Appendix 2

Landscape Proposal

RESIDENTIAL DEVELOPMENT AT
152-164 WELLINGTON STREET,
CENTRAL, HONG KONG

LANDSCAPE PROPOSAL

2nd Submission

OCTOBER 2026

CLIENT:
GALLERY GROVE LIMITED

PREPARED BY:
HEDGE LIMITED

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SECTION 1

1.0 1.1 Introduction

1.1 The proposed residential Flat, Shop and Services and Eating Place (The Proposed Development) is located at 152 to 164 Wellington Street, Central, Hong Kong. This report is prepared in support of the Proposed Development under this planning application.

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 present:
- The Landscape Master Plan; and
- Planting Proposal of the Development.

SECTION 2

2.0 The Site and its Context

2.1 The Site is located at No. 152 to 164 Wellington Street, Central, H.K. To the northeast of the Site is the Central Market while Wa On Lane Sitting-Out Area is located to its immediate south. It is bounded by Aberdeen Street and Wellington Street on its northwest and northeast respectively. No vehicular access is proposed for the Proposed Development while the main pedestrian access to the residential portion is via Wellington Street.

2.2 The Site itself is occupied by existing low-rise building – Tsang Chiu Ho Building and no vegetation was found within the Site. 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 is dominant by commercial development, e.g. The Centre, Grand Millennium Plaza, Shun Tak Centre, etc and high-rise residential towers, e.g. Hollywood Terrace, Queen's Terrace, etc.

SECTION 3

3.0 The Proposed Development

3.1 The proposed development aims to redevelop the existing 7-storey building to a 29-storey composite building. Retail components and residential lobby will be located at UG/F, clubhouses at 3/F and the residential portion will be located atop. There will be 26 residential floors, providing about 178 residential units.

3.2 Landscape provision is mainly at G/F to 3/F and R/F in order to enhance the local greenery. Building edges have been setback from its north and west for pavement and planter provisions in order to improve the local streetscape and provide podium gardens at 3/F which serves as the communal open spaces to the occupants and visitors. At R/F, sitting garden is proposed for the enjoyment of the occupants and visitors. Drawings of the proposed development could be referred to Architect's drawings submitted under the planning application.

3.3 There is no tree identified within the Application Site. However, there are several trees growing within Wa On Lane Sitting-out Area to the south of the Proposed Development, which may be disturbed by the proposed works. The tree treatment is included in **Appendix IV** for information.

SECTION 4

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 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 users and visitors; 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 Communal Open Space should consider the following relevant guidelines/ legislation:

- Hong Kong Planning Standards and Guidelines;
- Design Manual: Barrier Free Access 2008 (Building Department);
- DEVB TCW No. 6/2015 – Maintenance of Vegetation and Hard Landscape Features; 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; and
- PNAP APP-152 – Sustainable Building Design Guidelines.

4.1 Landscape Design Concept

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

Enhancement of Streetscape

4.1.2 The proposed disposition and orientation of the building has been strategically designed to allow the widening of existing pedestrian walkways, i.e. min. 2.0m along Wellington Street and 1.0m along Aberdeen Street respectively. Planter at G/F is proposed for the provision of ornamental shrubs for the enjoyment of the occupants and passer-by. It will also help to alleviate the visual intrusion of the proposed building at pedestrian level. Besides, a new staircase is proposed connecting the Wellington Street directly to the Wa On Lane Sitting-out Area

in order to activate this amenity area. Please refer to the Landscape Master Plans and Landscape Sections in **Appendix I**.

Integration of the Development with the Surrounding Landscape

4.1.3 In order to provide a smooth transition between the Proposed Development and the adjoining neighbors, particularly at pedestrian level, planter provision at G/F at +13.82mPD and edge planters at 3/F at +29.05mPD are proposed. At the edge planters, ornamental shrubs and groundcover are proposed to soften the hard lines of the Proposed Development. Please refer to the Landscape Master Plans and landscape sections in **Appendix I**.

Landscaped Garden at 3/F and R/F

4.1.4 Podium garden at 3/F will serve as the extension of clubhouse, which cater for the active and passive recreational need of the occupants and visitors. Swimming pool, outdoor furniture and edge planters are provided at this garden for their enjoyment. Besides, communal open space is provided at R/F to cater for the passive recreational needs of the occupants. Edge planters are proposed for shrubs and groundcover to create enclosure and sense of privacy to the users. Users can enjoy the open ambience at the open spaces in urban environment. The refined paving and selection of plant combination enrich the colour complexity and visual gradation of the development. Please refer to Landscape Master Plan 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 Recreation Facilities:

4.2.1 For the entire landscape area, open spaces are proposed on G/F with planter at +13.82mPD, podium garden on 3/F at +29.05mPD and landscaped garden at R/F at +132mPD.

4.2.2 It is expected that there will be min. **373** occupants within the Proposed Development while the area of the communal open spaces is approx. **373m^2**. Hence, the provision of the communal open space can meet the requirement set out in HKPSG, i.e. 1 m^2 per person. Please refer to the Communal Open Space Calculation in **Appendix III**.

4.3 Soil Depth and Drainage for Planting

4.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage 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	600mm
Groundcover/ Lawn	300mm

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

4.4 Irrigation

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.

SECTION 5

5.0 PLANTING PROPOSALS (Refer to Appendix II)

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.**

Table 2.0 Planting Schedule

Botanical Name	Chinese Name	Size (mm)	Spacing (mm)
TALL SHRUBS/ SHAPED PLANT		**Height x Spread (mm)**	
Fagraea ceilnica Thunb.	灰莉	1800x800	600
Photinia x fraseridress	紅葉石楠	1800x800	600
SHRUBS		**Height x Spread (mm)**	
Aglaia Odorata Lour	米仔蘭	500x450	400
Dietes bicolor	雙色野鳶尾	500x450	400
Duranta repen 'Golden Leave'	金葉假連翹	600x400	400
Murraya paniculata	九里香	500x400	400
Phyllanthus myrtifolius	錫蘭葉下珠	350x300	300
Rhapis excelsa	棕竹	1200x600	600
Schefflera actinopylla"Variegata"	花葉鴨腳木	600x600	500
GROUNDCOVER		**Height x Spread (mm)**	
Asparagus densifirous 'Myersii'	狐尾天冬	400x300	300
Loropetalum chinense var. rubrum	紅花繼木	450x400	300
Lantana camara cv. Flava	黃花馬纓丹	350x300	250
Nephrolepis auriculata	腎蕨	300x300	250

Philodendron 'Xanadu'	小天使蔓綠絨	300x300	250
LAWN			
Zoysia japonica	朝鮮草	-	-

SECTION 6

6.0 Reprovision Works at Wa On Lane Sitting-out Area (for Information Only)

6.1 Introduction

6.1.1 Planning application was prepared for the residential Flat, Shop and Services and Eating Place (The Proposed Development) at 152 to 164 Wellington Street, Central, Hong Kong. A new staircase connecting the Wellington Street and Wa On Lane Sitting-out Area and retail shops at 1/F are proposed to in order to activate the Sitting-out Area. Therefore, the Sitting-out Area should be modified to enhance the connectivity between it and the adjoining neighbours. This section is prepared as supplementary information to the Landscape Proposal of the planning application.

