

Appendix 3

Landscape Proposal

Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions

For Proposed Hotel Use in “Other Specified Uses” annotated “Business” Zone,

107-109 Wai Yip Street, Kwun Tong, Kowloon

Landscape Proposal

1st Submission

by



Landes Limited

Date: 11 August 2025

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1.0 Introduction

- 1.1 The proposed minor relaxation of plot ratio restriction for Proposed Hotel Use 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 30-storey hotel building over 1 basement floor.
- 3.2 It will provide private car parking at basement floor while hotel facilities will be located at G/F to 5/F. Guestrooms are proposed from 6/F to 33/F (excluding 18/F for refuge floors).
- 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);
 - 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;
 - PlanD's PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
 - Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).

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 set back 2.3 m from the southern boundary along Wai Yip Street and 1.5 m from the northern boundary along the back lane. Due to the ODP requirement in the setback area, this zone will be reserved for future road widening works. As a result, pavement tree planting is not proposed within the setback area. Given the current narrow concrete pavement along Wai Yip Street, which is approx. 3.8 m wide, the landscape design aims to significantly enhance the local streetscape by widening the sidewalk. The provision of weather protection canopy(s) for pedestrian use is also planned. Additionally, greening opportunities have been explored in the setback areas to accommodate vertical green walls on the building elevation facing Wai Yip Street. This will help improve visual amenity for pedestrians at both short and medium distances. Please refer to the Landscape Master Plan (dwg. No. **LMP01**) and landscape section (dwg. No. **LD101**) in **Appendix I**.

Landscape Areas at 3/F and R/F

- 4.1.3 Landscaped areas, including the gathering courtyard and multi-functional lawn, are proposed on the 3rd floor, while the viewing platform, fitness equipment, and yoga area are proposed on the roof floor (R/F). Please refer to the Landscape Master Plan (dwg. No. **LMP02** and **LMP03**) as well as landscape sections (dwg. Nos. **LD102** and **LD103**) in Appendix I. Ornamental shrubs, groundcover and creeping plants are proposed to enhance the local greenery at these flat roofs and serve as visual courtyards to the neighbours.

Planting Design

- 4.1.4 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 (for PlanD's Reference Only)

- 4.3.1 The current landscape proposal aims to provide proper greenery within the site boundary. The calculation of greening ratio is shown below and the common greenery calculation shall refer to **Appendix III – Common Greenery Provision**:

Area of the Site = 1,171.0 m²

Site coverage of Greenery Requirement:

- (a) Minimum Total Site Coverage of Greenery = 1,171.0 x 20% = 234.20 m²
 - (b) Minimum Greenery Area on Primary Zone = 1,171.0 m² x 10% = 117.10 m²
 - (c) Cap for other types of Greenery Area with cap requirement = 234.20 m² x 30% = 70.26 m²
- 4.3.2 The overall green coverage of the Application will not be less than **20%**, i.e. **234.20 m²** of the Site Area. Besides, the proposed greenery is easily accessible by the users and visitors and is counted as "Common Greenery at Primary Zone" which also be not less than the required **117.10m²**.

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

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
SHAPED PLANT		Height x Spread (mm)		
<i>Fagraea ceilanica</i> Thunb.	灰莉	1200x600	As shown	Exotic
<i>Photinia x fraseri</i> dress	紅葉石楠	1200x600	As shown	Exotic
SHRUBS		Height x Spread (mm)		
<i>Aglaia odorata</i>	米仔蘭	500x450	400	Exotic
<i>Cordyline fruitcosa</i>	朱蕉	600x450	400	Native
<i>Ixora chinensis</i>	龍船花	450x400	350	Native
<i>Melastoma candidum</i>	毛荳	600x550	500	Native
<i>Murraya paniculata</i>	九里香	500x400	400	Exotic
<i>Phyllanthus myrtifolius</i>	錫蘭葉下珠	350x300	300	Exotic
<i>Rhododendron simsii</i>	紅杜鵑	600x550	500	Native
<i>Rhapis excelsa</i>	棕竹	1200x600	600	Native
<i>Schefflera arboricola</i> "Variegata"	花葉鴨腳木	600x600	500	Exotic
GROUND COVER		Height x Spread (mm)		
<i>Lantana montevidensis</i>	小葉馬櫻丹	400x350	300	Native
<i>Loropetalum chinense var. rubrum</i>	紅花繼木	450x400	300	Exotic
<i>Lantana camara cv. Flava</i>	黃花馬櫻丹	350x300	250	Exotic
<i>Ligustrum sinense</i>	山指甲	400x350	300	Native
<i>Nephrolepis auriculata</i>	腎蕨	300x300	250	Native
LAWN				
<i>Zoysia japonica</i>	朝鮮草	-	-	Exotic
CREeping PLANT				
<i>Jasminum mesnyi</i>	黃素馨	900x300	500	Exotic

