Proposed Rezoning of the Site from "OU(B)" to "OU(Residential Care Home for the Elderly and Hotel) for a Proposed Composite Development with Residential Care Homes for the Elderly and Hotel at Nos. 107 – 109 Wai Yip Street, Kwun Tong S12A Amendment of Plan Application

Appendix 2

Landscape Proposal

CONTENTS

- 1.0 Introduction
- 2.0 The Site and its Context
- 3.0 The Proposed Development
- 4.0 Landscape Proposal
- 5.0 Planting Proposal

APPENDICES

- Appendix I Landscape Master Plans and Relevant Sections
- Appendix II Planting Plans
- Appendix III Common Greenery Provision

1.0 Introduction

- 1.1 The proposed Hotel Development and Social Welfare Facilities is located at nos. 107-109 Wai Yip Street, Kwun Tong, Kowloon ("The Proposed Development"). This report is prepared as part of the planning application for the proposed development.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the development. It describes the proposed development and landscape design of the associated open space. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This Landscape Proposal presents:
 - The Landscape Master Plan;
 - Planting Proposal of the Development; and
 - Common Greenery.

2.0 The Site and its Context

- 2.1 The Site is situated at nos. 107-109 Wai Yip Street, Kwun Tong, Kowloon. To the East of the Site is Ngau Tau Kok MTR Station while Hoi Bun Road Park is located to its immediate south. It is bounded by Wai Yip Street on its south which serves as the main vehicular and pedestrian entrances.
- 2.2 The Site is currently vacant without any vegetation. Hence, it is confirmed that no Old and Valuable Trees (OVT) and protected species were identified in accordance with the DEVB TCW No. 5/2020 Registration and Preservation of Old and Valuable Trees and the Forests and Countryside Ordinance.
- 2.3 The landscape character of the Site and its surroundings are an intermix of industrial buildings, e.g. Sunshine Kowloon Bay Cargo Centre, Mayer Industrial Building, office developments, e.g. International Trade Tower, MG Tower and open spaces, e.g. Ngau Tau Kok Road Playground and Hoi Bun Road Park.

3.0 The Proposed Development

- 3.1 The proposed development comprised a 32-storey hotel and RCHE building over 1 basement floor.
- 3.2 It will provide private car parking at basement floor while restaurant and/or shop and services will be located at G/F and 1/F. RCHE and its supporting facilities are proposed from 2/F to 20/F (excluding 6/F and 13/F for refuge floors). Besides, hotel development will be provided at 21/F to 31/F.
- 3.3 Landscape provision is mainly at G/F, 3/F and R/F in order to enhance the local greenery at the Site. Building edges have been setback at the southern and northern boundaries in order to improve the local streetscape. Drawings of the proposed development could be referred to Architect's drawings submitted under the planning application.

4.0 Landscape Proposal (Refer to Appendix I)

- 4.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function and to provide a high quality landscape scheme. The main factors to be taken into consideration are:
 - Response to the site context, both in terms of landscape character and visual amenity;
 - Response to the proposed building and its architectural style;
 - Creation of a green and sustainable setting by maximising the opportunity for soft landscape;
 - · Establishment of pleasant landscape areas which meet the varying needs of tenants; and
 - Minimization of future maintenance requirements
- 4.0.2 Landscape sections showing the proposed landscape treatment, particularly for the edge treatment of the development and their underlying principles have been attached in **Appendix I** for ease of reference.
- 4.0.3 The detail design of the Open Space should consider the following relevant guidelines/ legislation:
 - Hong Kong Planning Standards and Guidelines;
 - Design Manual: Barrier Free Access 2008 (Building Department);
 - PNAP APP 152 Sustainable Building Design Guidelines (2019 version); and
 - LAO Practice Note No. 6/2023 Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease.

4.1 Landscape Design Concept

4.1.1 In order to ensure that the proposed development minimises any conflict with its surroundings a number of design principles have been incorporated into the layout. These can be summarised as follows:

Enhancement of Streetscape

4.1.2 The building edge is strategically setback 2.3m from the southern boundary along Wai Yip Street and 1.5m from the northern boundary along the back lane. Due to the ODP requirement at setback area, the setback area will be reserved for road widening works in future. Therefore, pavement tree planting is not proposed within the setback area. In view of the current narrow concrete pavement along Wai Yip Street, i.e. 3.8m, the landscape design will greatly enhance the local streetscape by widening the walkway and provision of weather protection canopy canopies for use of passer-by. Moreover, greening opportunities are explored at setback areas to accommodate vertical green walls on building elevation facing Wai Yip Street. This will help to provide visual amenity to the passer-by in short and medium distance. Please refer to Landscape Master Plan, dwg. No. LMP01 and landscape sections, dwg. No. LD101 and LD102 in Appendix I.

Landscape Areas at 3/F and R/F

- 4.1.3 Landscaped areas including planter seat walls and water feature is proposed at 3/F. Please refer to Landscape Master Plan, dwg. No. LMP02 as well as landscape section, dwg. Nos. LD103 in Appendix I.
- 4.1.4 Majority of the open spaces at R/F is utilized for greenery. Ornamental shrubs, multi-functional lawn and creeping plants are proposed to enhance the local greenery and serve as visual courtyard to the neighbours. Please refer to Landscape Master Plan, dwg. No. LMP03 and landscape section, dwg. Nos. LD104 in Appendix I.

Planting Design

4.1.5 The plant species selected will require low maintenance, be hardy and able to adapt to urban environment. Besides, the proposed shrub and groundcover planting will in addition to contribute to the landscape concept for the development and visually soften the appearance of the development in short and medium distance views.

4.2 Soil Depth and Drainage for Planting

4.2.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screeding exclusive is listed below:

Table 1.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Creeping Plants	600mm
Groundcover/ Lawn	300mm

4.2.2 All Planting areas on slab shall be provided with sub-soil drainage system with drainage cells wrapped with geotextile fabrics or equivalent materials.

4.3 Common Greenery Provision

4.3.1 The current landscape proposal aims to provide more greenery within the site boundary as compared to the existing condition. The calculation of greening ratio is shown below and the common greenery calculation shall refer to **Common Greenery Provision in Appendix III**:

Required Common Greenery	
Site Area:	1,171.0m ²
Minimum Total Common Greenery:	1,171.0m ² x 20%
	= 234.20m ²
Minimum Common Greenery at	1,171.0m ² x 10%
Primary Zone:	= 117.10m ²
Allowable Greenery Feature:	234.20 m ² x 30%
	$= 70.26 \text{ m}^2$
Provided Common Greenery	
Uncovered Planting Area at Primary	55.30 m ²
Zone (3/F):	
Greenery Feature: Vertical Green Wall	70.0 m ² (<70.26 m ²)
at G/F	
Common Greenery at Primary Zone:	(55.30+70.0) m ²
	125.30 m ² (>117.10 m ²)
	(approx. 10.70%)
Common Greenery Area at Other	125.80m ²
Areas (R/F)	(approx. 10.74%)
Total Common Greenery Area:	(125.30+125.80) m ²
	251.10m ² (>234.20 m ²)
Total Green Coverage in Common	251.10/1,171.0 x 100%
Area	= <u>21.44%</u>

- 4.3.2 The proposed greenery at common area is approx. **251.10m**² which exceeds the required 20% greenery requirement, i.e. **234.20m**². Besides, all the proposed greenery are easily accessible and visible by the users and visitors and is counted as "common greenery area at Primary Zone", i.e. **125.30m**² which also exceeds the required **117.10m**².
- 4.3.3 Although the actual greenery at primary zone contributed by uncovered/ covered planting areas and vertical green wall is **549.05**m², i.e. **29.55%** greenery ratio at primary zone and **32.98%** overall greenery ratio, the capping ratio of greenery feature as stipulated in PNAP APP-152 will limit the greenery ratio at primary zone and overall common area to be **20.14%** and **23.57%** respectively.

4.4 Irrigation

4.4.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

4.5 Future Maintenance

Hard Landscape Elements

- 4.5.1 Maintenance for hard landscape elements within the proposed landscaped areas shall be carried out by management office of the development with maintenance intention as follows:
 - I Routine Maintenance (Daily Weekly)
 - a. Rubbish and litter removal
 - b. Sweeping and cleaning
 - c. Damage inspection and repair for site furniture and light bulb replacement

II – Annual/ Long Term Maintenance

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

Soft Landscape Element

- 4.5.2 For the whole landscaped areas, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the lot owner.
- 4.5.3 Ultimately, the management office will employ maintenance staff to take care of all landscape areas within the Site.