6.2 Proposed Staircase at Wellington Street and Retail Shops at 1/F

6.2.1 The current access to Wa On Lane Sitting-out Area is via Wa On Lane connecting Aberdeen Street and Kin Sau Lane connecting to Gage Street. As the sitting-out area is embedded by high-rise residential development, the awareness and usage of the open space by the public may not be high enough. A new staircase connecting from Wellington Street through the Proposed Development is proposed in order to improve the accessibility to the amenity area. Besides, retail shops with pedestrian access connecting to the amenity area are proposed at 1/F to enhance the usage of the area. As a consequence, the planter with trees in close proximity to the Proposed Development will be affected inevitably by the proposed staircase. Besides, as per the discussion with LCSD, there will be some reprovision works to be carried out at other parts of sitting-out area by the Applicant. Details will be subject to the detailed design and agreement with LCSD in later stage. Please refer to the Sitting out area reprovision plan in **Appendix IV** for reference.

APPENDIX I

LANDSCAPE MASTER PLANS AND RELEVANT SECTIONS

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00

Proposed Level

Proposed Paving

N

華安里
Wa On Lane
+19.54

華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20

Edge Planter with Ornamental Shrubs and Groundcover to soften the hard lines of the building

Swimming Pool and Landscape Platform to provide Passive and Active Recreational Facilities to the Occupants and Visitors

E&M

P.D.

132.00

16.75

+16.8

16.38

KAU U FONG

Outdoor Pool

29.05

128.00

37.05

Mingle Place
At The Eden
名樂居

148

150

14.29

Setback Area

14.15

13.85

13.82

威靈頓街 Wellington Street

加巴甸街 Aberdeen Street

148

+13.7

Widening of Pavement, i.e. 2m along Wellington Street and 1m along Aberdeen Street to improve the Streetscape`

Landscape Master Plan
(Overall)

Dwg. No. : LMP01
Scale 1:150
Rev. 0

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00
Proposed Level

Proposed Paving

A Pedestrian Access

B Proposed Staircase to Wa On Lane Sitting-out Area

C Setback Area for Widening of Pavement

D Planter with Ornamental Shrubs

N

華安里
Wa On Lane
+19.54

華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20

Tx Room + HV Switch Room
14.30

Main Switch Room

11.15

14.30

MEP

LIFT

PD

17.10

ACCESSIBLE UNISEX TOILET M/V/AL

DN 18R

ACCESSIBLE UNISEX TOILET

Retail
14.15

Retail
13.85

16.75

16.38

+16.8

KAU U FONG

鴨巴甸街 Aberdeen Street

Loading Bay
(Turntable)
14.30

UP

14.29

14.20

Setback Area

14.15

13.85

威靈頓街 Wellington Street

Mingle Place
At The Eden
名樂居

148

150

148

+13.7

Proposed Staircase connecting Wellington Street and Wa On Lane Sitting-out Area, in activate the amenity area and encourage the usage of the open space

Widening of Pavement, i.e. 2m along Wellington Street and 1m along Aberdeen Street to improve the Streetscape

Planter with Ornament Plants at junction of the street to improve the local greenery

Landscape Master Plan
(G/F)

Dwg. No. : LMP02
Scale 1:150
Rev. 0

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00
Proposed Level

Proposed Paving

A Pedestrian Access

B Proposed Staircase to Wa On Lane Sitting-out Area

C Setback Area for Widening of Pavement

D Planter with Ornamental Shrubs

N

華安里
Wa On Lane
+19.54

華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20

Void over Tx Room + HV Switch Room

Void over Main Switch Room

14.30

17.00

UP 20R

17.00

16.75

+16.8

16.38

UP 16R

UP 4R

KAU U FONG

鴨巴甸街 Aberdeen Street

Mingle Place
At The Eden
名樂居

LIFT

17.10

Loading Bay
(Turntable)

14.30

Retail
14.15

Retail
13.85

Proposed Staircase connecting Wellington Street and Wa On Lane Sitting-out Area, in activate the amenity area and encourage the usage of the open space

148

150

UP

14.29

14.20

Setback Area

14.15

13.85

Widening of Pavement, i.e. 2m along Wellington Street and 1m along Aberdeen Street to improve the Streetscape

威靈頓街 Wellington Street

Planter with Ornament Plants at junction of the street to improve the local greenery

148

+13.7

Landscape Master Plan
(UG/F)

Dwg. No. : LMP03
Scale 1:150
Rev. 0

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00
Proposed Level

Proposed Paving

A Pedestrian Access

B Proposed Staircase to Wa On Lane Sitting-out Area

C Setback Area for Widening of Pavement

N

華安里
Wa On Lane
+19.54

華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20

Retail
20.15

F.LAV.
M.LAV.
A
ELEC
ELEC

DN
DN
B
D
LIFT

Retail
20.15

16.75
16.38
+16.8

C

KAU U FONG

鵝巴甸街 Aberdeen Street

Mingle Place
At The Eden
名樂居

148
150

14.29
14.20
Setback Area
C
14.15
A
13.85
13.82

威靈頓街 Wellington Street

+14.3

148

+13.7

Landscape Master Plan
(1/F)

Dwg. No. : LMP04
Scale 1:150
Rev. 0

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00
Proposed Level

Proposed Paving

A Swimming Pool

B Pool Deck

C Edge Planter with Ornamental Shrubs and Groundcover

D Seat Bench / Chair

E Leisure Area

N

華安里
Wa On Lane
+19.54

華安里
休憩處
Wa On Lane
Sitting-out Area
+20.20

Edge Planter with Ornamental Shrubs and Groundcover to soften the hard lines of the building

Swimming Pool and Landscape Platform to provide Passive and Active Recreational Facilities to the Occupants and Visitors

Mingle Place
At The Eden
名樂居

Gymnasium
EMR
Lounge
Library
M
F
Outdoor Pool
Setback Area

29.05
16.75
16.38
29.05
29.05
14.29
14.15
13.85
13.82

KAU U FONG
+16.8

鵝巴甸街 Aberdeen Street

威靈頓街 Wellington Street
+14.3

148
150
148
+13.7

Landscape Master Plan
(3/F)