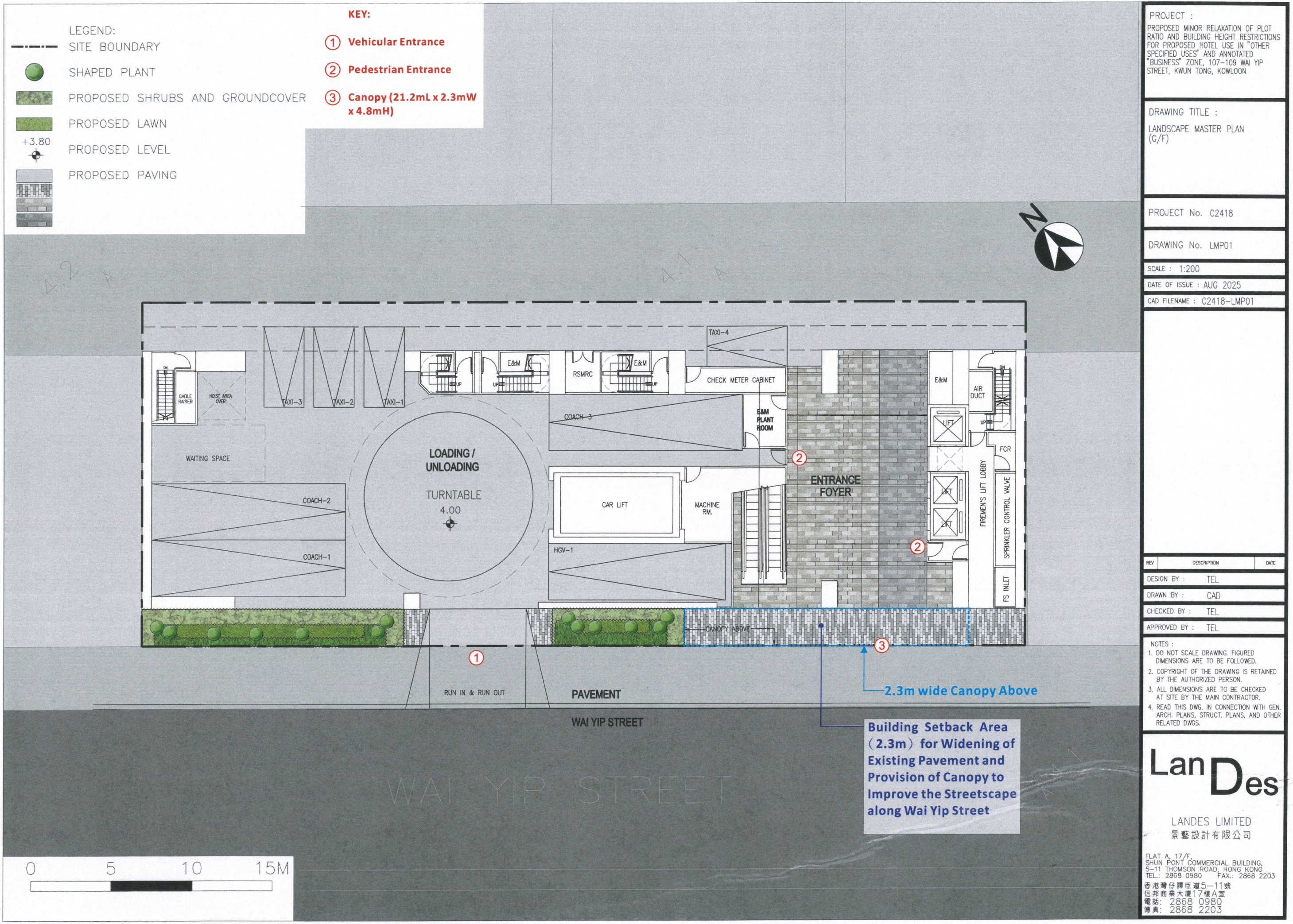
5.3 In this project, total **276.90m²**, i.e. **23.65%** greenery area is provided within the proposed development. They will be maintained by the Applicant.

Appendix I

Landscape Master Plans

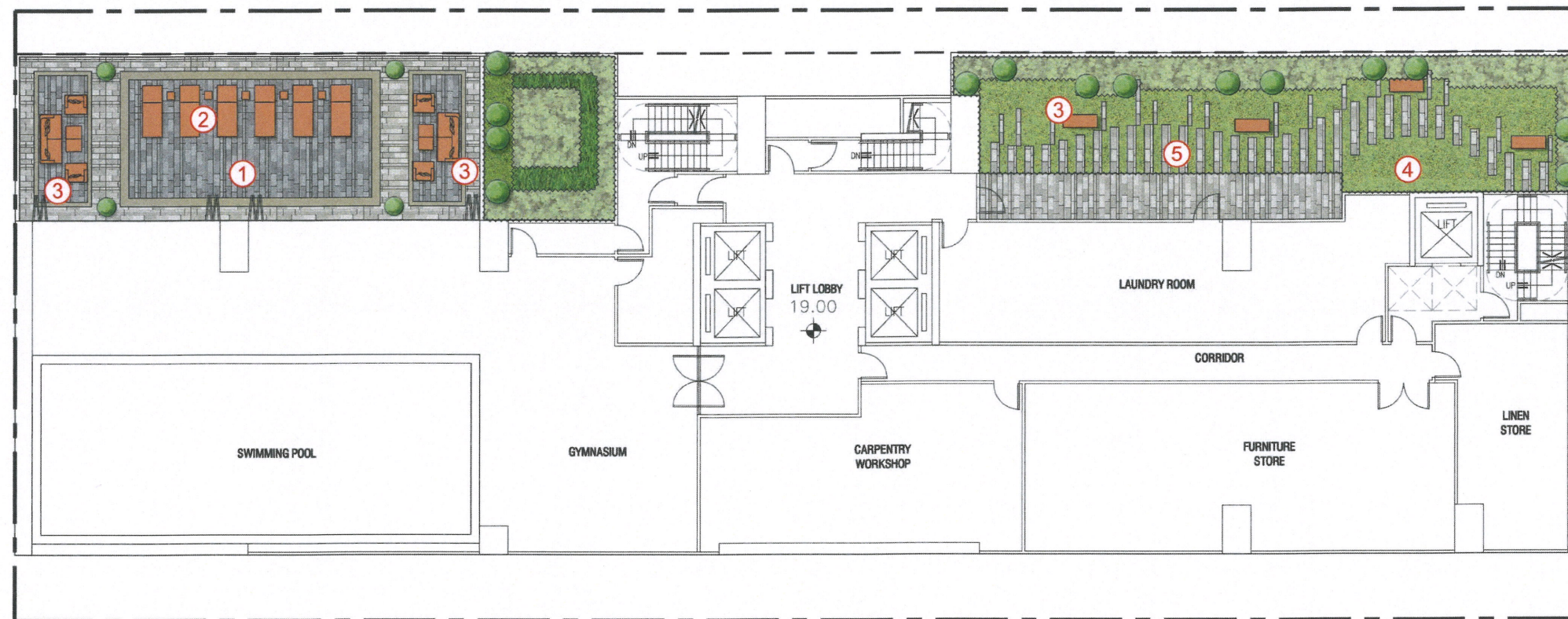
And

Relevant Sections



- LEGEND:
- SITE BOUNDARY
- SHAPED PLANT
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LAWN
- +3.80
● PROPOSED LEVEL
- PROPOSED PAVING

- KEY:
- ① Gathering Courtyard
- ② Sun Lounge (Moovable)
- ③ Movable Seat Bench
- ④ Multi-functional Lawn
- ⑤ Stepping Stones