5.0 PLANTING PROPOSALS (Refer to Planting Plans, dwg nos. C2222-PS01, C2222-PT01 to C2222-PT04)

- 5.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and the following factors are taken into consideration in planting species selection:
 - Low maintenance requirement;
 - Evergreen with small amount of leave fall to prevent litter accumulation;
 - Tolerance to wind and exposed condition; and
 - To screen the proposed buildings and reduce the visual impact to the nearby users.
- 5.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix II.**

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)	Native/ Exotic
SHRUBS		Height x Spread (mm)		
Aglaia odorata	米仔蘭	500×450	400	<mark>Exotic</mark>
Cordyline fruitcosa	朱蕉	<mark>600×450</mark>	<mark>400</mark>	Native
<mark>Ixora chinensis</mark>	<mark>龍船花</mark>	<mark>450×400</mark>	<mark>350</mark>	Native
Melastoma candidum	<mark>毛菍</mark>	<mark>600×550</mark>	<mark>500</mark>	Native
Murraya paniculata	九里香	500×400	400	Exotic
Phyllanthus myrtifolius	錫蘭葉下珠	350x300	300	<mark>Exotic</mark>
Rhododendron simsii	<mark>紅杜鵑</mark>	<mark>600×550</mark>	<mark>500</mark>	Native
Rhapis excelsa	棕竹	1200x600	600	<u>Native</u>
Schefflera arboricola "Variegata"	花葉鴨腳木	600×600	500	<mark>Exotic</mark>
GROUNDCOVER		Height x Spread (mm)		
Lantana montevidensis	<mark>小葉馬櫻丹</mark>	<mark>400×350</mark>	<mark>300</mark>	Native
Loropetalum chinense var. rubrum	紅花繼木	450x400	300	Exotic
Lantana camara cv. Flava	黃花馬纓丹	350x300	250	<mark>Exotic</mark>
Ligustrum sinense	<mark>山指甲</mark>	<mark>400×350</mark>	<mark>300</mark>	Native
Nephrolepis auriculata	腎蕨	300x300	250	<u>Native</u>
LAWN				
Zoysia japonica	朝鮮草	-	-	<mark>Exotic</mark>
CREEPING PLANT		Height x Spread (mm)		
Bauhinia glauca	羊蹄甲藤	900x300	<mark>500</mark>	Native
Jasminum floridum	黄素馨	900x300	500	Exotic
VERTICAL GREEN W	ALL	Height x Spread (mm)		
Schefflera arboricola 'Gold Capella'	金八葉	250x200	As shown	Exotic
Durenta repens	金連翹	250x200	As shown	<mark>Exotic</mark>
Codiaeum variegatum cv. Aucubaefolium	星點灑金	250x200	As shown	Exotic
Scheffera arboricola "variegata"	青八葉	250×200	As shown	<mark>Exotic</mark>

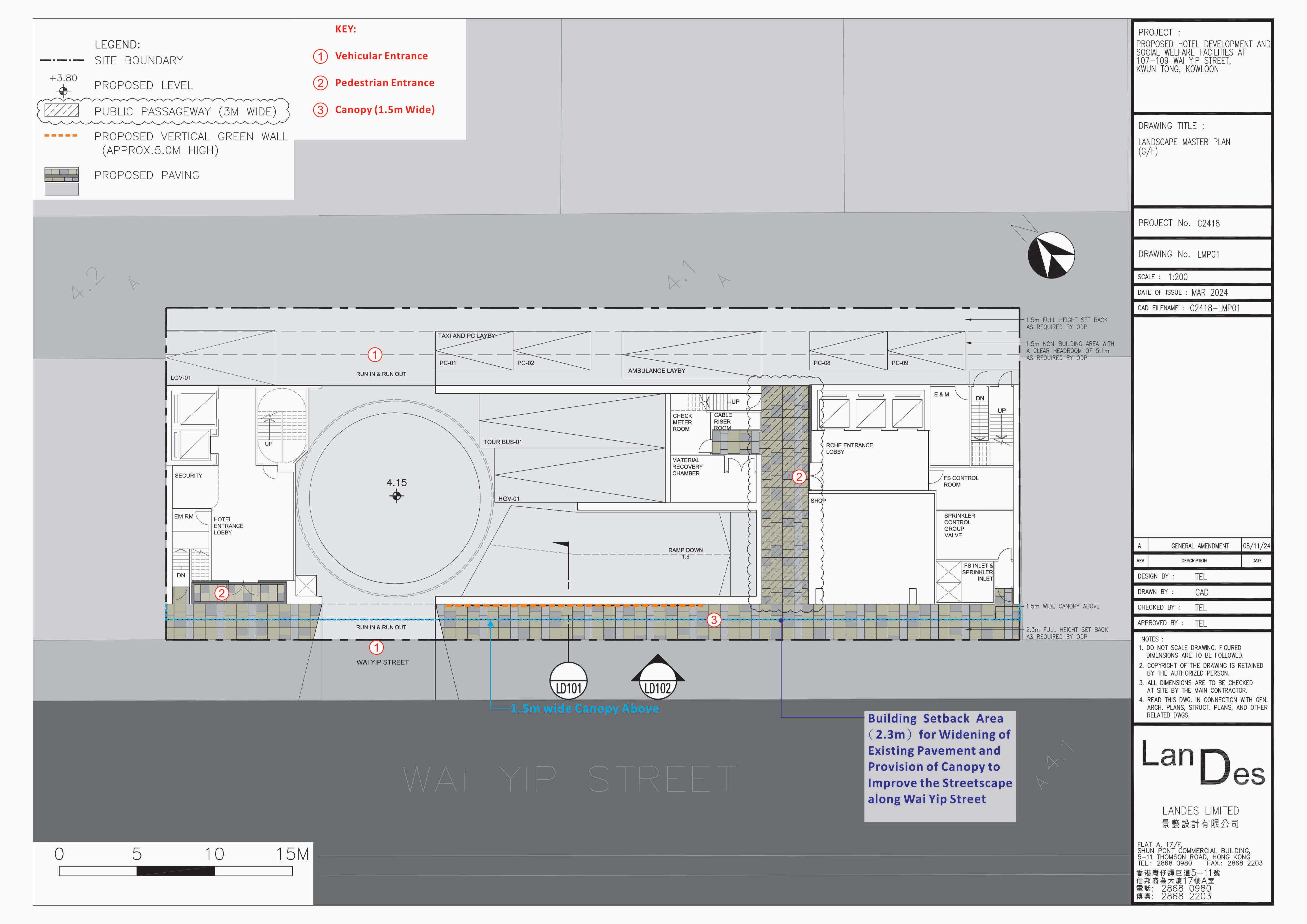
5.3 In this project, total **251.10m²**, **i.e.21.44%** greenery area is provided within the proposed development. They will be maintained by the management office of the development.

Appendix I

Landscape Master Plans

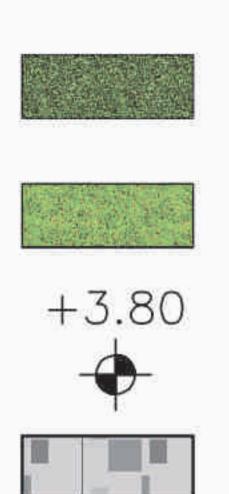
And

Relevant Sections



LEGEND:

SITE BOUNDARY



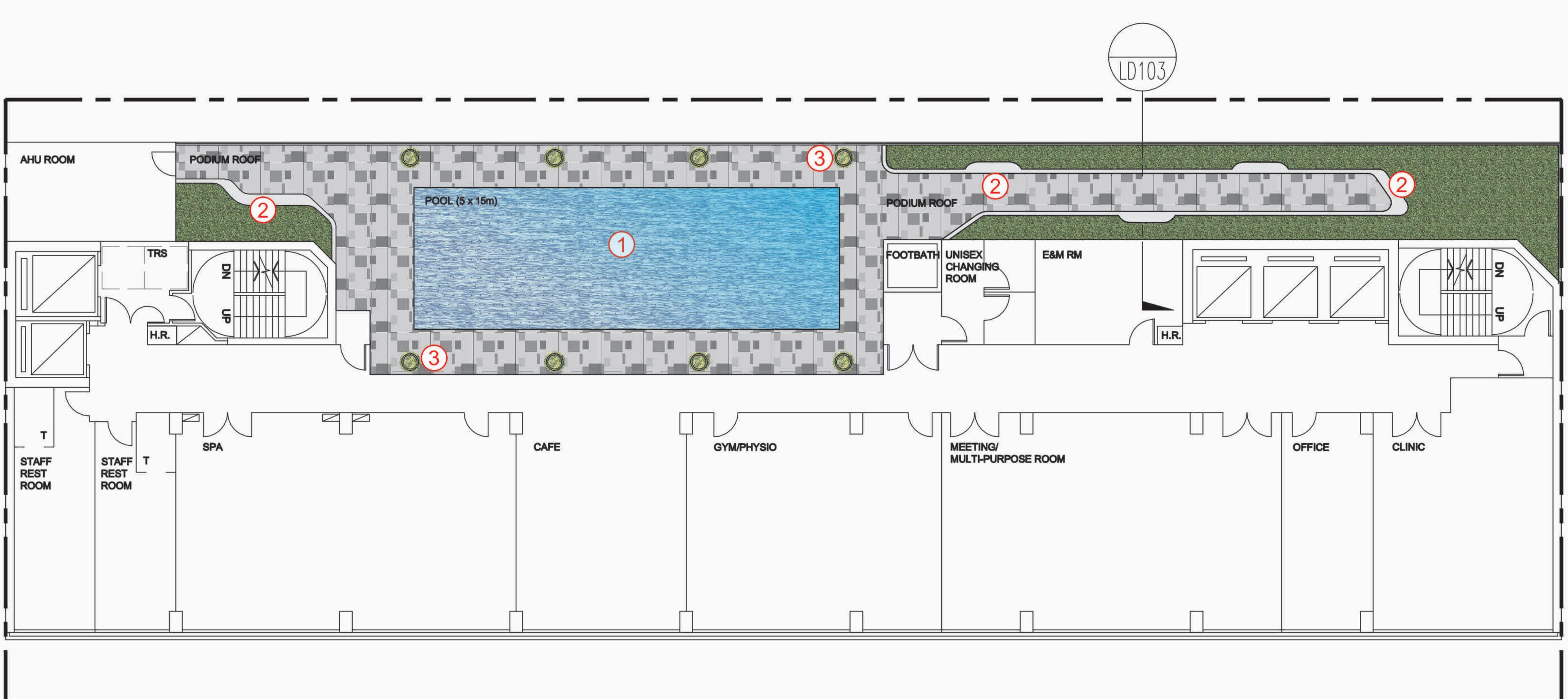
PROPOSED SHRUBS AND GROUNDCOVER PROPOSED LAWN

PROPOSED LEVEL

PROPOSED PAVING

KEY:

- **1** Water Feature
- 2 Planter Seat Wall
- **3** Pot Planting



15M

10



PROJECT : PROPOSED HOTEL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT 107-109 WAI YIP STREET, KWUN TONG, KOWLOON

DRAWING TITLE : LANDSCAPE MASTER PLAN (3/F)

PROJECT No. C2418

DRAWING No. LMP02

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DATE OF ISSUE : MAR 2024

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REV DESCRIPTION DATE DESIGN BY : TEL DRAWN BY : CAD CHECKED BY : TEL APPROVED BY : TEL

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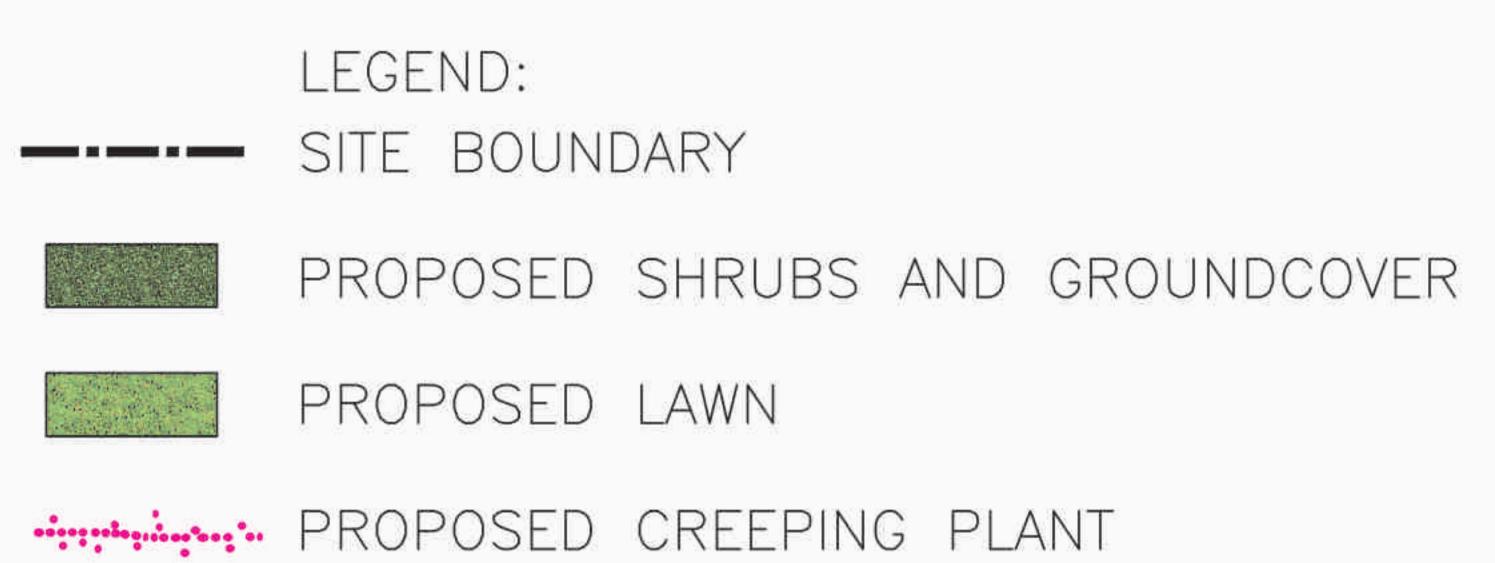
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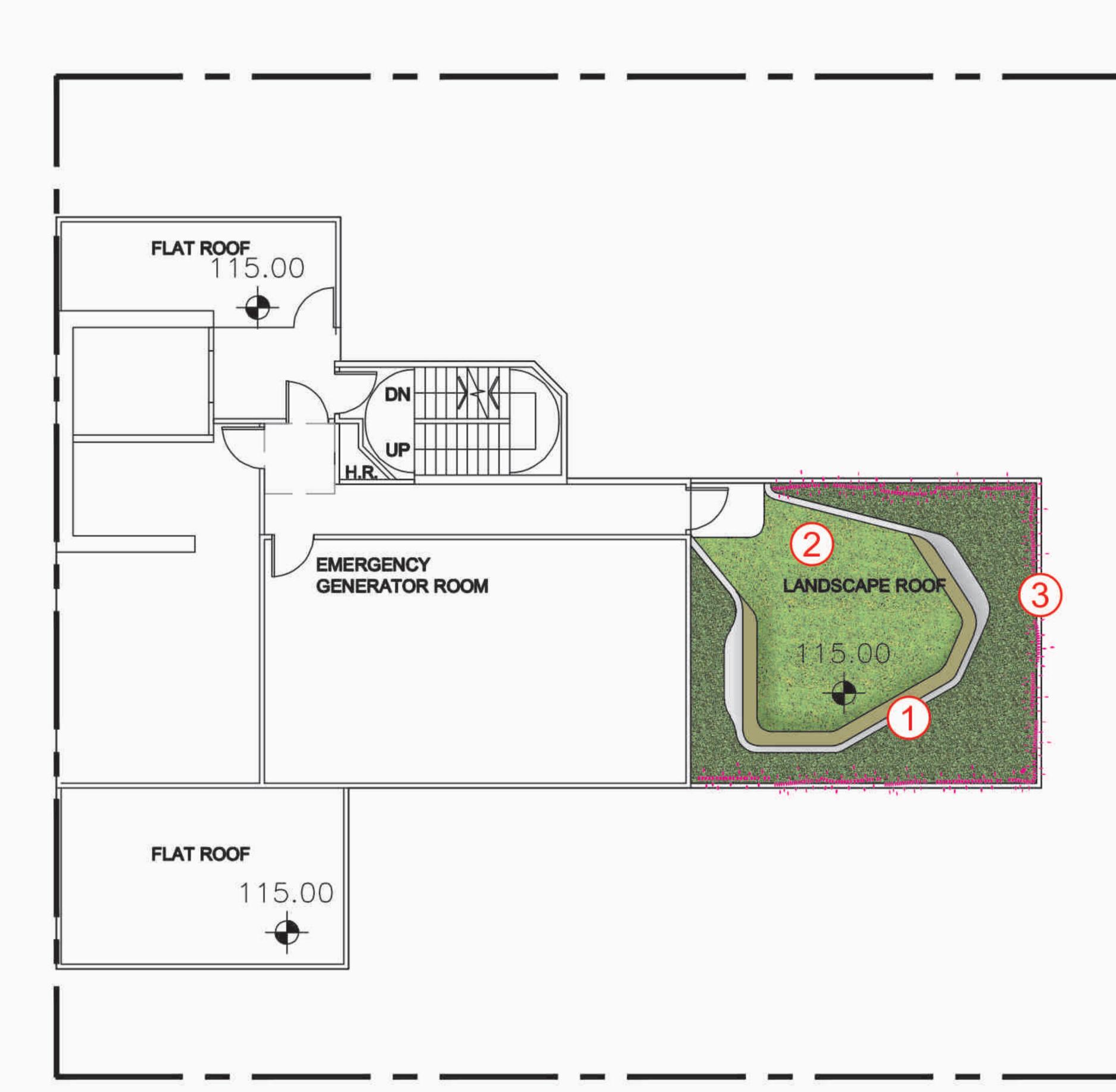
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+3.80