Dwg. No. : LMP05
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Rev. 0

Application Site Boundary

Proposed Shrubs and Groundcover

Proposed Tall Shrubs / Shaped Plant

128.00

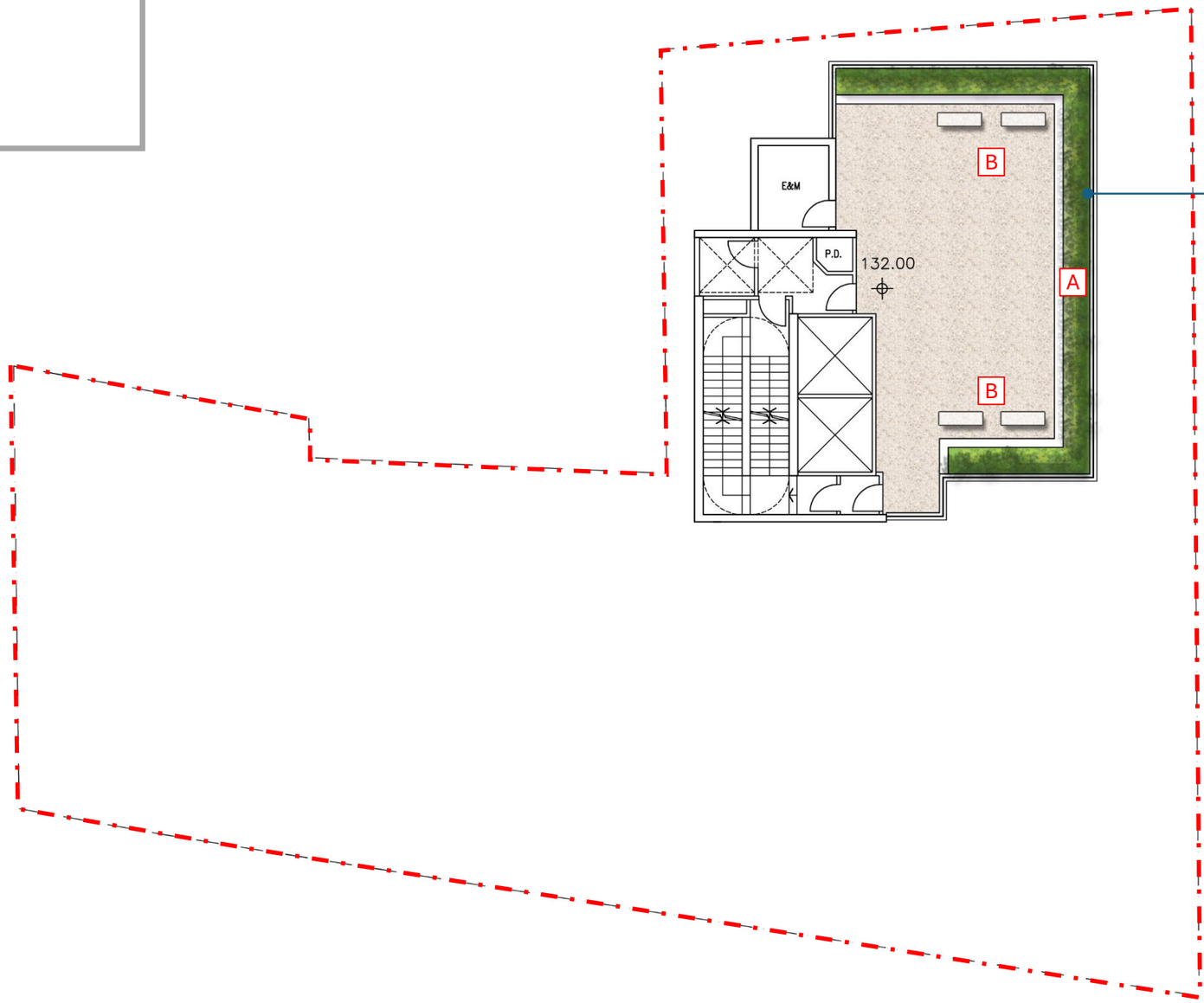
Proposed Level

Proposed Paving

A Edge Planter with Ornamental Shrubs and Groundcover

B Seat Bench / Chair

N



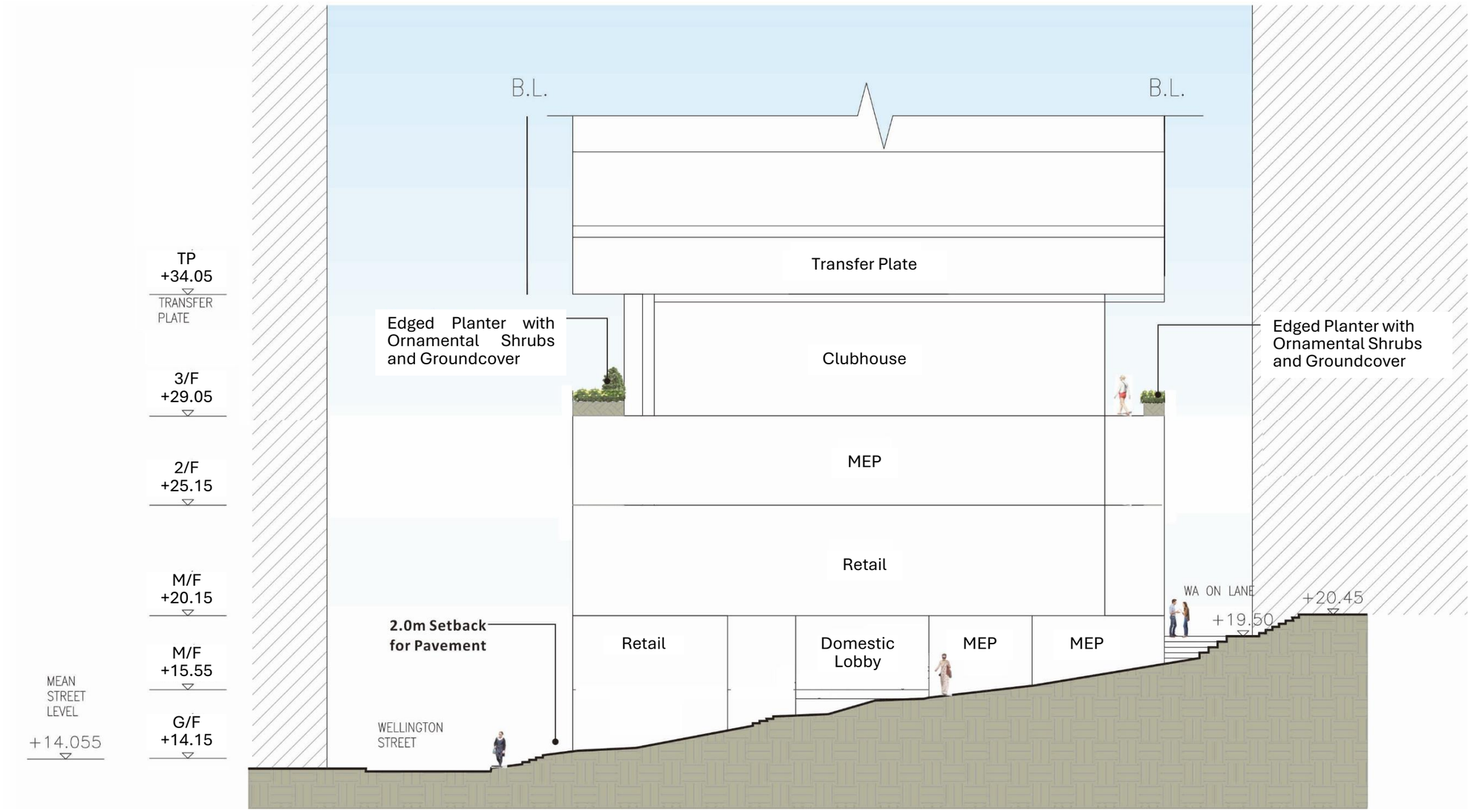
Edge Planter with Ornamental Shrubs and Groundcover to soften the hard lines of the building