PROJECT :
PROPOSED MINOR RELAXATION OF PLOT
RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED HOTEL USE IN "OTHER
SPECIFIED USES" AND ANNOTATED
"BUSINESS" ZONE, 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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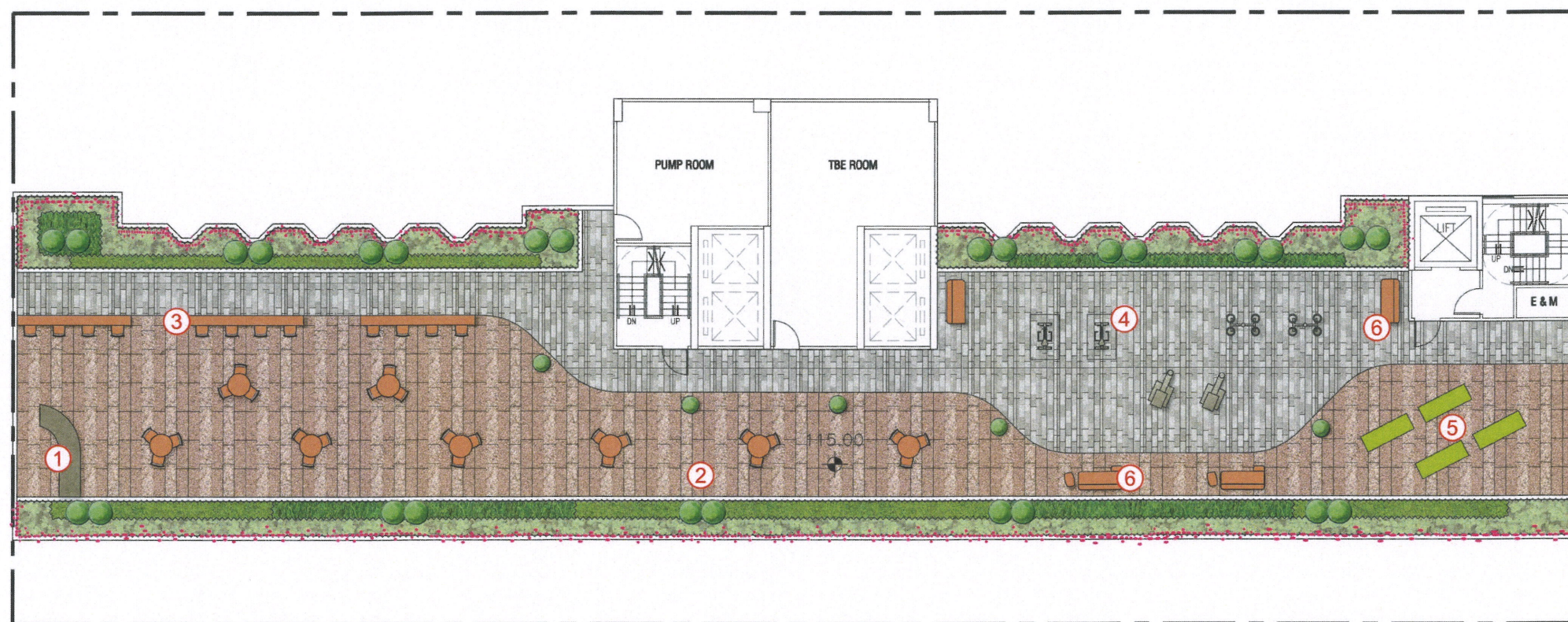
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0 5 10 15M

- LEGEND:
- SITE BOUNDARY
 - SHAPED PLANT
 - PROPOSED SHRUBS AND GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED CREEPING PLANT
 - +3.80 PROPOSED LEVEL
 - PROPOSED PAVING

- KEY:
- ① Drink Counter
 - ② Viewing Platform
 - ③ High Table and Chairs
 - ④ Fitness Equipment
 - ⑤ Yogo Place
 - ⑥ Seat Bench (Movable)



PROJECT :
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STREET, KWUN TONG, KOWLOON

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LANDSCAPE MASTER PLAN
(R/F)

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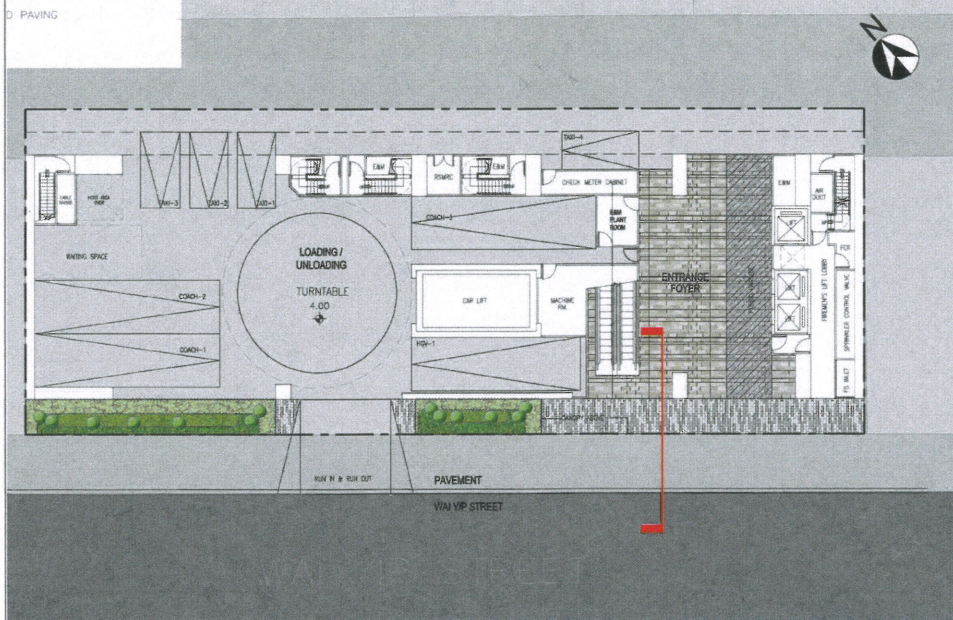
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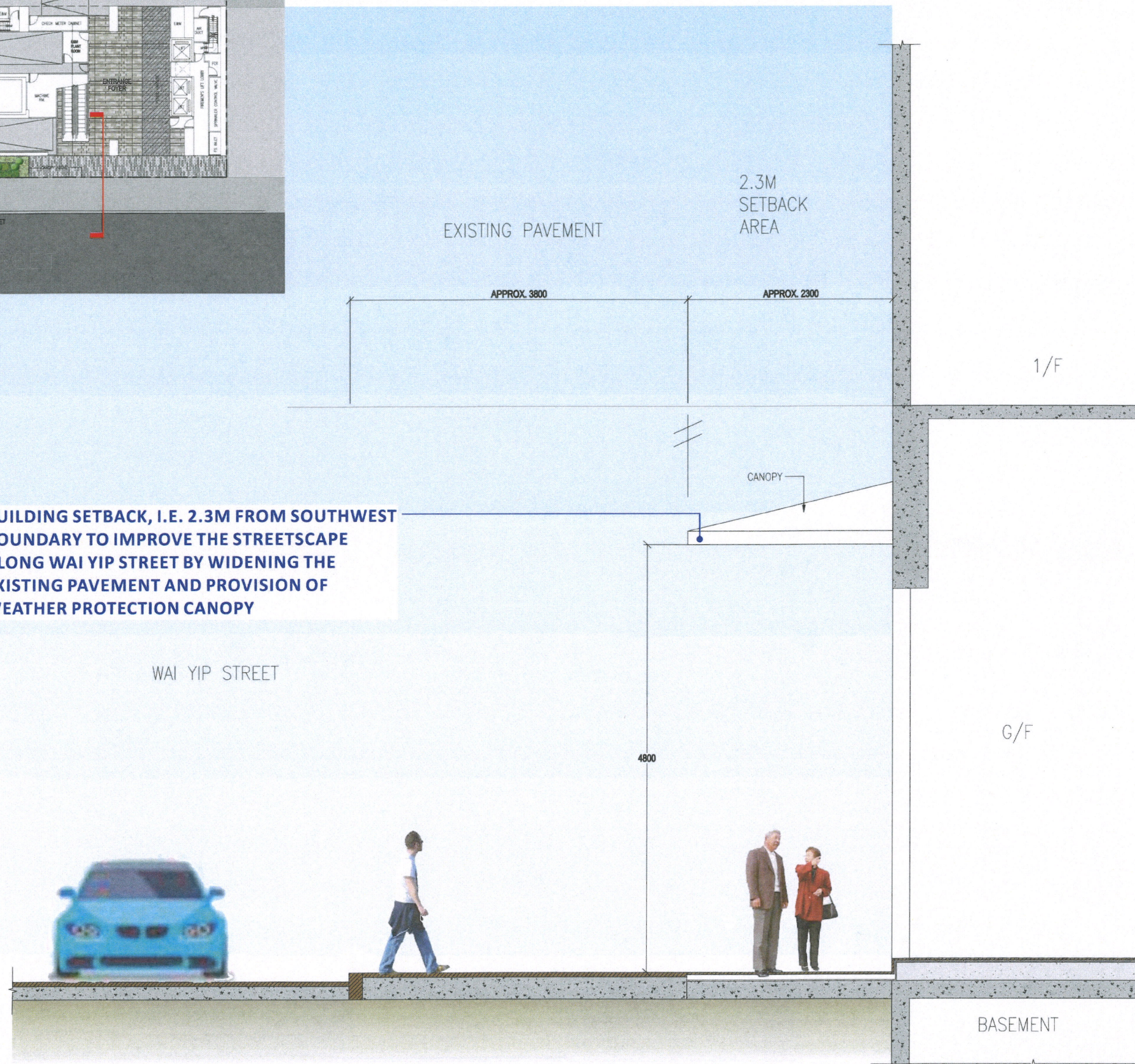
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KEY PLAN