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PROPOSED LEVEL



15M

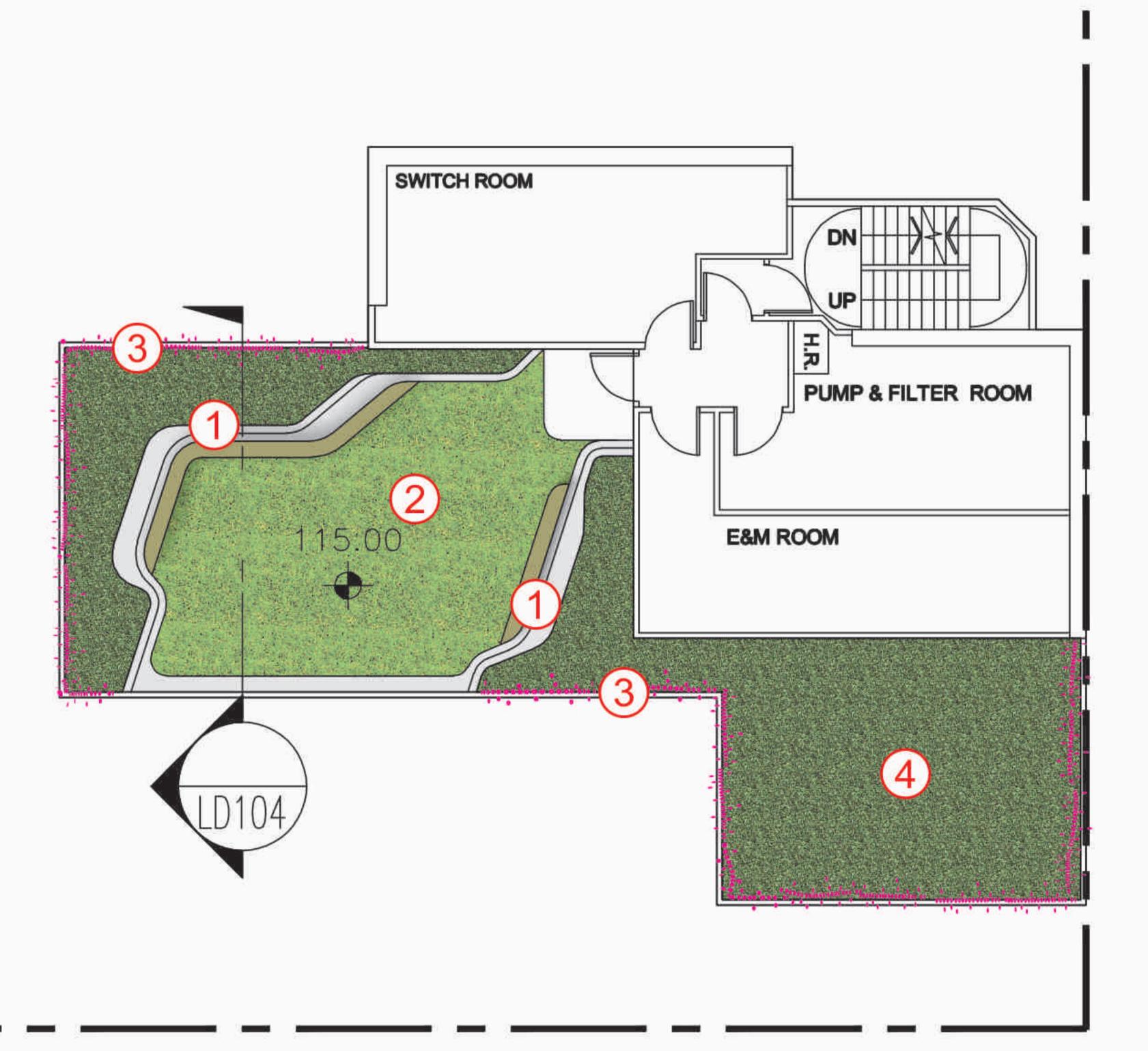
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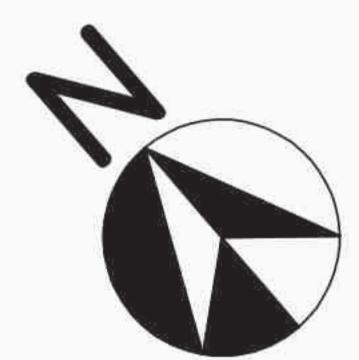
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KEY:

- (1) Seat Wall
- 2 Multi-functional Lawn
- 3 Edge Planter with Ornamental Shrubs and Creeping Plants
- (4) Extensive Green Roof





PROJECT : PROPOSED HOTEL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT 107-109 WAI YIP STREET, KWUN TONG, KOWLOON

DRAWING TITLE : LANDSCAPE MASTER PLAN (R/F)

PROJECT No. C2418

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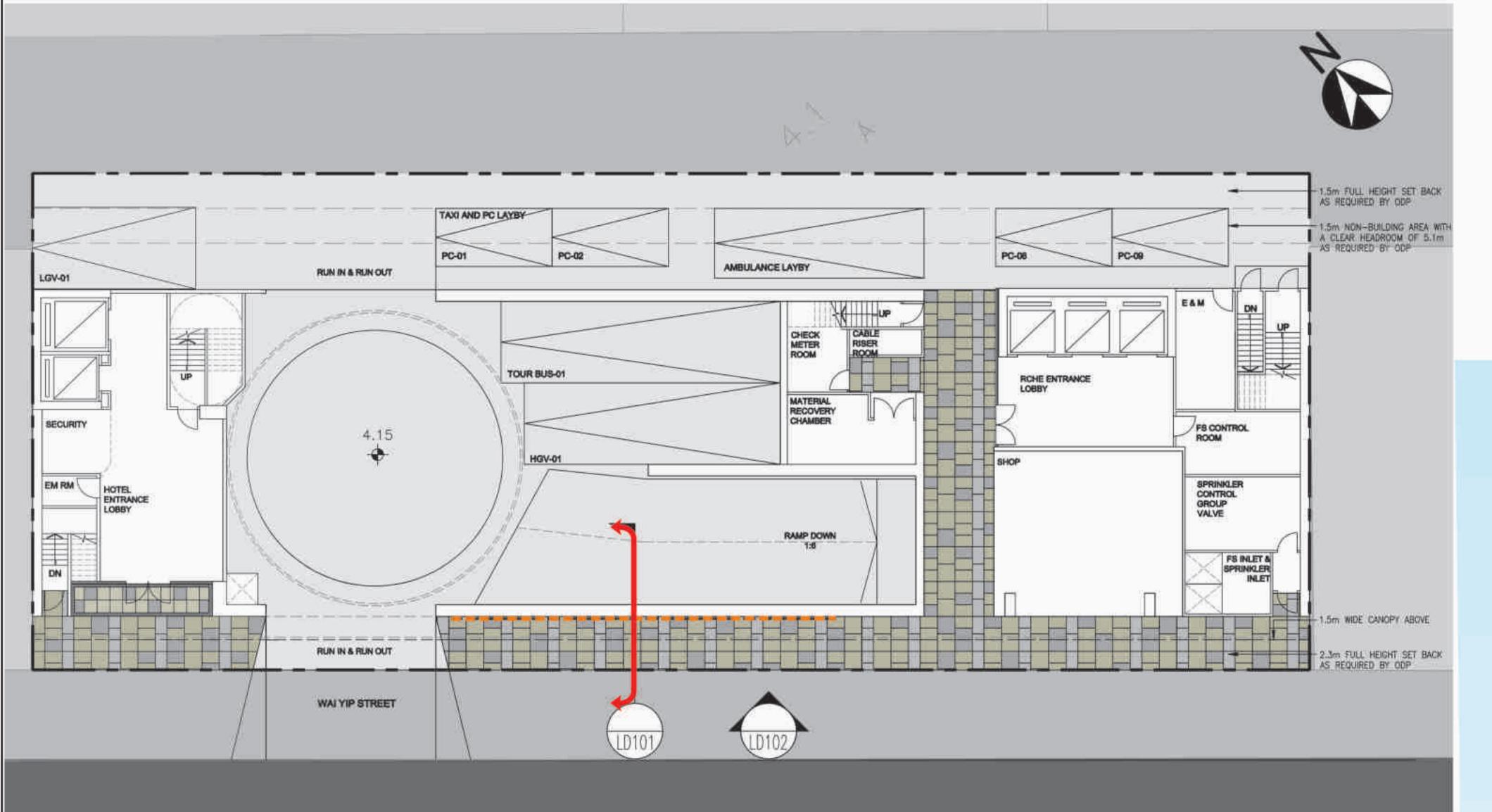
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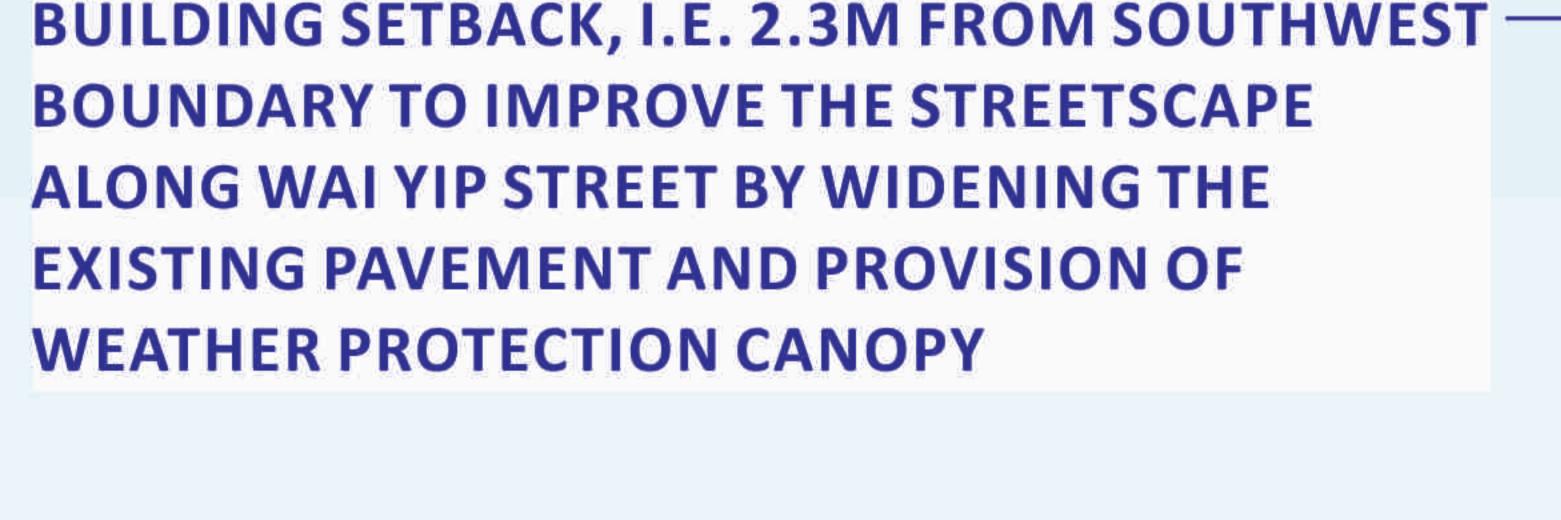