Landscape Master Plan
(R/F)

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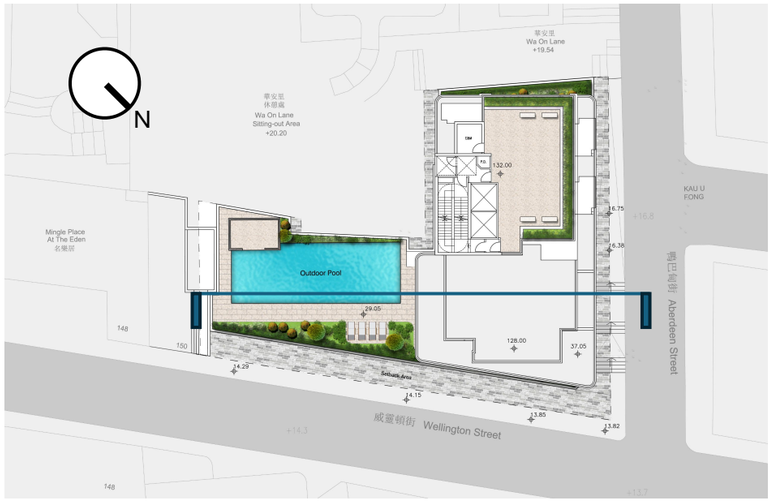


Key Plan

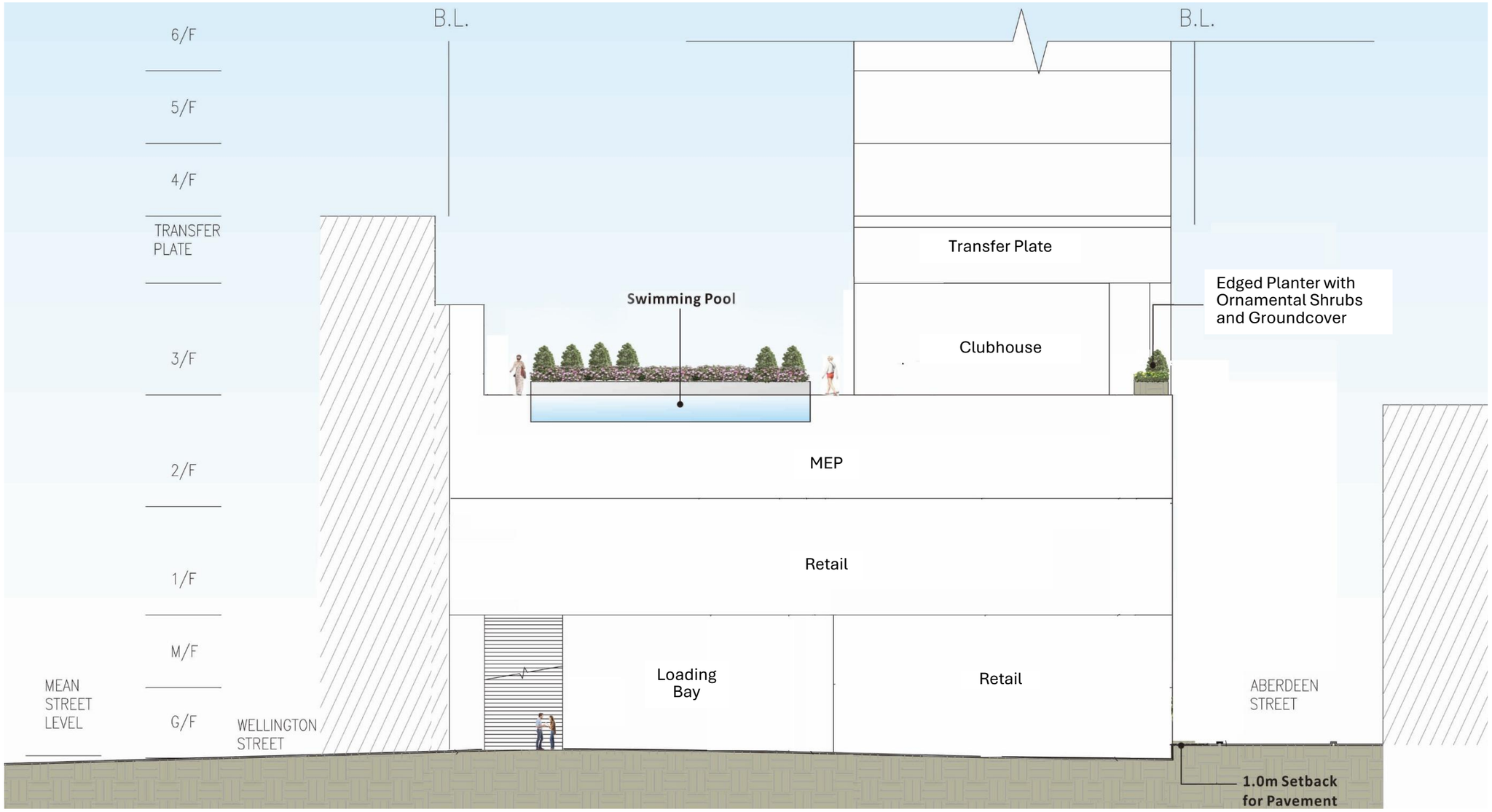


Landscape Section

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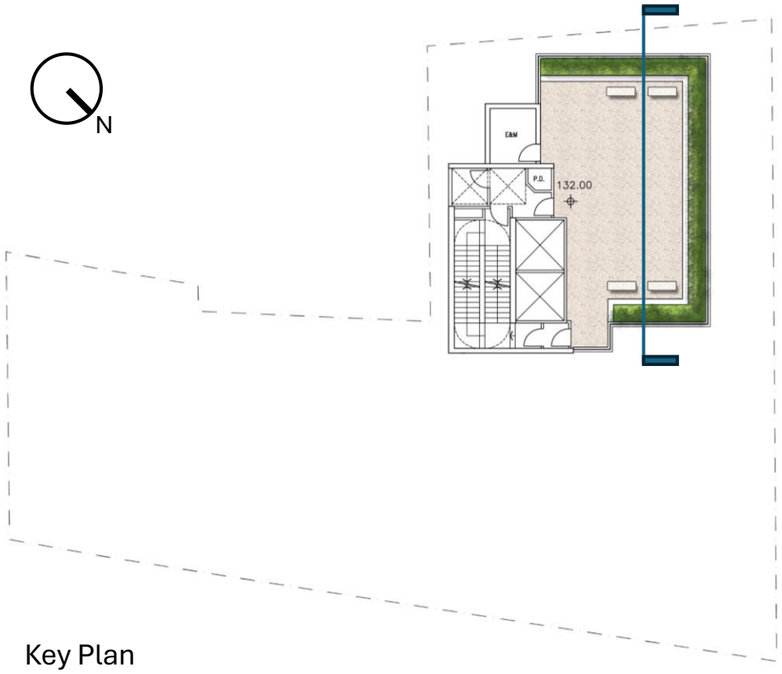