BUILDING SETBACK, I.E. 2.3M FROM SOUTHWEST BOUNDARY TO IMPROVE THE STREETSCAPE ALONG WAI YIP STREET BY WIDENING THE EXISTING PAVEMENT AND PROVISION OF WEATHER PROTECTION CANOPY



A SECTION @ G/F
SCALE 1:50

PROJECT :
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE IN "OTHER SPECIFIED USES" AND ANNOTATED "BUSINESS" ZONE, 107-109 WAI YIP STREET, KWUN TONG, KOWLOON

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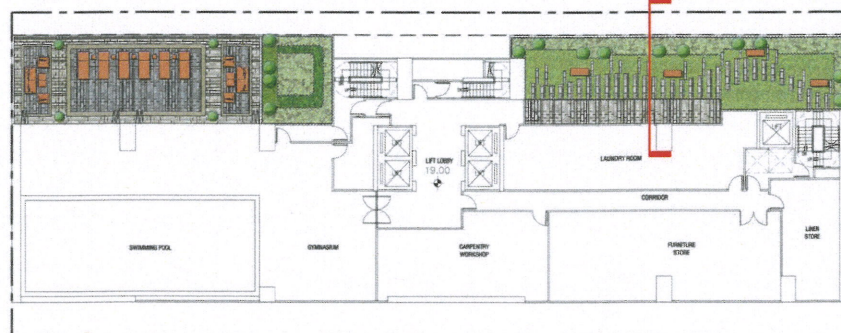
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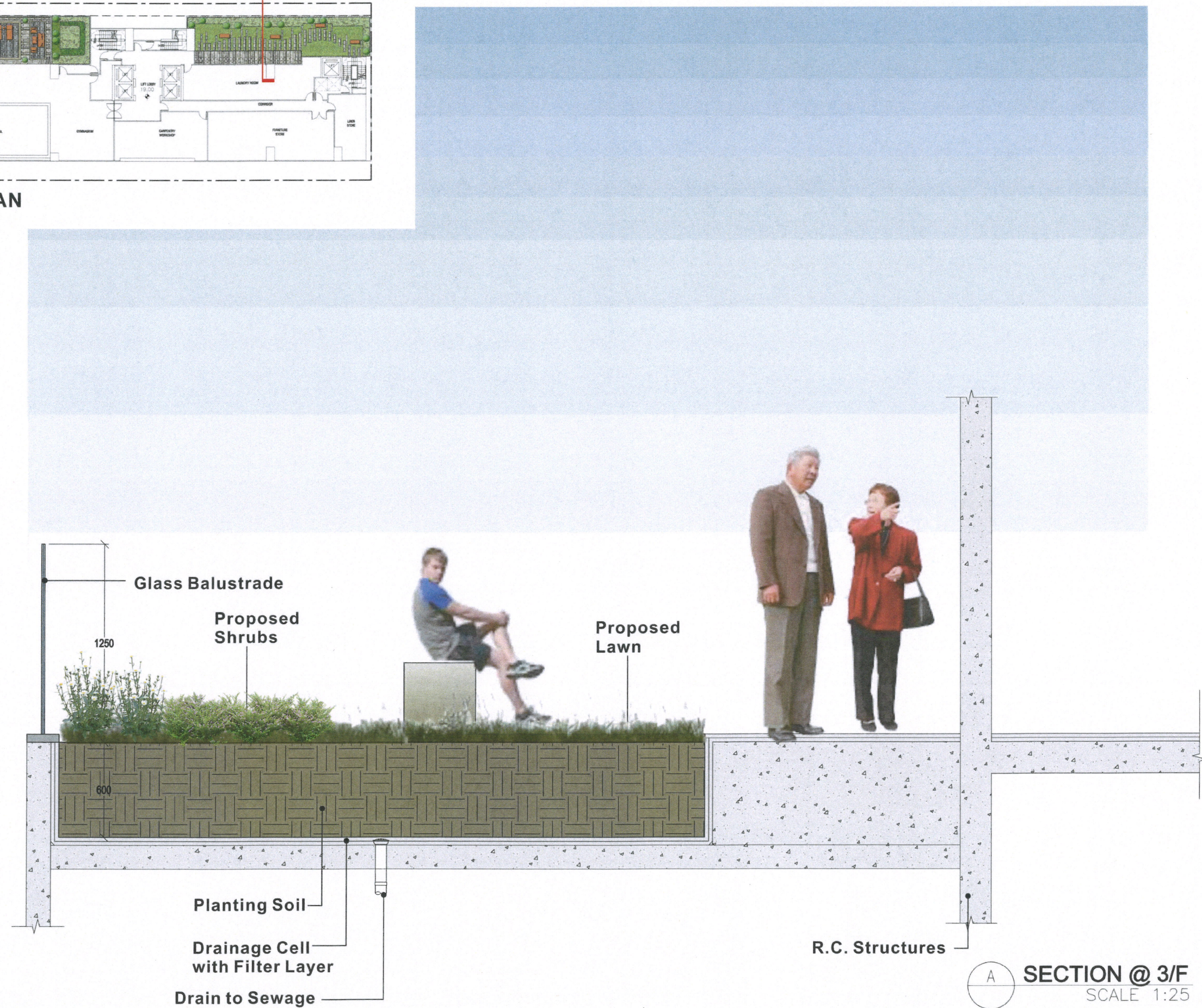
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KEY PLAN