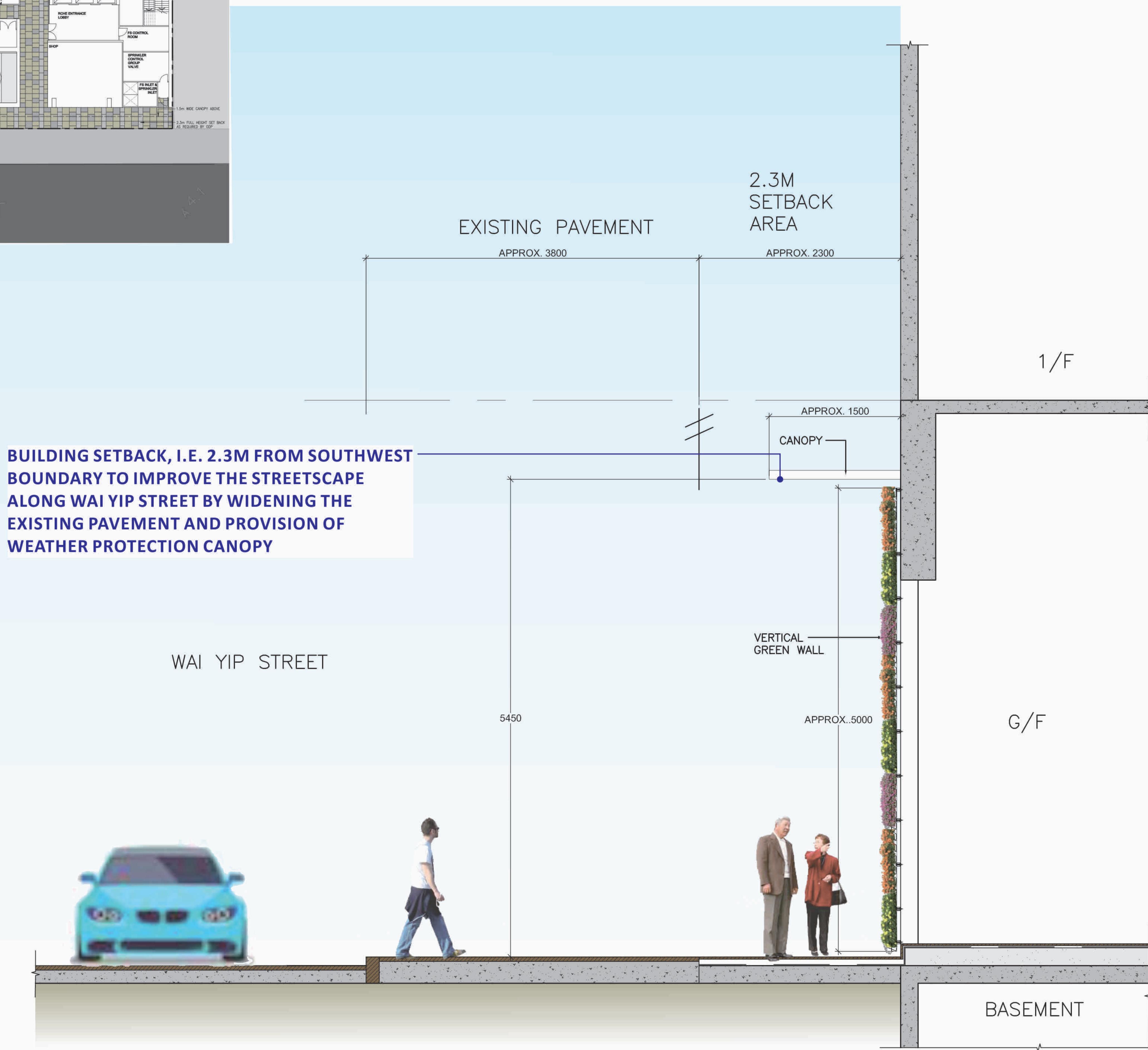
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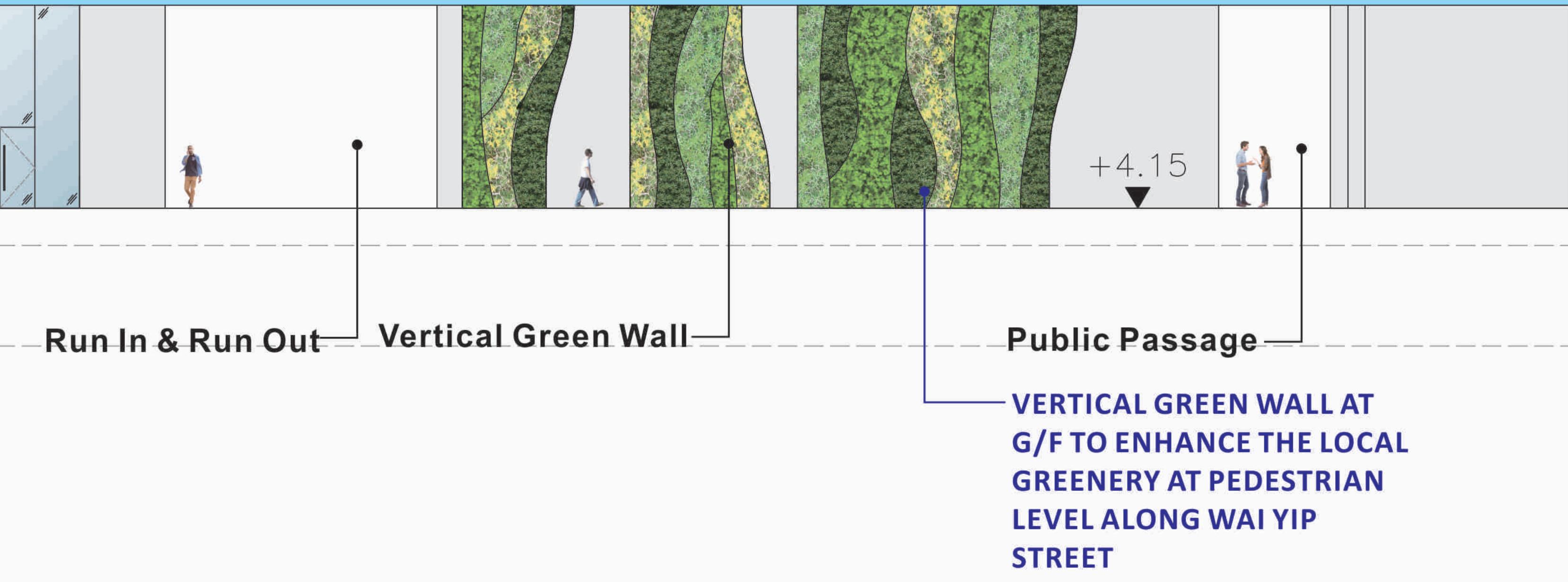
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