G/F

0 5 10M



LEGEND

- Section Line
- Application Site Boundary
- xx.xx — Typical Levels
- Proposed Tree Planting
- Proposed Large Shrub Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Vertical Greening

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
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Landscape Section A - A'

SCALE	A.S.	DATE	Aug 2023
CHECKED	JBC	DRAWN	JL
FIGURE NO.	Figure 4.8	REV	-

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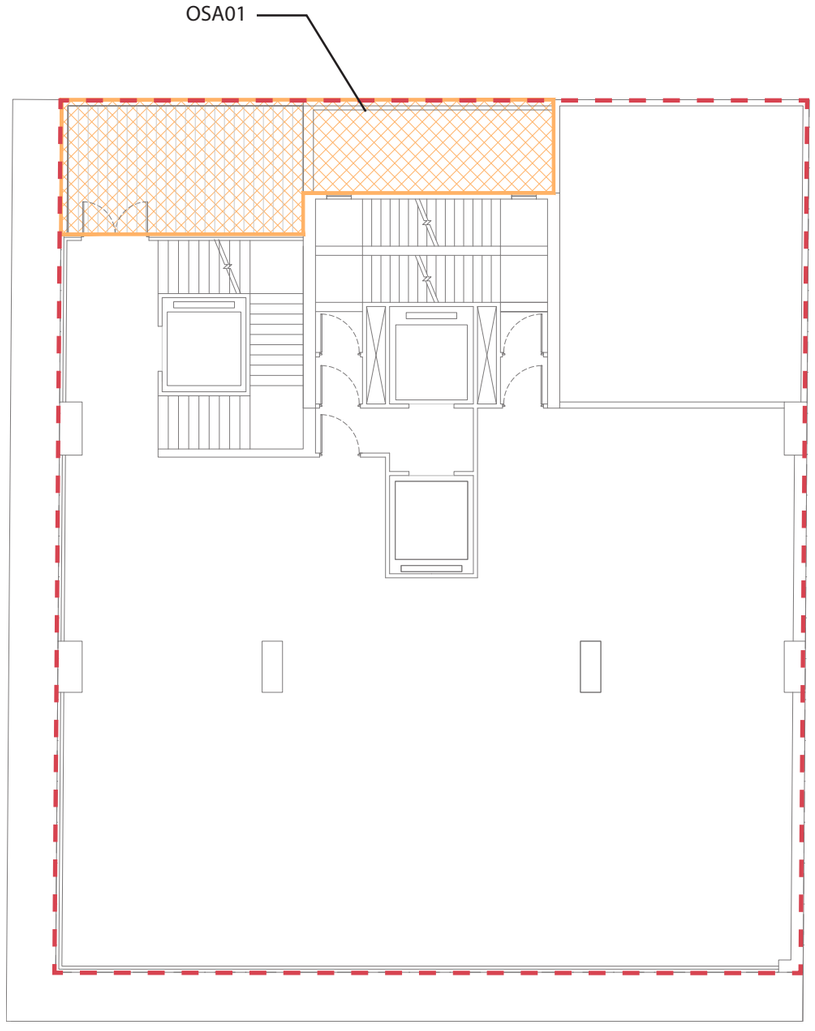
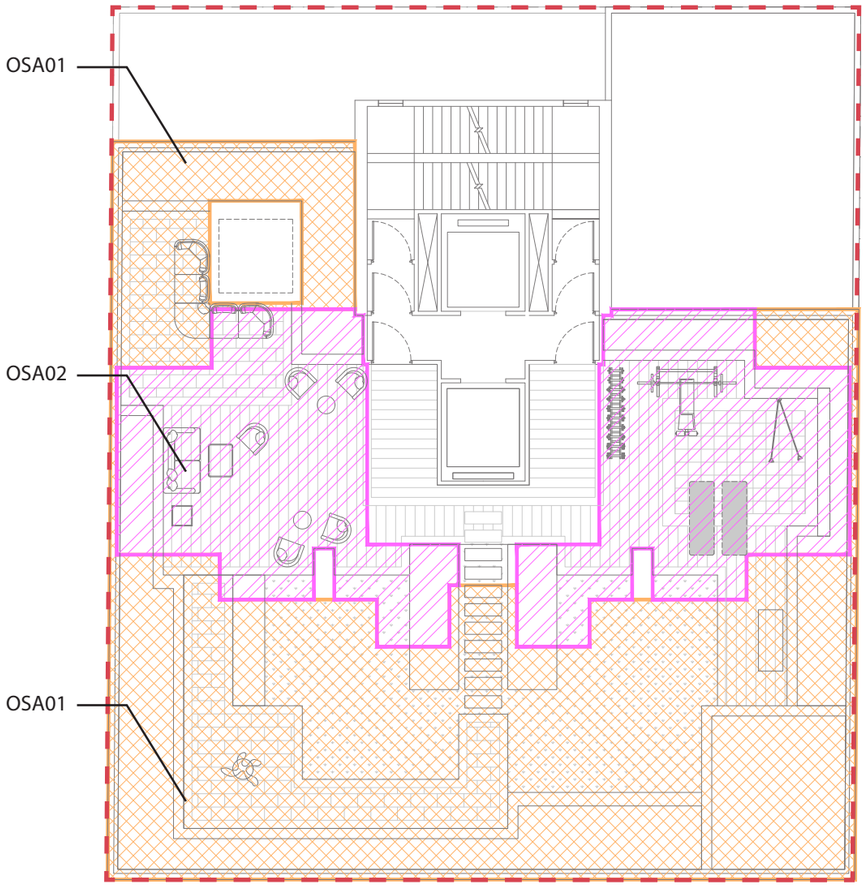