SECTION @ 3/F
SCALE 1:25

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LANDSCAPE SECTION

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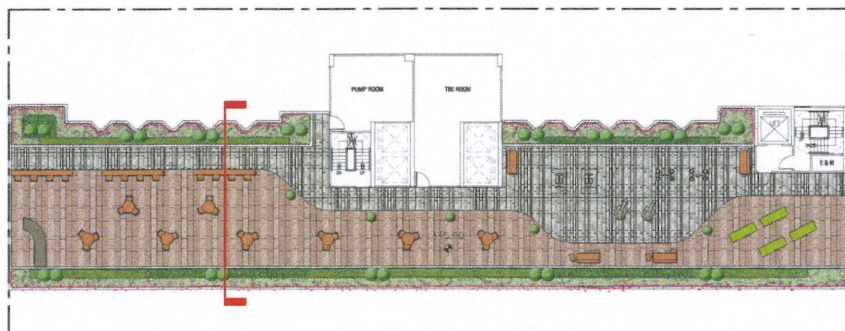
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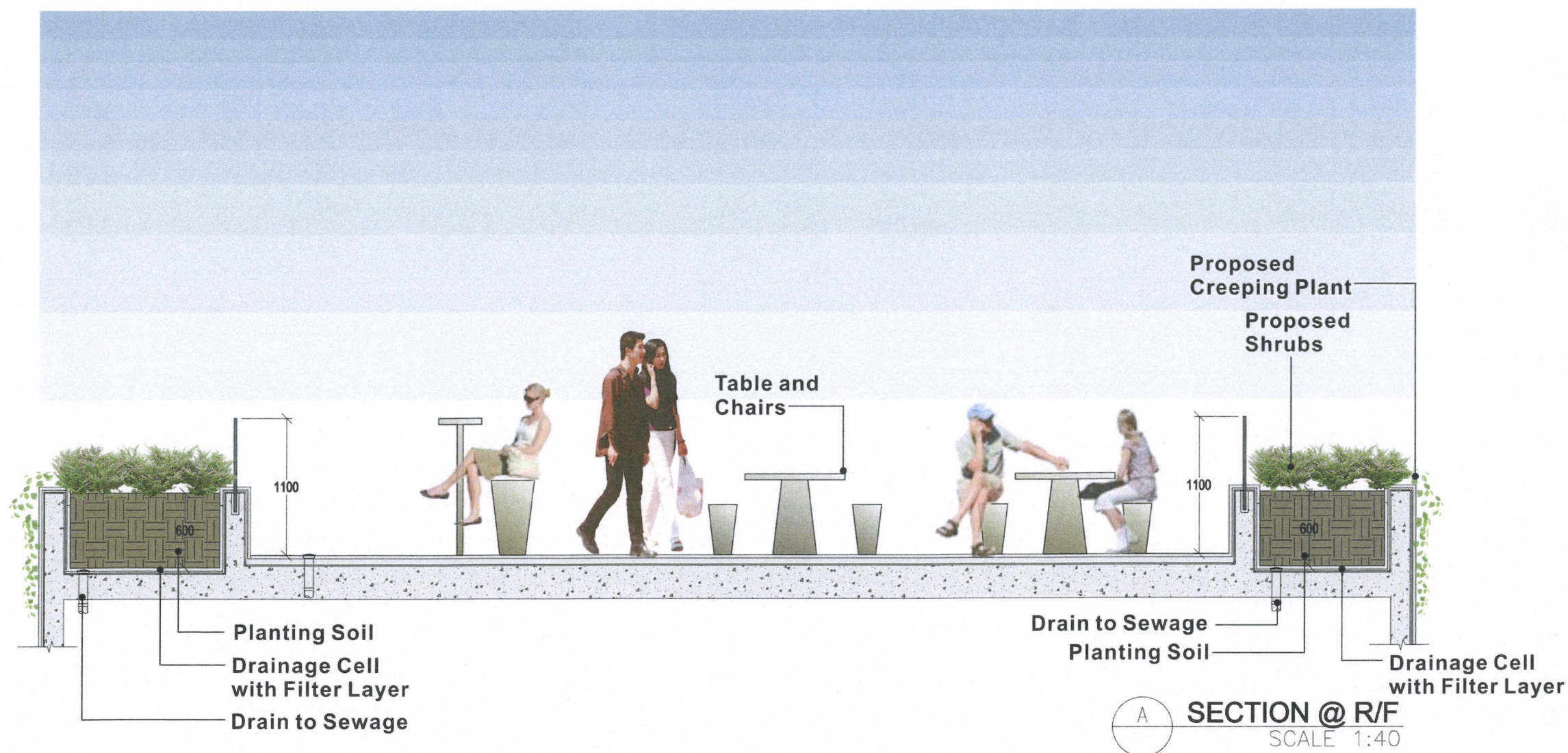
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GRADE LEVEL
CLOSED PAVING