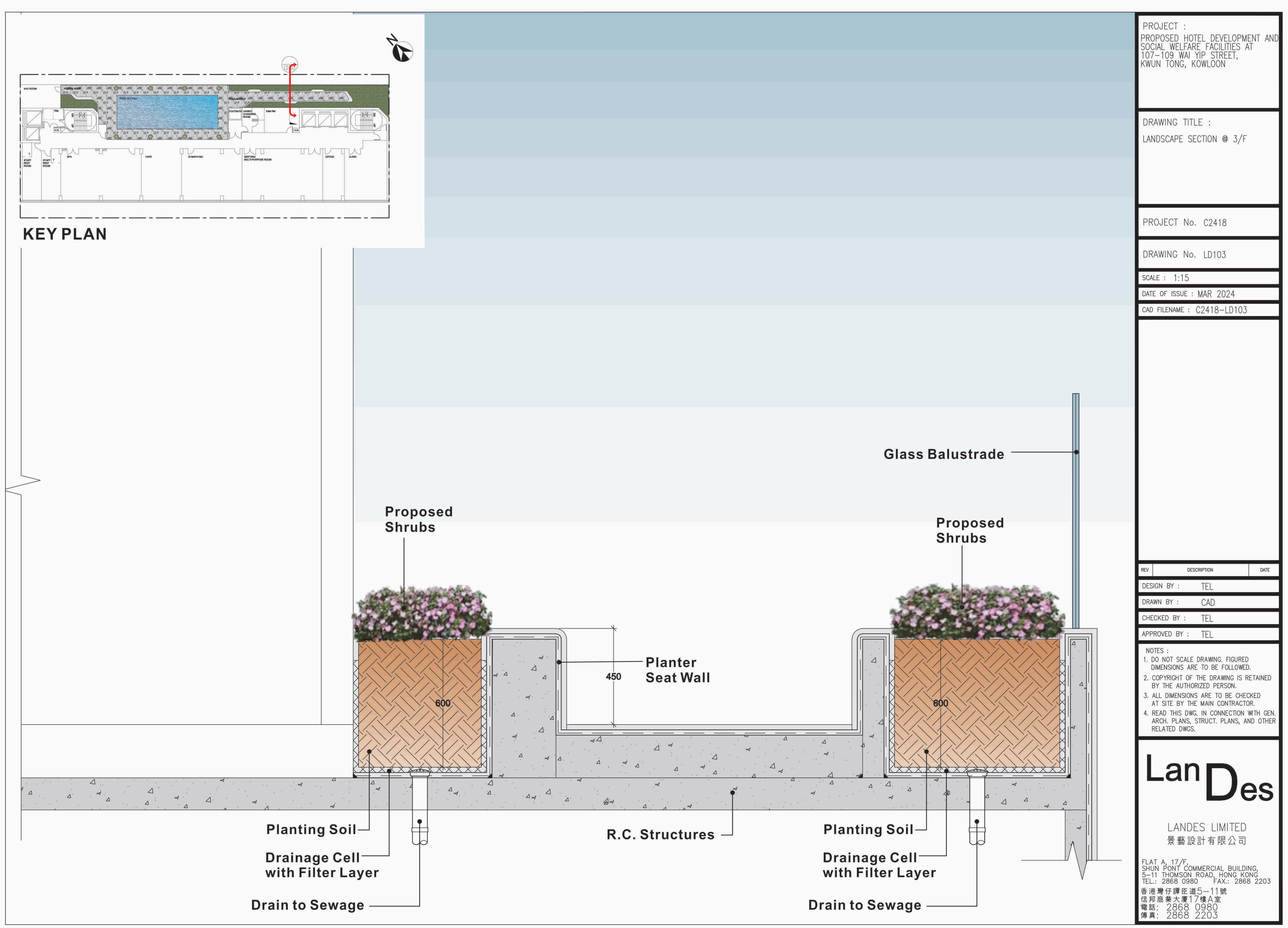
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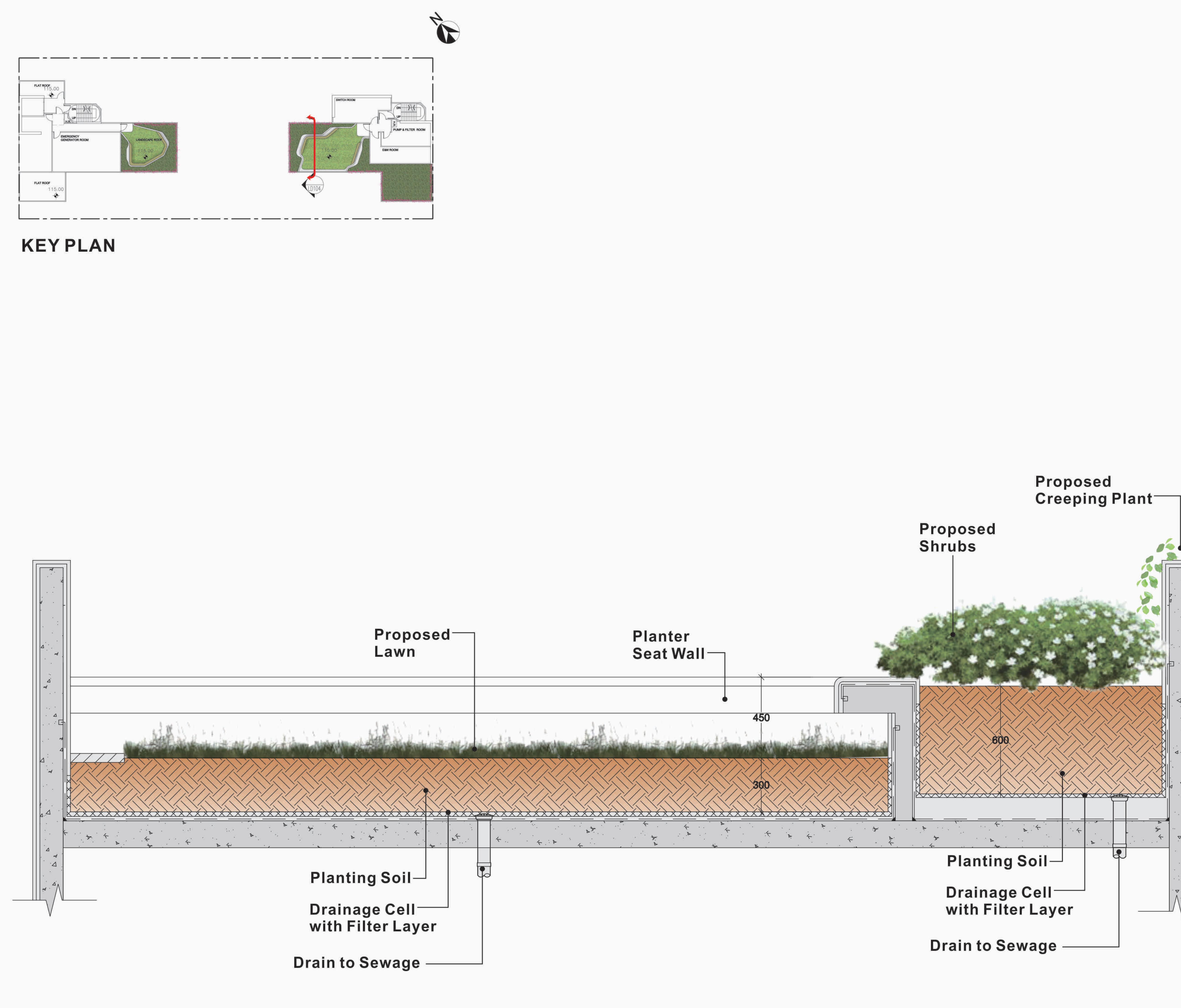
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Appendix II