Open Space - 1/F (1:150)



Open Space - 3/F Sky Garden (1:150)

LEGEND

- Application Site Boundary
- OSA01: Uncovered Open Space
- OSA02: Covered Open Space

2/F Open Space

Type of Open Space	Location	Uncovered/ Covered	Proposed Uses	Approx. Area
OSA01	1/F & 3/F	Uncovered	Passive Uses	185m²
OSA02	3/F	Covered	Passive Uses	80m²
			Total :	265m²

0 1.5 3 4.5 6 7.5M

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Open Space – All Levels

SCALE	A.S.	DATE	Aug 2023
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FIGURE NO.	Figure 5.1	REV	-

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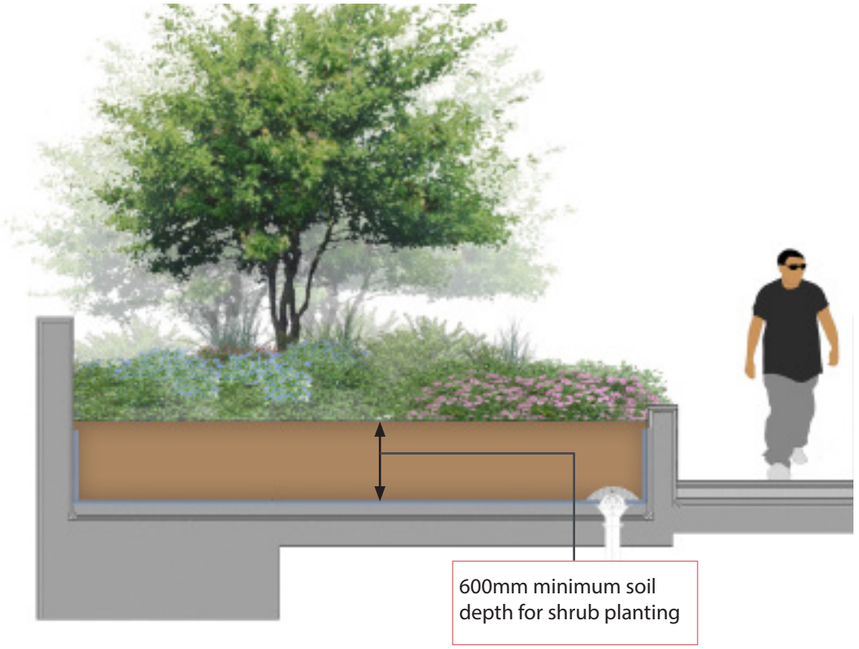