KEY PLAN



PROJECT :
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LANDSCAPE SECTION

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Appendix II

Planting Plans

Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	Spacing (mm)	Remark
SHAPED PLANT							
Fce	灰莉	<i>Fagraea ceilanica Thunb.</i>	<i>Exotic</i>	1200	600	As shown	balanced form, full abundance of foliage
Phf	紅葉石楠	<i>Photinia x fraseridress</i>	<i>Exotic</i>	1200	600	As shown	balanced form, full abundance of foliage
SHRUBS							
Aod	米仔蘭	<i>Aglai</i> a odorata	<i>Exotic</i>	500	450	400	balanced form, full abundance of foliage
Cof	朱蕉	<i>Cordyline fruitcosa</i>	Native	600	450	400	upright form
Ich	龍船花	<i>Ixora chinensis</i>	Native	450	400	350	balanced form, full abundance of foliage
Mec	毛蕊	<i>Melastoma candidum</i>	Native	600	550	500	full abundance of foliage
Mpa	九里香	<i>Murraya paniculata</i>	<i>Exotic</i>	500	400	400	at least 5 shoots per plant
Pmy	錫蘭葉下珠	<i>Phyllanthus myrtifolius</i>	<i>Exotic</i>	350	300	300	
Rhs	紅杜鵑	<i>Rhododendron simsii</i>	Native	600	550	500	full abundance of foliage
Rhe	棕竹	<i>Rhapis excelsa</i>	<i>Native</i>	1200	600	600	balanced form, full abundance of foliage
Sac	花葉鴨腳木	<i>Schefflera arboricola "Variegata"</i>	<i>Exotic</i>	600	600	500	full abundance of foliage
GROUNDCOVERS							
Lam	小葉馬櫻丹	<i>Lantana montevidensis</i>	Native	400	350	300	balanced form, full abundance of foliage
Lch	紅花繼木	<i>Loropetalum chinense var. rubrum</i>	<i>Exotic</i>	450	400	300	full abundance of foliage
Lca	黃花馬纓丹	<i>Lantana camara cv. Flava</i>	<i>Exotic</i>	350	300	250	full abundance of foliage
Lis	山指甲	<i>Ligustrum sinense</i>	Native	400	350	300	balanced form, full abundance of foliage
Nau	腎蕨	<i>Nephrolepis auriculata</i>	<i>Native</i>	300	300	250	mini. 5 shoots per plant
LAWN							
Zoj	朝鮮草	<i>Zoysia japonica</i>	<i>Exotic</i>	-	-	-	
CREEPING PLANT							
Jfl	黃素馨	<i>Jasminum mesnyi</i>	<i>Exotic</i>	900	300	500	at least 5 shoots per plant

PROJECT :
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE IN "OTHER SPECIFIED USES" AND ANNOTATED "BUSINESS" ZONE, 107-109 WAI YIP STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
PLANTING SCHEDULE

PROJECT No. C2418

DRAWING No. PS01

SCALE : N.T.S.

DATE OF ISSUE : AUG 2025

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LEGEND:

SITE BOUNDARY

SHAPED PLANT

PROPOSED SHRUBS AND GROUND COVER

PROPOSED LAWN

+3.80

PROPOSED LEVEL

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DRAWING TITLE :
PLANTING PLAN
(G/F)

The main site plan illustrates the ground floor layout of a building. Key features include a central circular 'LOADING / UNLOADING TURNTABLE 4.00' with a proposed level marker. To the left, there's a 'WAITING SPACE' and a 'CABLE RAISER' area. The building footprint contains various rooms: 'TAXI-1' through 'TAXI-4' stands, 'COACH-1' through 'COACH-3' bays, 'RSMRC' (Recreational Services Management Room), 'CHECK METER CABINET', 'E&M' (Electrical & Mechanical) rooms, 'E&M PLANT ROOM', 'CAR LIFT', 'HGV-1' (Heavy Goods Vehicle) bay, 'MACHINE RM.', 'ENTRANCE FOYER', 'PUBLIC PASSAGE', 'FIREMEN'S LIFT LOBBY', 'AIR DUCT', 'FCR' (Fire Control Room), 'SPRINKLER CONTROL VALVE', and 'FS INLET'. Landscaping is indicated by symbols for 'SHAPED PLANT' and 'PROPOSED SHRUBS AND GROUND COVER' along the perimeter. A 'CANOPY ABOVE' is noted near the entrance. The plan is bounded by 'WAI YIP STREET' and includes a 'RUN IN & RUN OUT' area. Section markers 'A-A' and 'B-B' are shown for reference.

PROJECT No. C2418

DRAWING No. PT01

SCALE : 1:200

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2418-PT01

REV	DESCRIPTION	DATE
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DRAWN BY :	CAD	
CHECKED BY :	TEL	
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051015M

WAI YIP STREET

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LEGEND:

SITE BOUNDARY

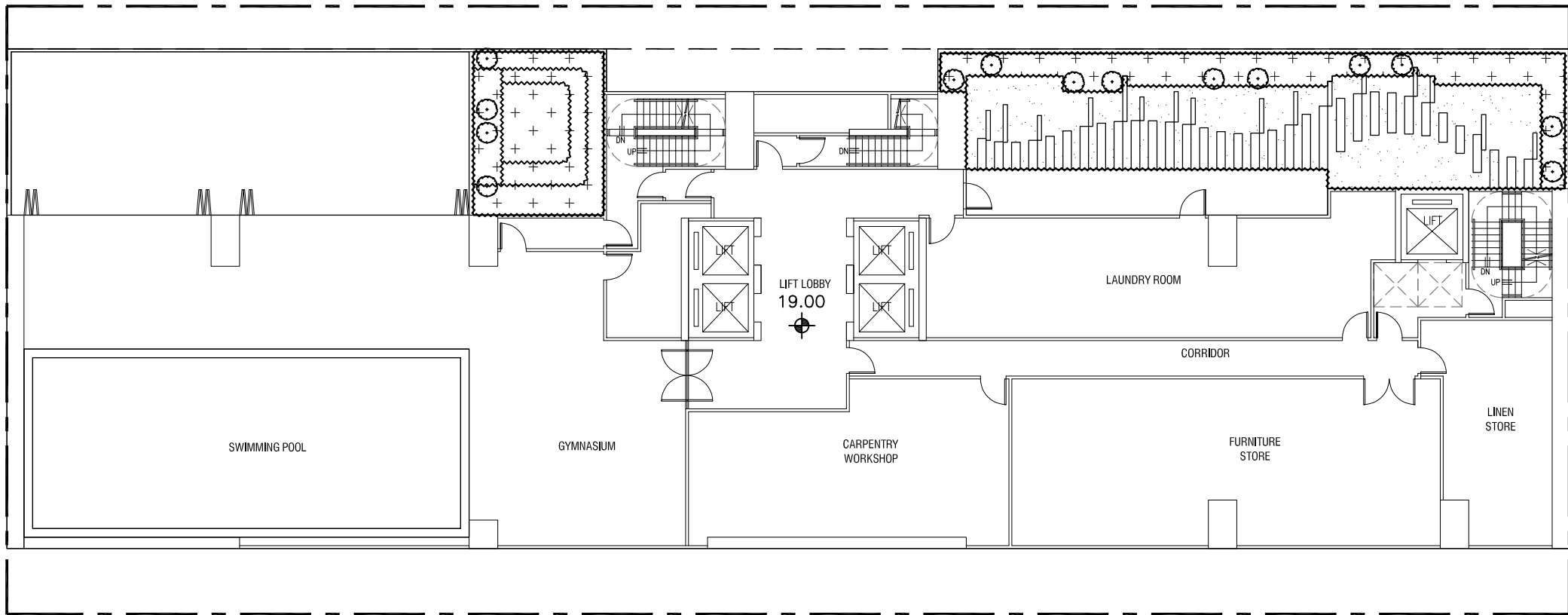
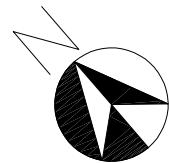
SHAPED PLANT