Planting Plans

Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	Spacing (mm)	Ren
SHRUBS							
Aod	米仔蘭	Aglaia odorata	Exotic	500	450	400	balanced form, full a
Cof	朱蕉	Cordyline fruitcosa	Native	600	450	400	uprigl
lch	龍船花	Ixora chinensis	Native	450	400	350	balanced form, full a
Мес	毛菍	Melastoma candidum	Native	600	550	500	full abunder
Мра	 九里香	Murraya paniculata	Exotic	500	400	400	at least 5 sh
Pmy	錫蘭葉下珠	Phyllanthus myrtifolius	Exotic	350	300	300	
Rhs	紅杜鵑	Rhododendron simsii	Native	600	550	500	full abunder
Rhe	棕竹	Rhapis excelsa	Native	1200	600	600	balanced form, full a
Sac	花葉鴨腳木	Schefflera arboricola "Variegata"	Exotic	600	600	500	full abunder
GROUND	COVERS						
Lam	小葉馬櫻丹	Lantana montevidensis	Native	400	350	300	balanced form, full a
Lch	紅花繼木	Loropetalum chinense var. rubrum	Exotic	450	400	300	full abunder
Lca	黃花馬纓丹	Lantana camara cv. Flava	Exotic	350	300	250	full abunder
Lis	山指甲	Ligustrum sinense	Native	400	350	300	balanced form, full a
Nau	腎蕨	Nephrolepis auriculata	Native	300	300	250	mini. 5 sho
LAWN							
Zoj	朝鮮草	Zoysia japonica	Exotic	-	-	-	
CREEPIN	G PLANT						
Bgl	羊蹄甲藤	Bauhinia glauca	Native	900	300	500	at least 5 sh
Jfl	黄素馨	Jasminum mesnyi	Exotic	900	300	500	at least 5 sh
PLANTIN	G ON VERTICAL GREE	N WALL					
Sca	金八葉	Schefflera arboricola 'Gold Capella'	Exotic	250	250	200	small stem exposure,
Dur	金連翹	Durenta repens	Exotic	250	250	200	small stem exposure,
Cov	星點灑金	Codiaeum variegatum cv. Aucubaefolium	Exotic	250	250	200	small stem exposure,
Scv	青八葉	Scheffera arboricola "variegata"	Exotic	250	250	200	small stem exposure,

PROJECT : PROPOSED HOTEL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT 107–109 WAI YIP STREET, KWUN TONG, KOWLOON

Remark

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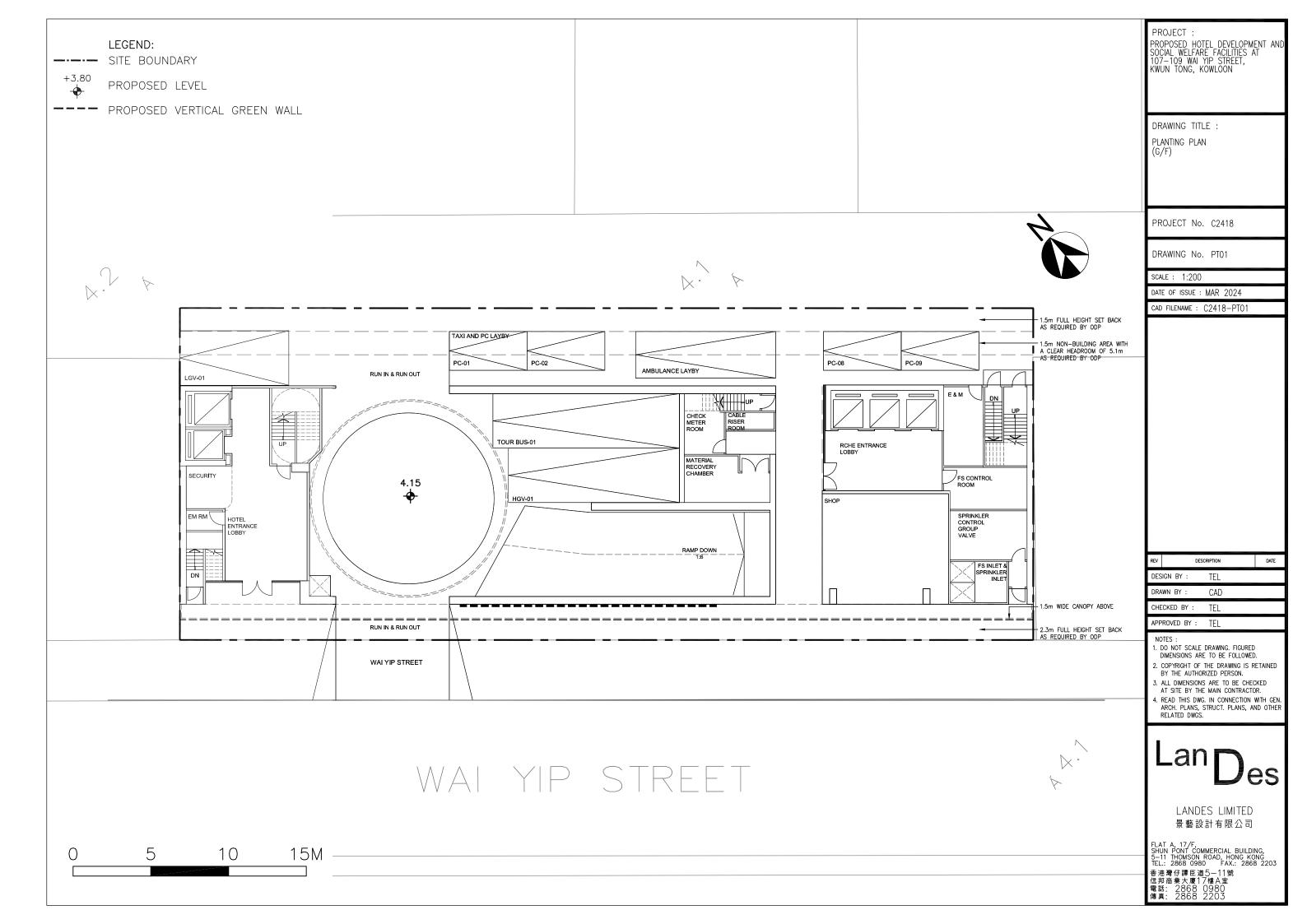
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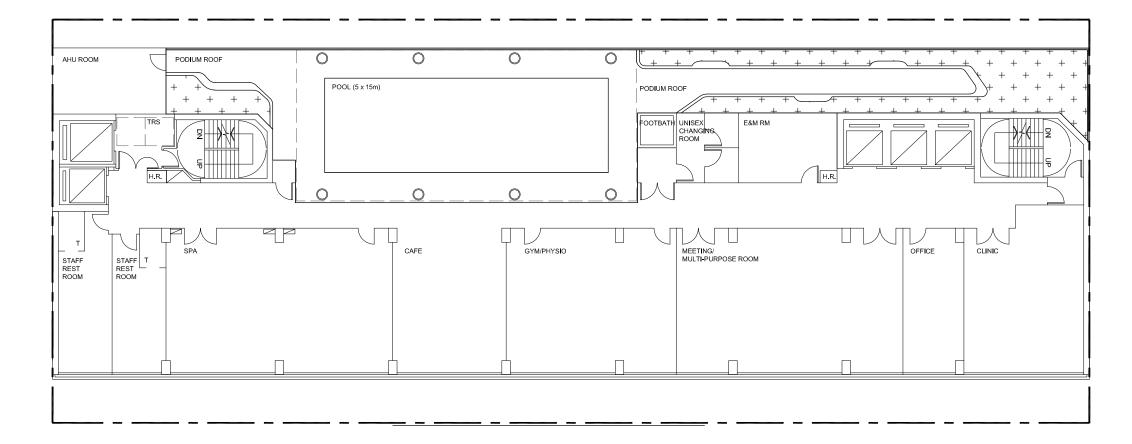


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	LEGEND: SITE BOUNI	DARY			
	PROPOSED	SHRUBS	AND	GROUNDCOVER	
	PROPOSED	LAWN			
+3.80	PROPOSED	LEVEL			





PROJECT : PROPOSED HOTEL DEVELOPMENT AND SOCIAL WELFARE FACILITIES AT 107–109 WAI YIP STREET, KWUN TONG, KOWLOON

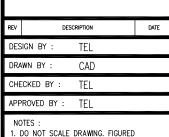
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DRAWING No. PT02