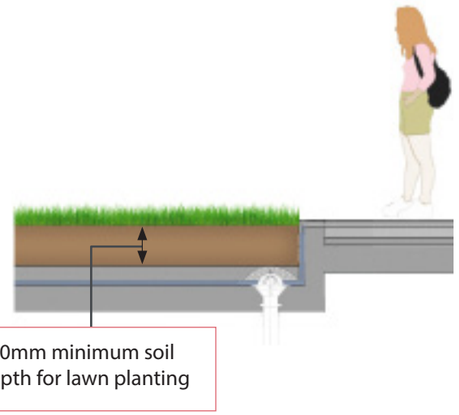
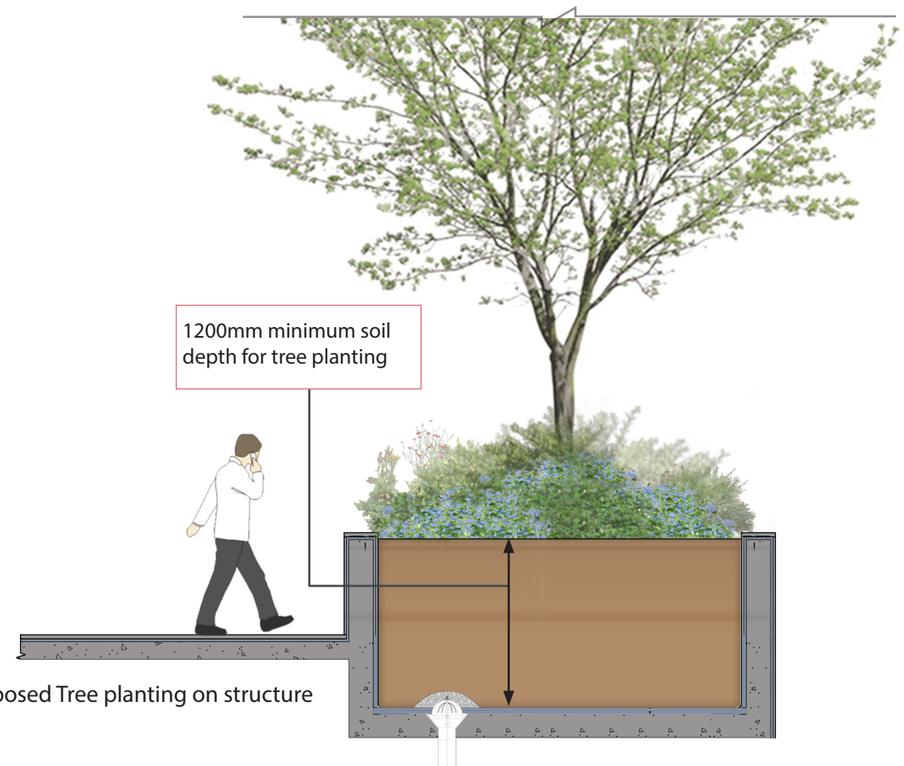


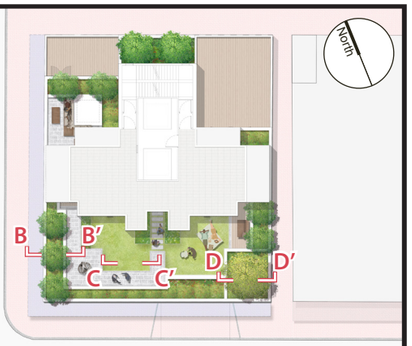
B. Section showing the proposed shrub planting on structure



C. Section showing the proposed lawn planting on structure



D. Section showing the proposed Tree planting on structure



soil depth excluding drainage layers (min.400mm for groundcover planting, min. 600mm for shrub planting, min.1200mm for tree planting)

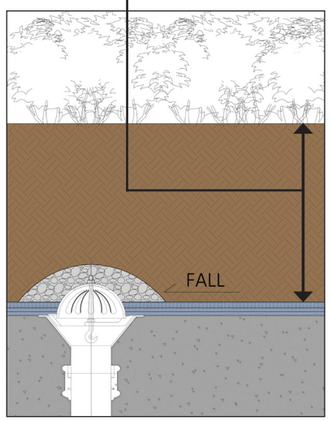


Diagram showing the Drainage outlet detail

LEGEND

- Section line
- xx.xx — 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.