PROPOSED SHRUBS AND GROUNDCOVER

PROPOSED LAWN

+3.80

PROPOSED LEVEL



PROJECT :
PROPOSED MINOR RELAXATION OF PLOT
RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED HOTEL USE IN "OTHER
SPECIFIED USES" AND ANNOTATED
"BUSINESS" ZONE, 107-109 WAI YIP
STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
PLANTING PLAN
(3/F)

PROJECT No. C2418

DRAWING No. PT02

SCALE : 1:200

DATE OF ISSUE : AUG 2025

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LEGEND:

--- SITE BOUNDARY

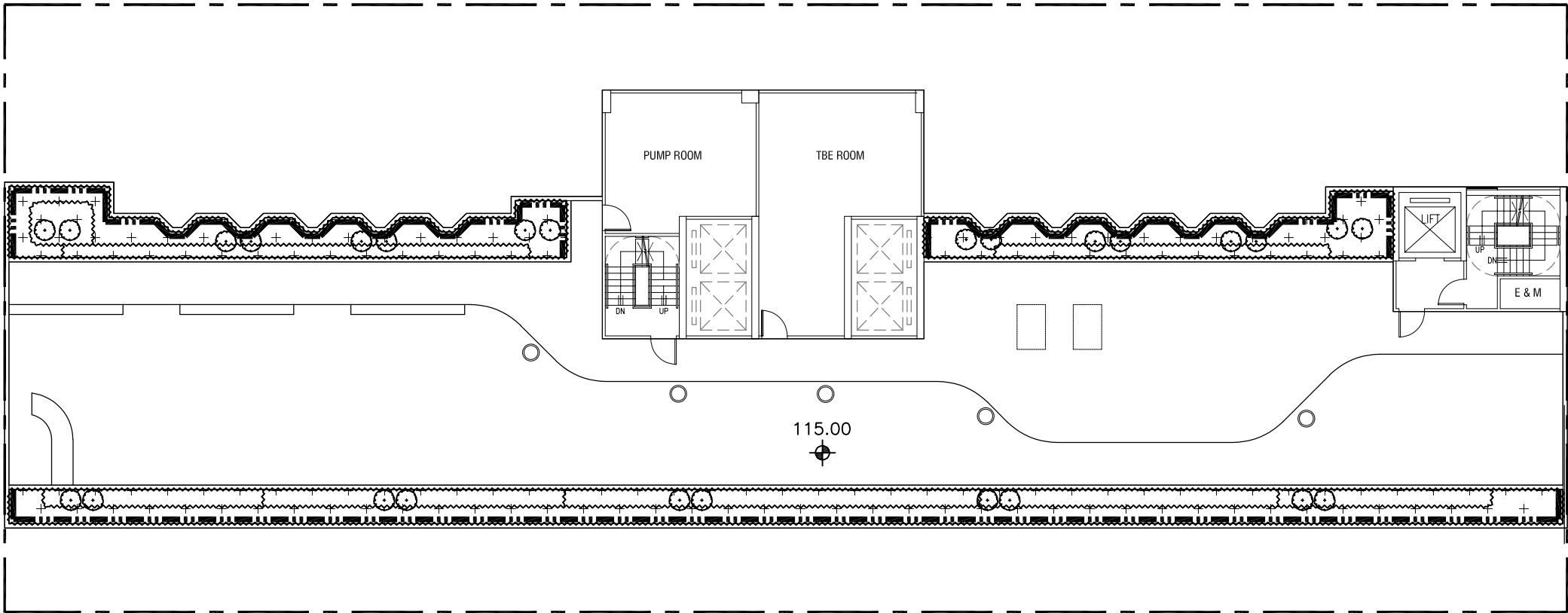
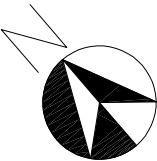
SHAPED PLANT

PROPOSED SHRUBS AND GROUNDCOVER

PROPOSED LAWN

--- PROPOSED CREEPING PLANT

+3.80
PROPOSED LEVEL



PROJECT :
PROPOSED MINOR RELAXATION OF PLOT
RATIO AND BUILDING HEIGHT RESTRICTIONS
FOR PROPOSED HOTEL USE IN "OTHER
SPECIFIED USES" AND ANNOTATED
"BUSINESS" ZONE, 107-109 WAI YIP
STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
PLANTING PLAN
(R/F)

PROJECT No. C2418

DRAWING No. PT03

SCALE : 1:200

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2418-PT03

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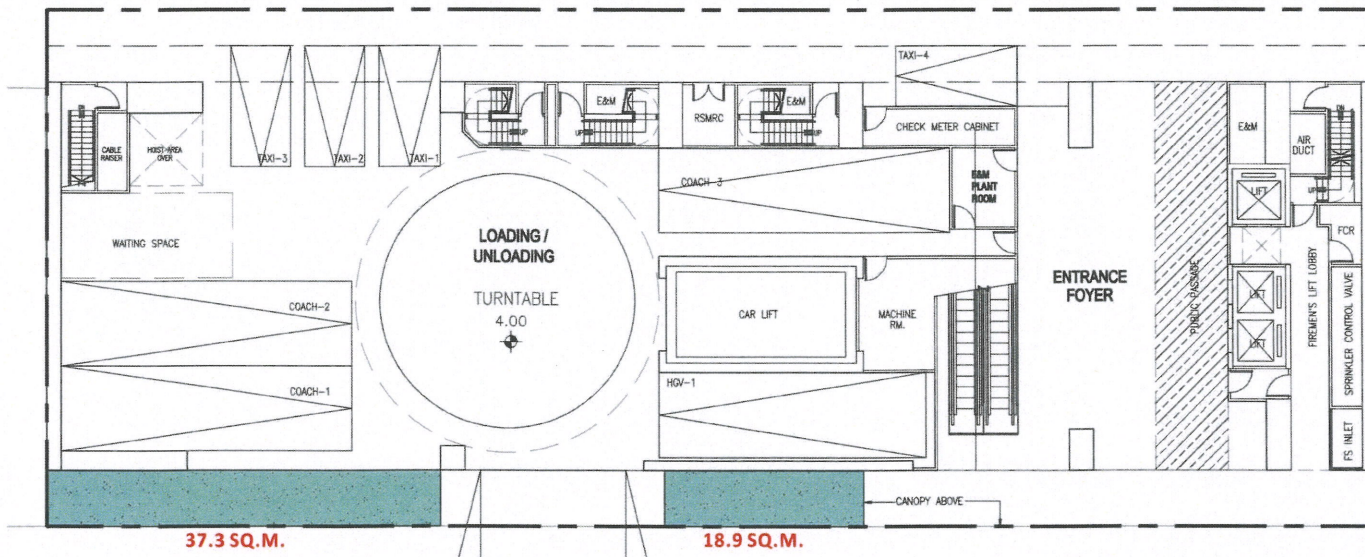
Appendix III

