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: 18 September 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. 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 =  $1,171.0 \text{ m}^2$ 

Site coverage of Greenery Requirement:

- (a) Minimum Total Site Coverage of Greenery = 1,171.0 x 20% = 234.20 m<sup>2</sup>
- (b) Minimum Greenery Area on Primary Zone =1,171.0 m<sup>2</sup> x 10% = 117.10 m<sup>2</sup>
- (c) Cap for other types of Greenery Area with cap requirement =234.20 m<sup>2</sup> x 30% = 70.26 m<sup>2</sup>
- 4.3.2 The overall green coverage of the Application will not be less than **20%**, i.e. **234.20** m<sup>2</sup> 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 **117.10m**<sup>2</sup>.

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

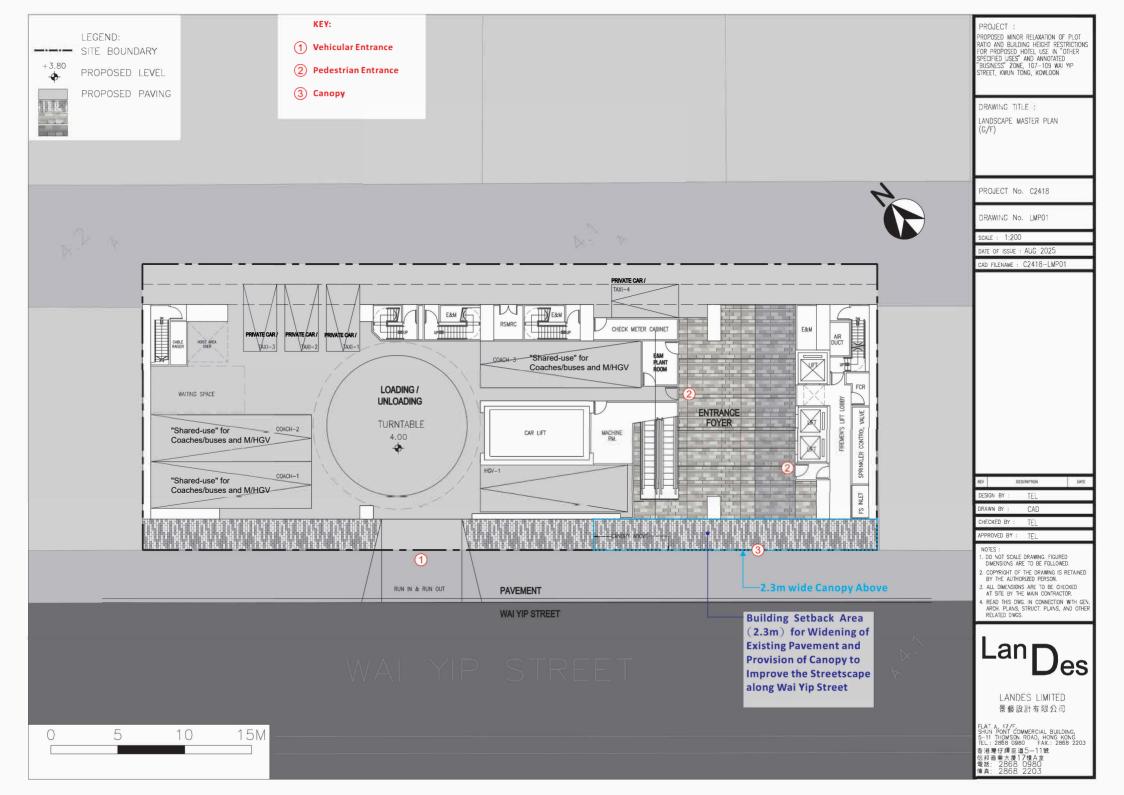
5.3 In this project, total **258.0m²**, **i.e.22.03**% greenery area is provided within the proposed development. They will be maintained by the Applicant.