Key Plan

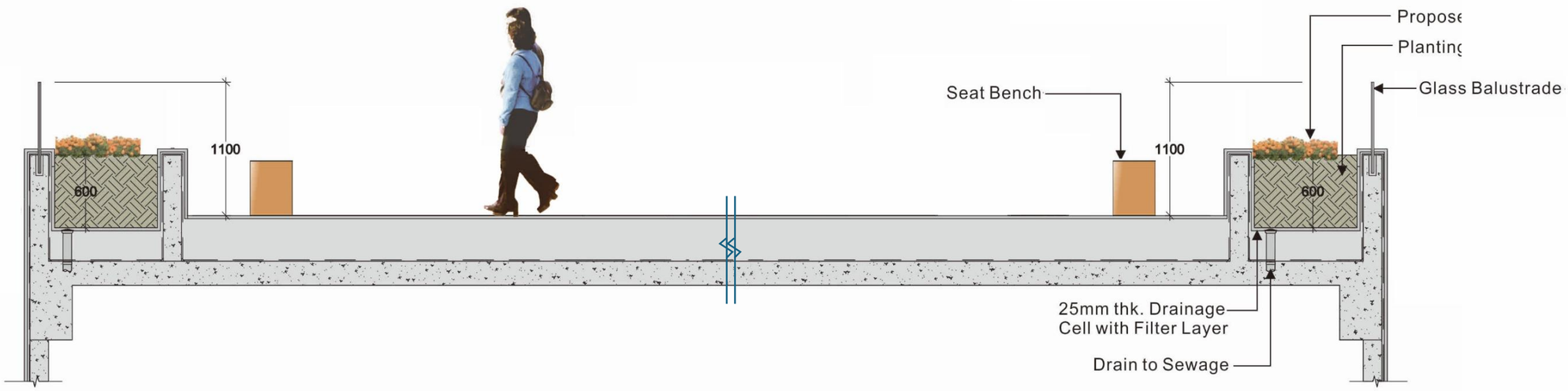


Landscape Section

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Key Plan

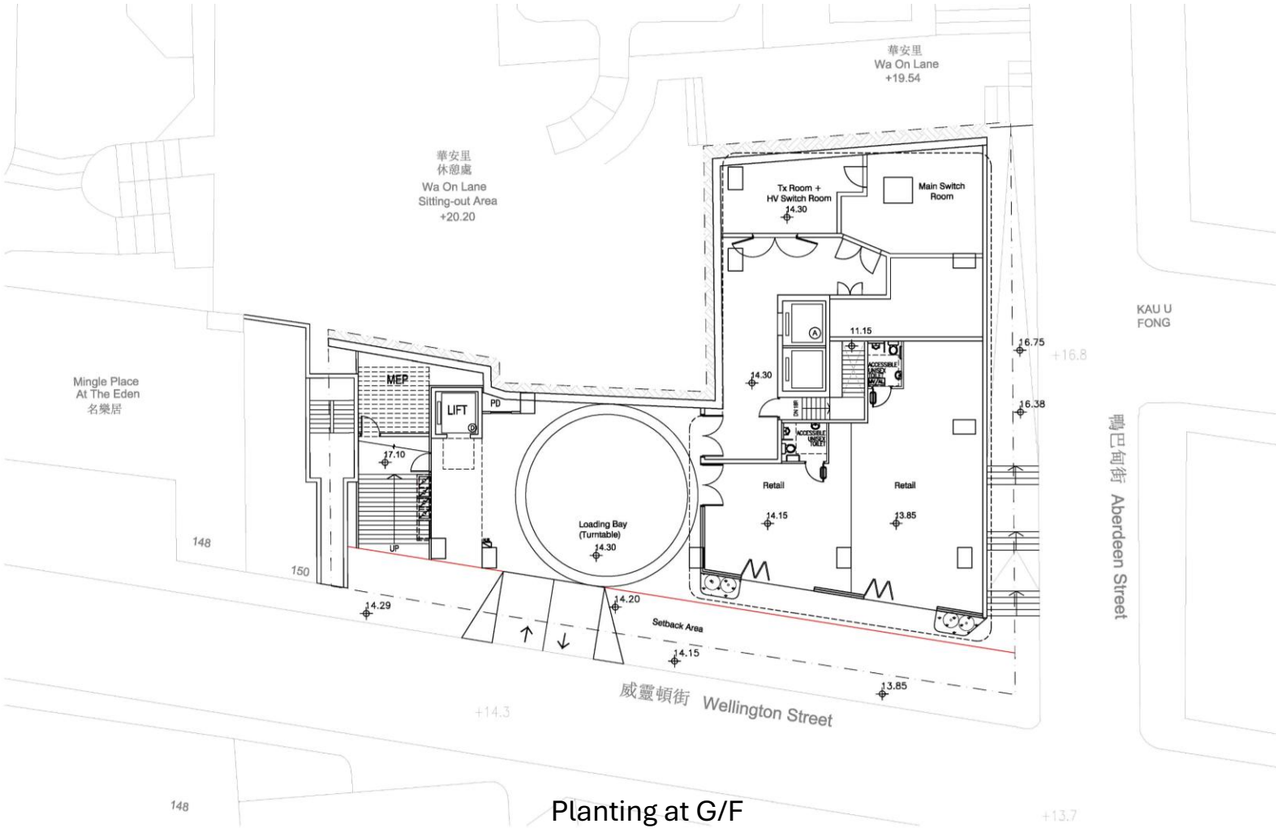


Landscape Section
(R/F)

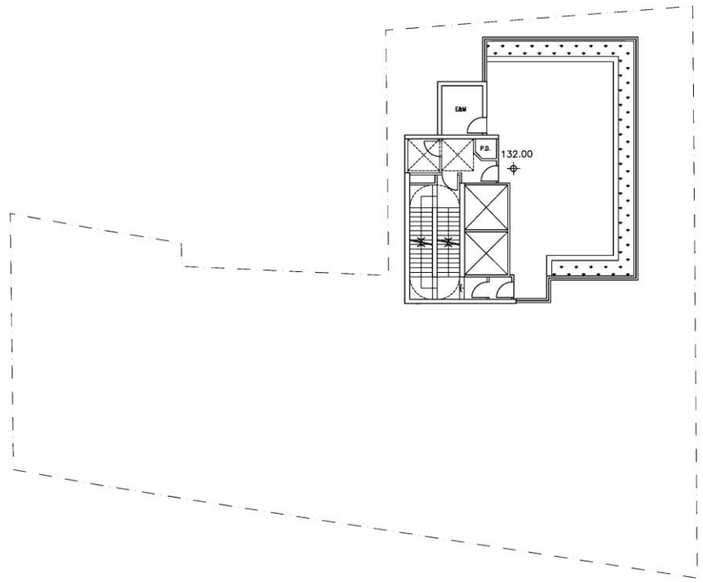
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APPENDIX II