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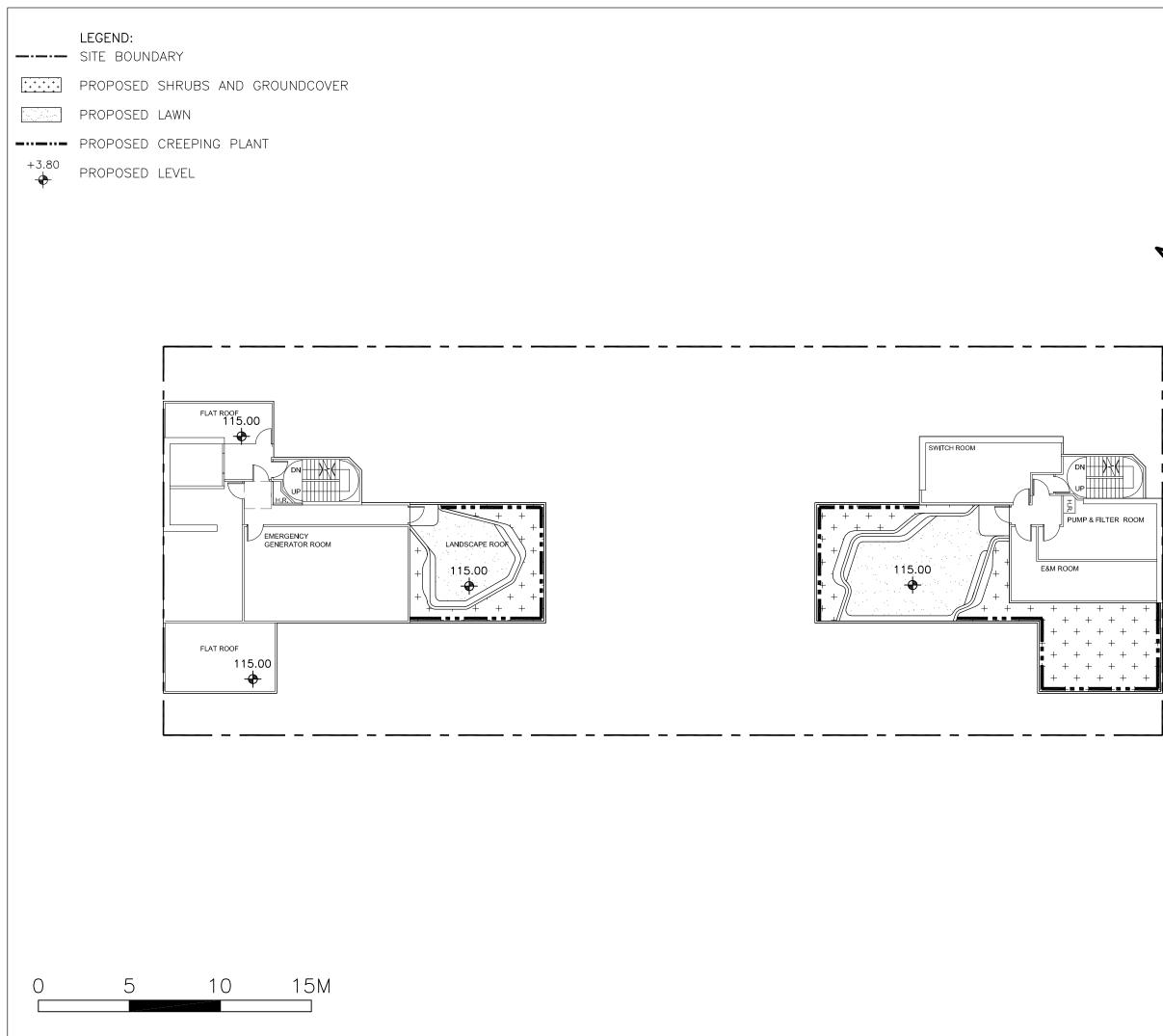


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DRAWING TITLE : PLANTING PLAN (R/F)

PROJECT No. C2418

DRAWING No. PT03

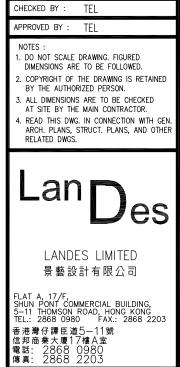
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DESCRIPTION

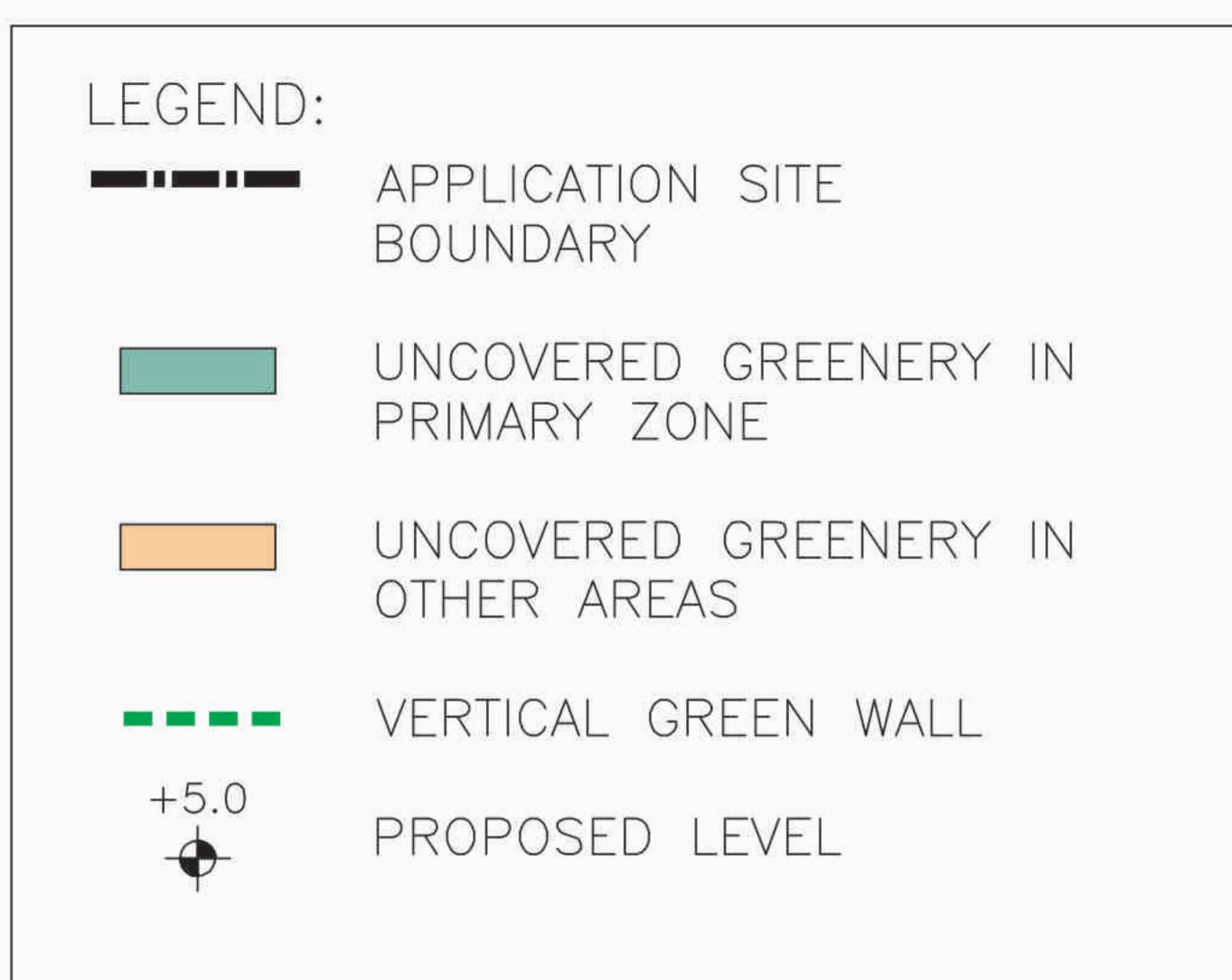
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DATE

Appendix III

Common Greenery Provision



Required Greenery	Area
Site Area:	1,171.00
Required Area at Primary Zone:	117.10
Required Total Greenery:	234.20
Allowable Greenery Features:	70.26
Drovided Creenent of Driment Zene	A
Provided Greenery at Primary Zone	Area
Uncovered Planitng Area at 3/F	55.30
Vertical Green Wall at G/F	70.00
Greenery at Primary Zone	125.30
	(>117.10)
Greenery Ratio at Primary Zone	10.70%
Provided Greenery at Other Areas	Area
Uncovered Planitng Area at R/F	125.80
Greenery at Other Areas	125.80
Greenery Ratio at Other Areas	10.74%
Provided Greenery Feature	Area
Vertical Green Wall at G/F	70.00
Total Greenery Feature:	70.00
	(<70.26)
Total Greenery	251.10
	(>234.20)
Greenery Ratio	21.44%

20 25M