Common Greenery Provision

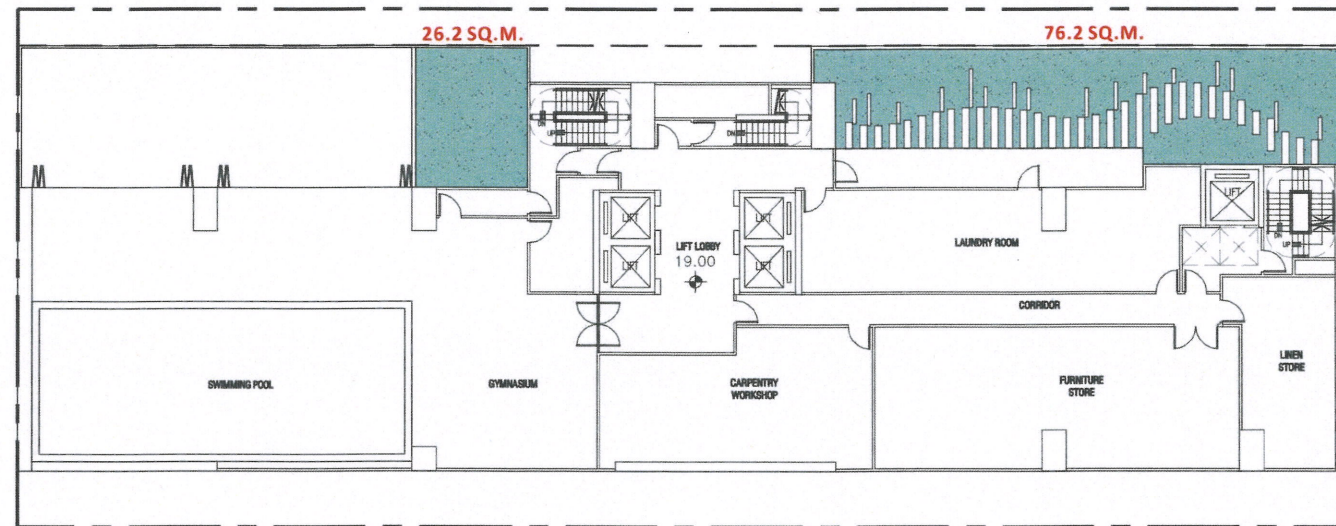
LEGEND:

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY IN PRIMARY ZONE
- UNCOVERED GREENERY IN OTHER AREAS
- +5.0 PROPOSED LEVEL

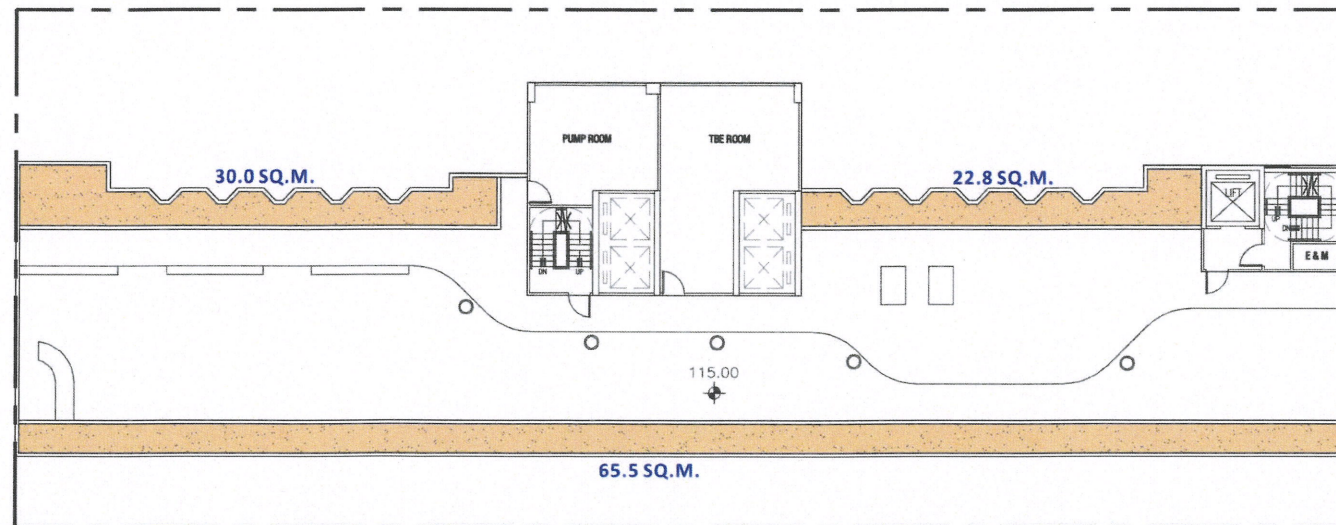
Required Greenery	Area	Unit
Site Area:	1,171.00	m ²
Required Area at Primary Zone:	117.10	m ²
Required Total Greenery:	234.20	m ²
Allowable Greenery Features:	70.26	m ²
Provided Greenery at Primary Zone	Area	Unit
Uncovered Planitng Area at G/F	56.20	m ²
Uncovered Planitng Area at 3/F	102.40	m ²
Greenery at Primary Zone	158.60	m ²
	(>117.10)	m ²
Greenery Ratio at Primary Zone	13.54%	
Provided Greenery at Other Areas	Area	Unit
Uncovered Planitng Area at R/F	118.30	m ²
Greenery at Other Areas	118.30	m ²
Greenery Ratio at Other Areas	10.10%	
Total Greenery	276.90	m ²
	(>234.20)	m ²
Greenery Ratio	23.65%	



A GREENERY AT G/F
SCALE 1:300



B GREENERY AT 3/F
SCALE 1:300



C GREENERY AT R/F
SCALE 1:300

PROJECT :
PROPOSED MINOR RELAXATION OF PLOT RATIO AND BUILDING HEIGHT RESTRICTIONS FOR PROPOSED HOTEL USE IN "OTHER SPECIFIED USES" AND ANNOTATED "BUSINESS" ZONE, 107-109 WAI YIP STREET, KWUN TONG, KOWLOON

DRAWING TITLE :
COMMON GREENERY PROVISION (G/F, 3/F & R/F)

PROJECT No. C2418

DRAWING No. GC01

SCALE : 1:300

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2418-GC01

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