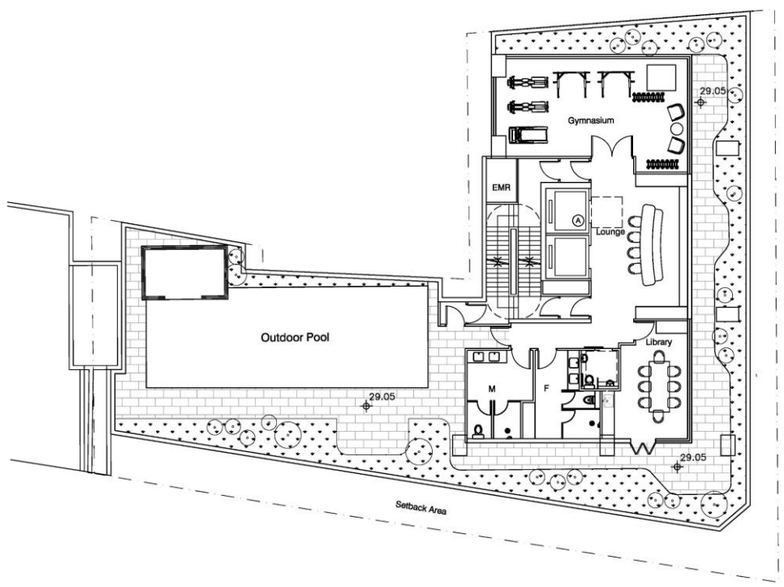
PLANTING PLANS



Planting at G/F



Planting at R/F



Planting at 3/F

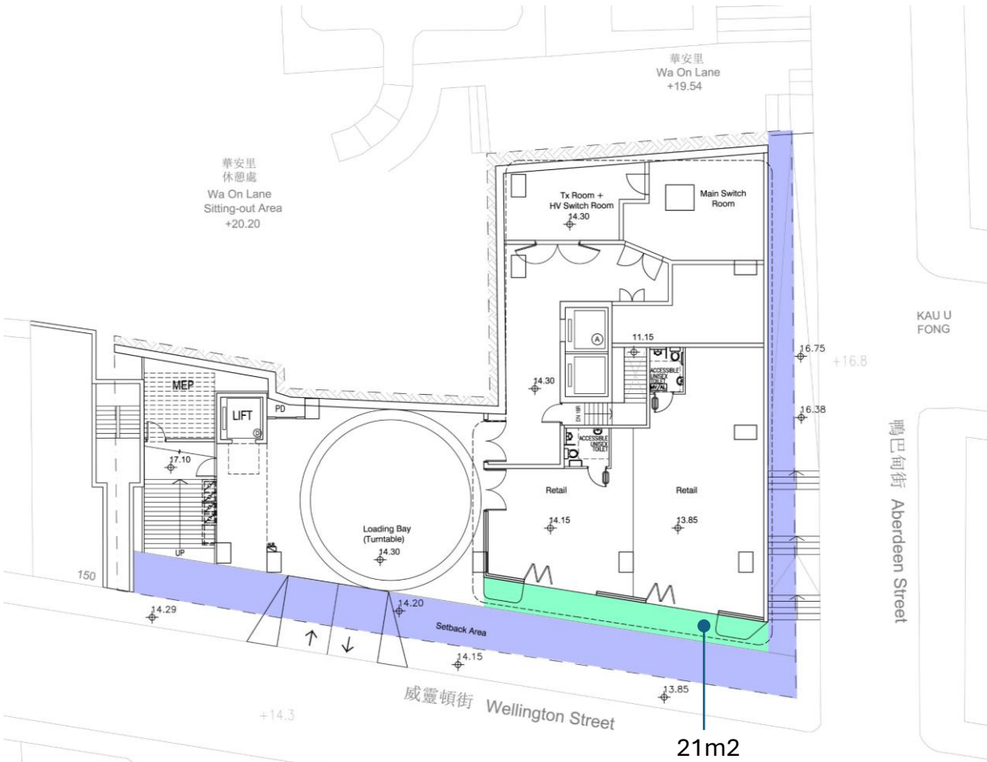
- Application Site Boundary
- Proposed Shrubs and Groundcover
- Proposed Tall Shrubs / Shaped Plant
- 128.00 Proposed Level

Planting Plan

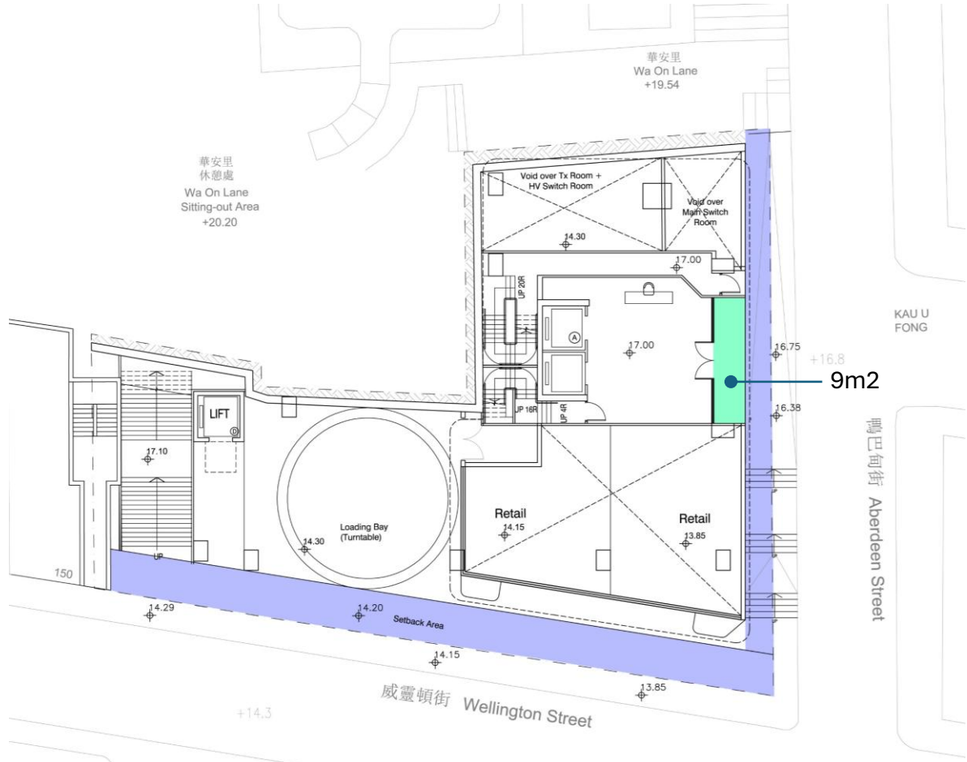
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APPENDIX III