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Typical Section showing Planter Soil Depth and Drainage Arrangement

SCALE	A.S.	DATE	Aug 2023
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FIGURE NO.	Figure 9.1	REV	B

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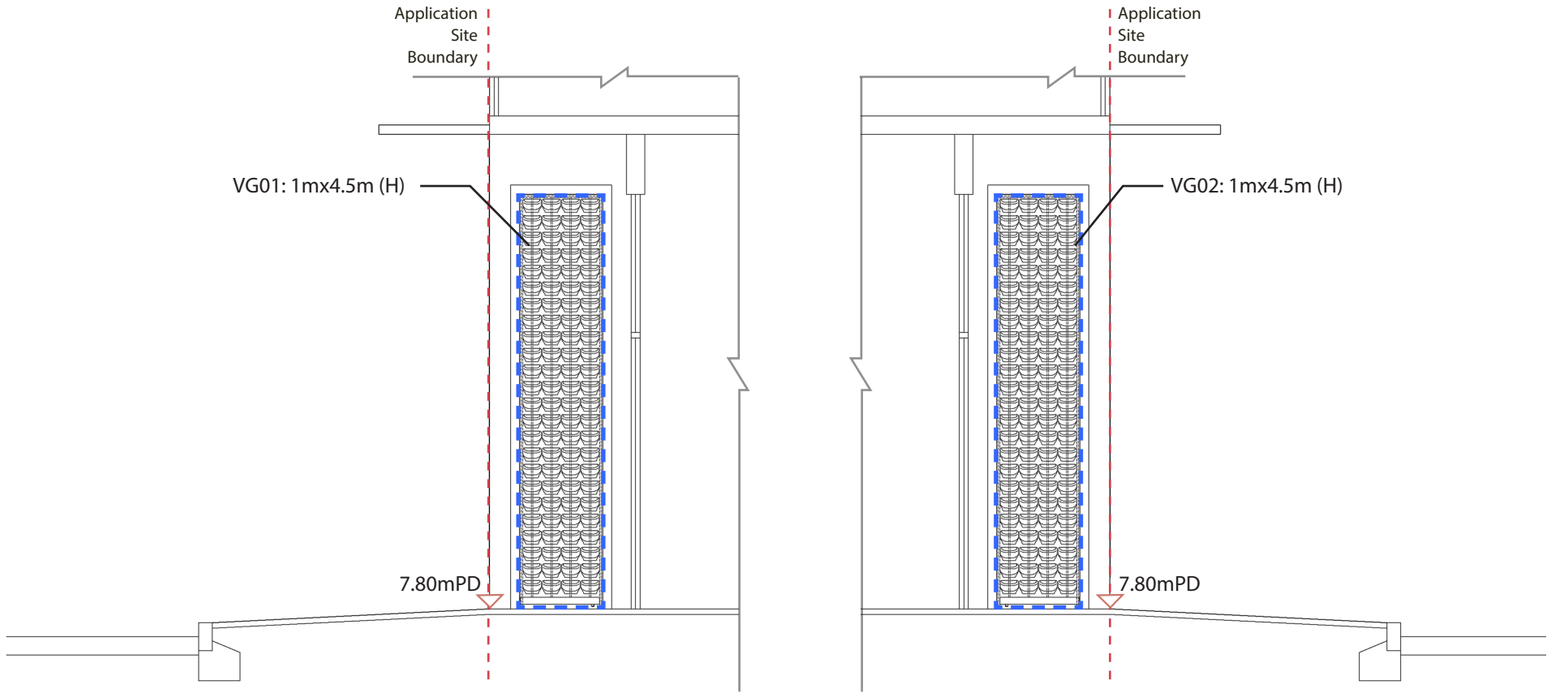
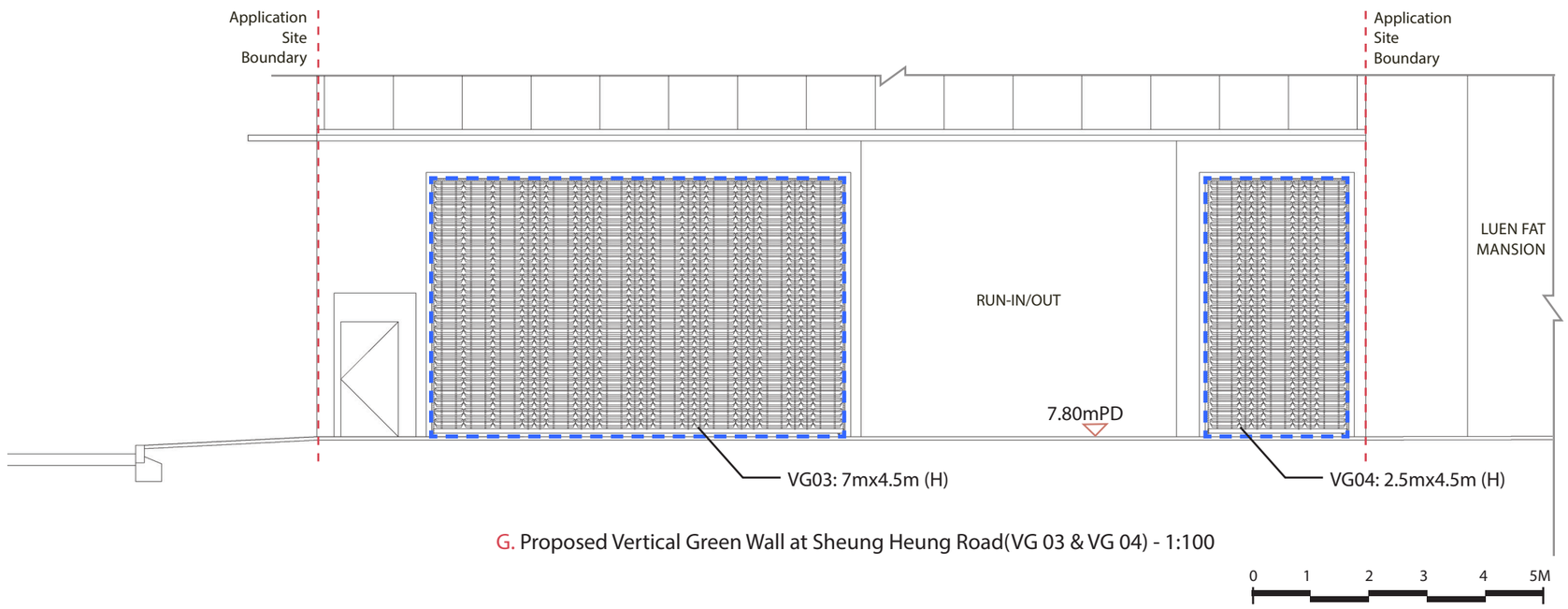
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com