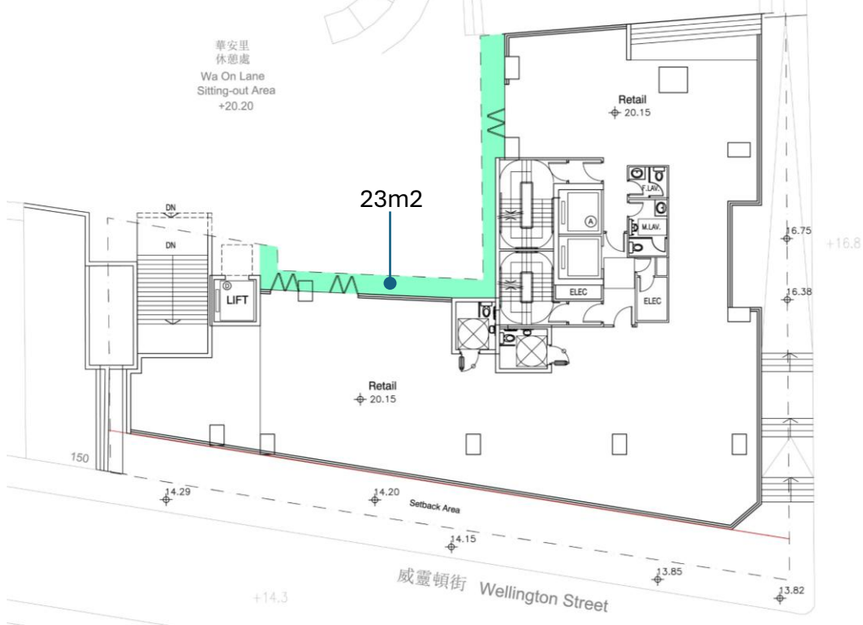
COMMUNAL OPEN SPACE PROVISION



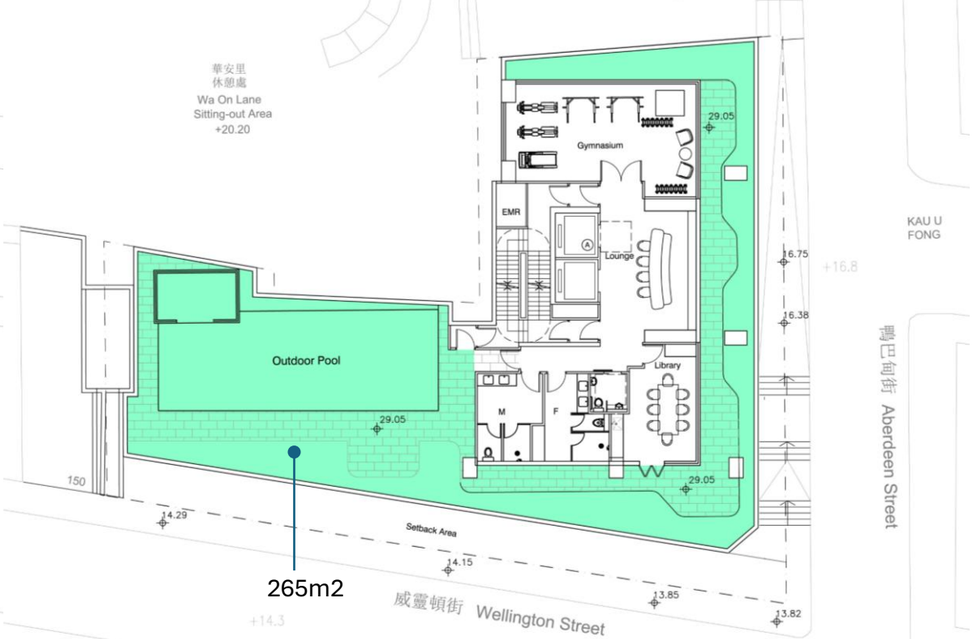
Communal Space at G/F



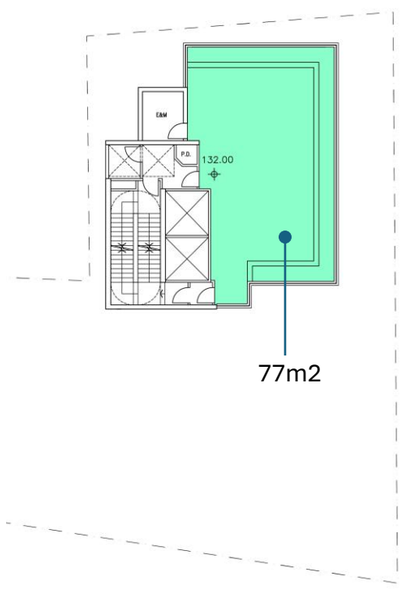
Communal Space at M/F



Communal Space at 1/F



Communal Space at 3/F



Communal Space at R/F

Communal Open Space

Setback Area

Estimated Population = 374 persons

Required Communal Open Space in accordance with HKPSG. (i.e. 1m2 per Person) =374 m2