E. Proposed Vertical Green Wall at Main Entrance (VG 01) - 1:75

F. Proposed Vertical Green Wall at Main Entrance (VG 02) - 1:75

0 1.5 3M



G. Proposed Vertical Green Wall at Sheung Heung Road(VG 03 & VG 04) - 1:100

0 1 2 3 4 5M

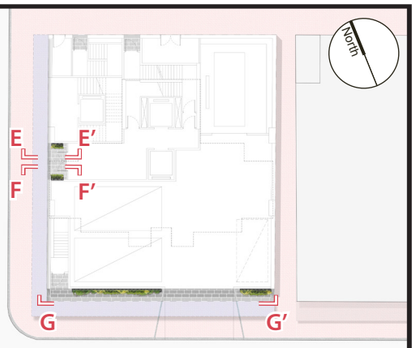


FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
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Vertical Greening Supporting Information

SCALE	A.S.	DATE	Aug 2023
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FIGURE NO.	Annex I - 01	REV	-

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12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
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Facsimile: 3016 2422
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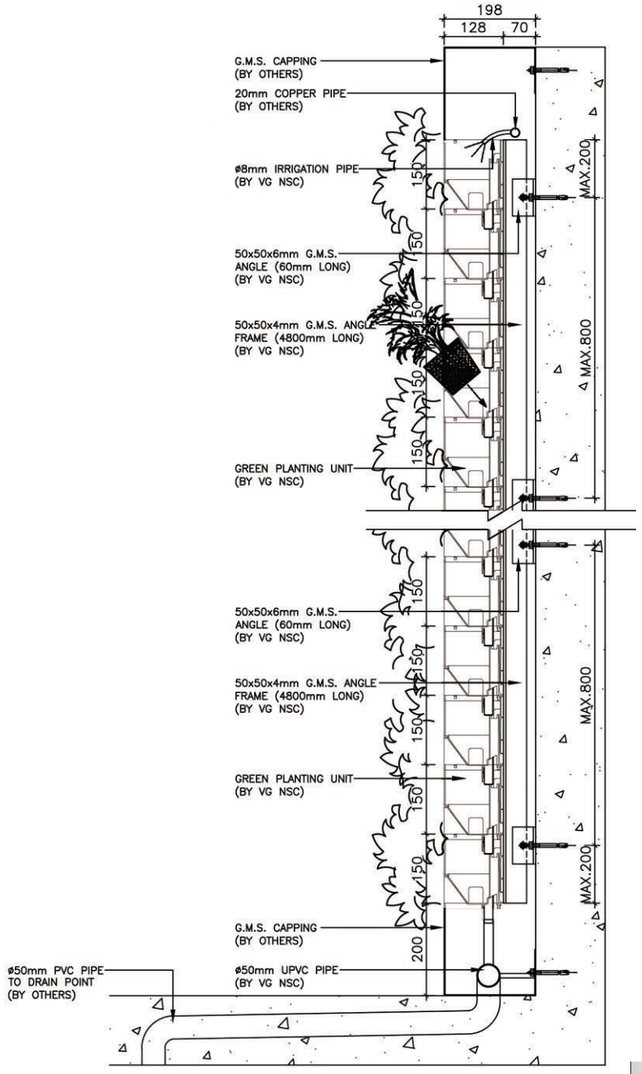
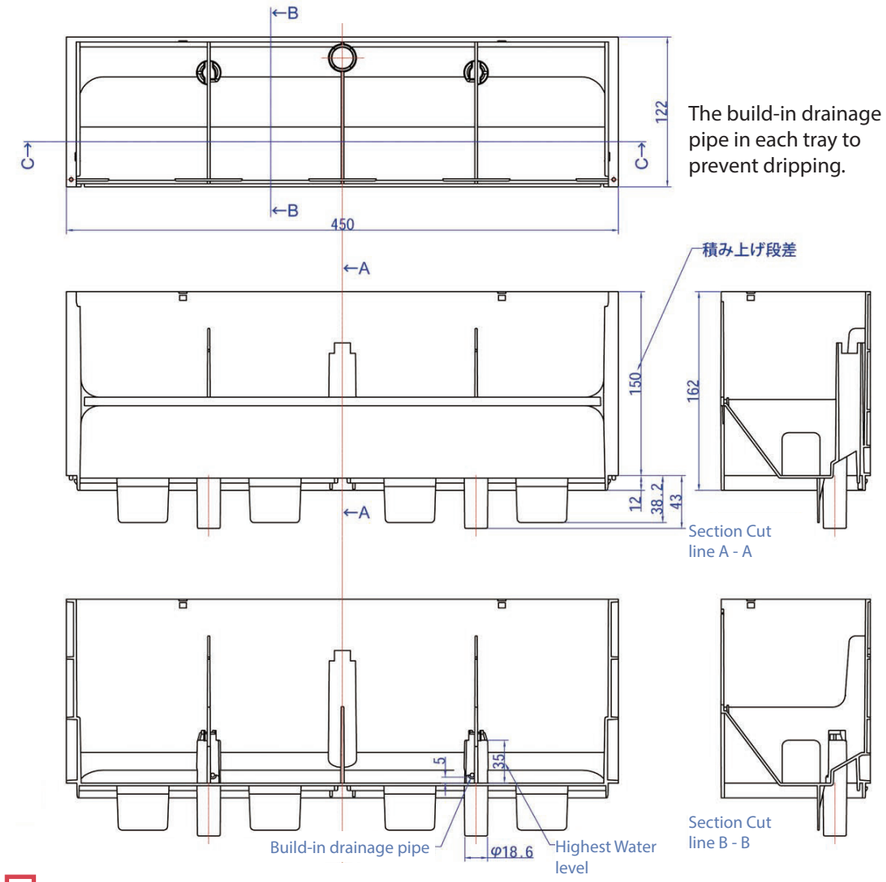
Large areas of vertical greening utilize at K11 Musea utilising a tray system designed to accommodate the organically shaped façade.

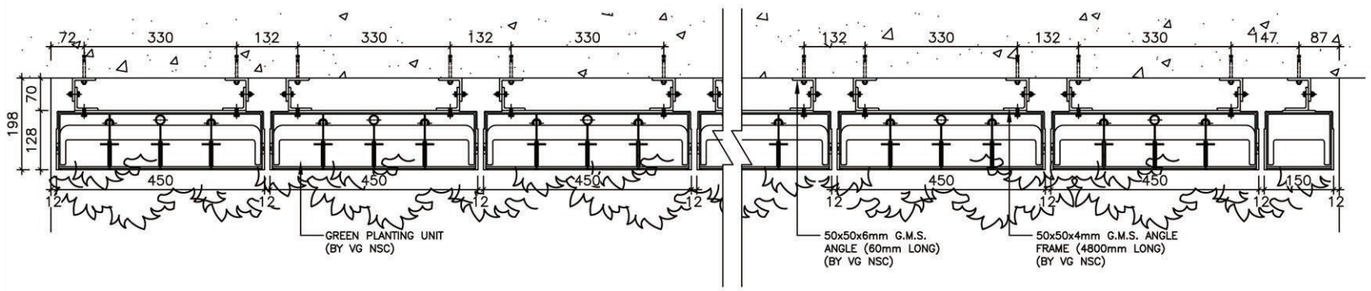


b Section of the "Forest Planting Modular" veritcal greening system

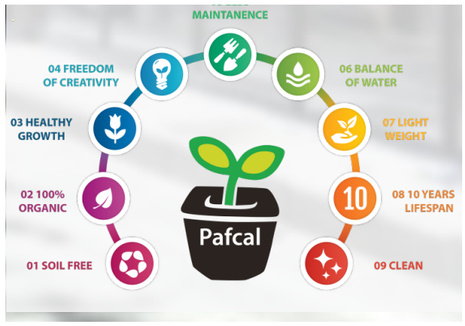


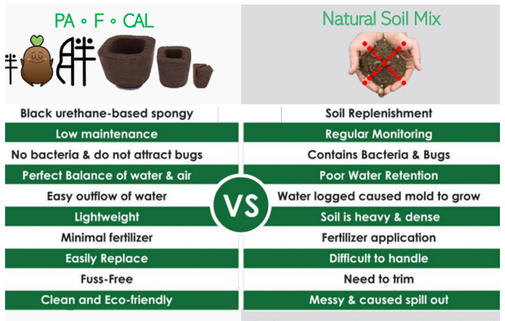
The build-in drainage pipe in each tray to prevent dripping.

c The design of "Forest Planting Modular" Planting Tray



a Plan of the "Forest Planting Modular" veritcal greening system





d "Pafcal" filling material

Note : The images on this page show one possible solution to the design of the vertical greening. The eventual proposal will be subject to detailed design development and a comprehensive review of new technologies available in the market at that time.

FIGURE TITLE

Proposed Composite Development at nos. 33, Sheung Heung Road, Kowloon
S.16 Planning Application

Vertical Greening Supporting Information

SCALE	A.S.	DATE	Aug 2023
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SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
Telephone: 2468 2422
Facsimile: 3016 2422
Website: scenic@studioscenic.com