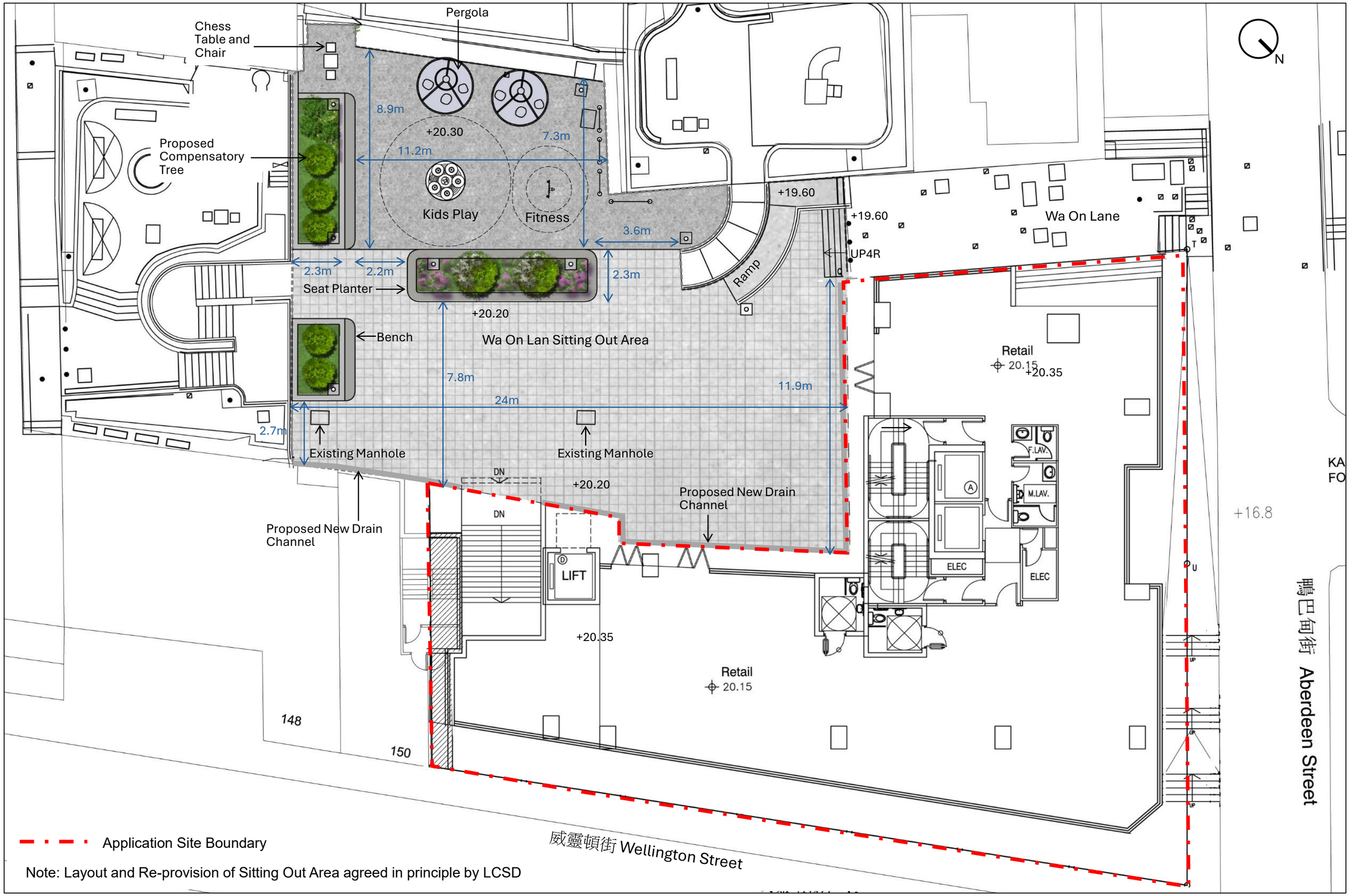
Total Communal Open Space = not less than 374m2

Open Space Provision

Dwg. No. : OS01
Scale 1:300
Rev. 0

APPENDIX IV

SITTING OUT AREA REPROVISION PLAN
(FOR INFORMATION ONLY)

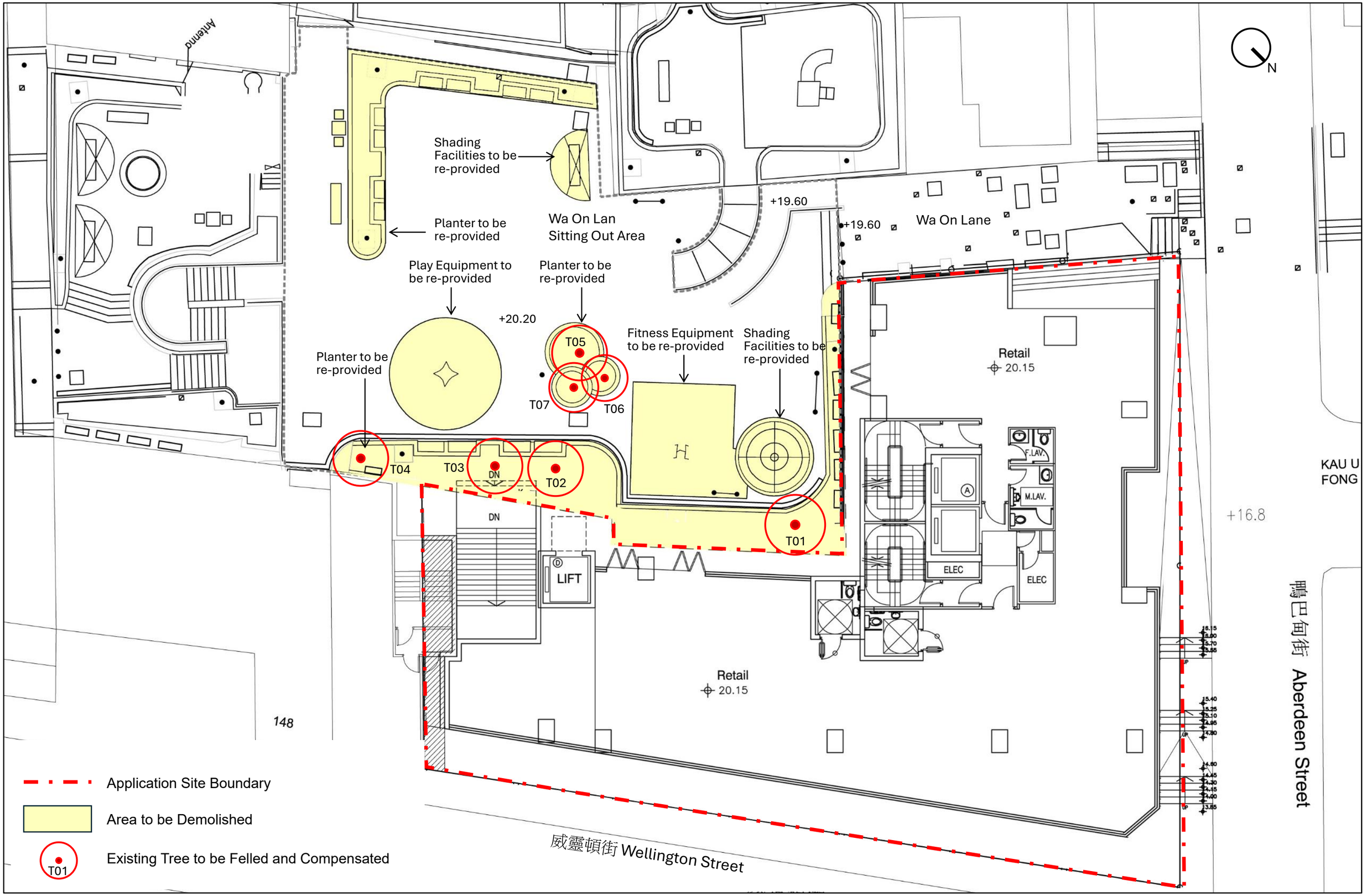


Note: Layout and Re-provision of Sitting Out Area agreed in principle by LCSD

For Information Only

Sitting Out Area Reprovision Plan

Dwg. No. : SO01
Scale 1:150
Rev. 0



For Information Only

Demolition Plan (Sitting Out Area)

Dwg. No. : DM01
Scale 1:150
Rev. 0