Appendix I

**Landscape Master Plans** 

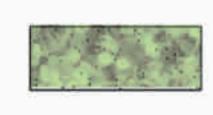
And

**Relevant Sections** 



LEGEND: SITE BOUNDARY

SHAPED PLANT



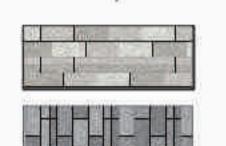
PROPOSED SHRUBS AND GROUNDCOVER



PROPOSED LAWN



PROPOSED LEVEL

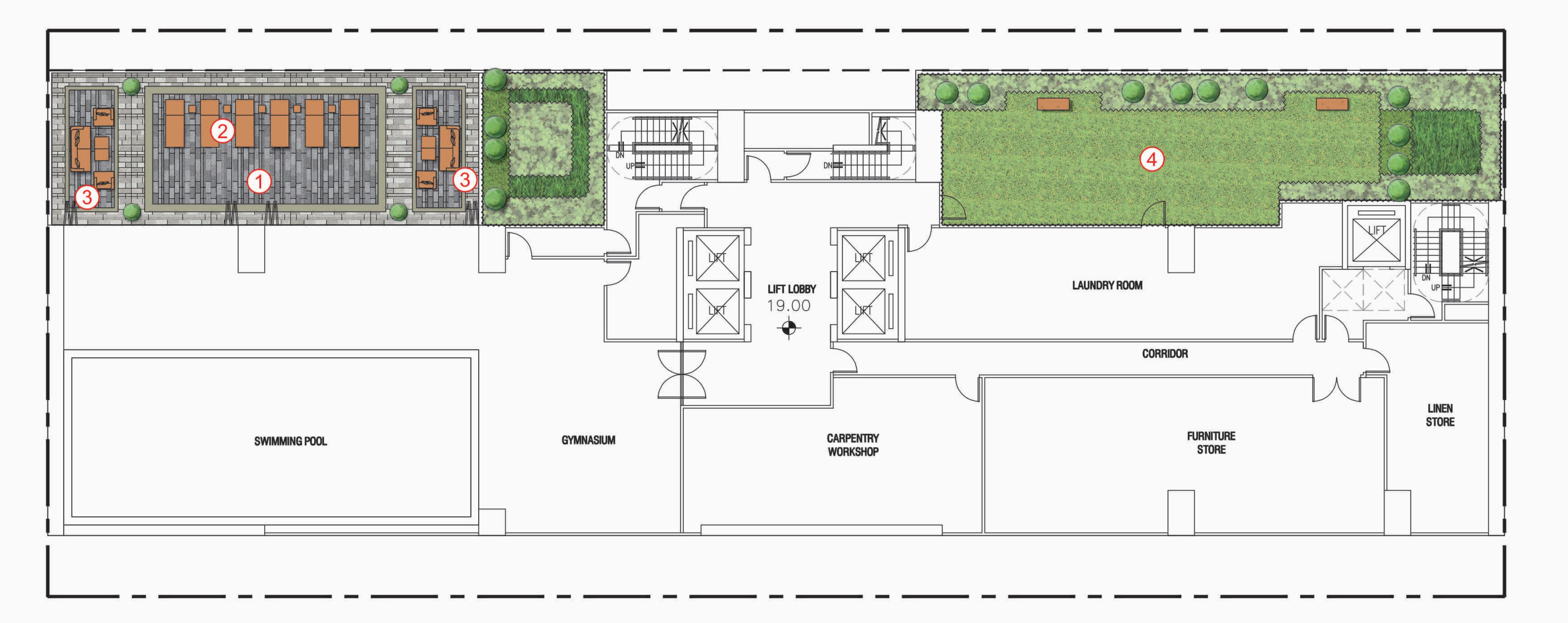


PROPOSED PAVING



- (1) Gathering Courtyard
- 2 Sun Lounge (Moavable)
- **3** Movable Seat Bench
- 4 Multi-functional Lawn





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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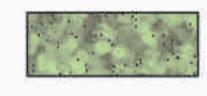
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SHAPED PLANT

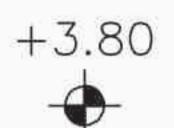


PROPOSED SHRUBS AND GROUNDCOVER

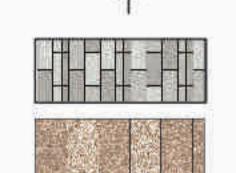


PROPOSED LAWN

PROPOSED CREEPING PLANT



PROPOSED LEVEL

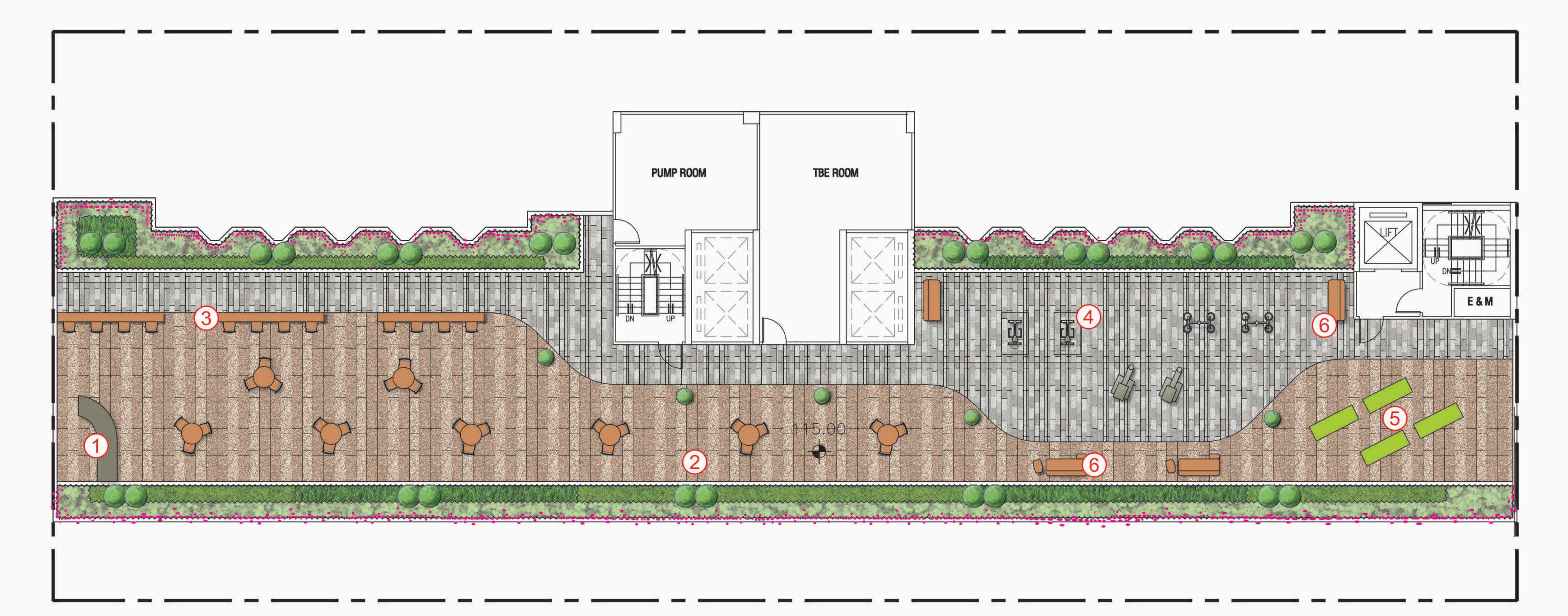


PROPOSED PAVING



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





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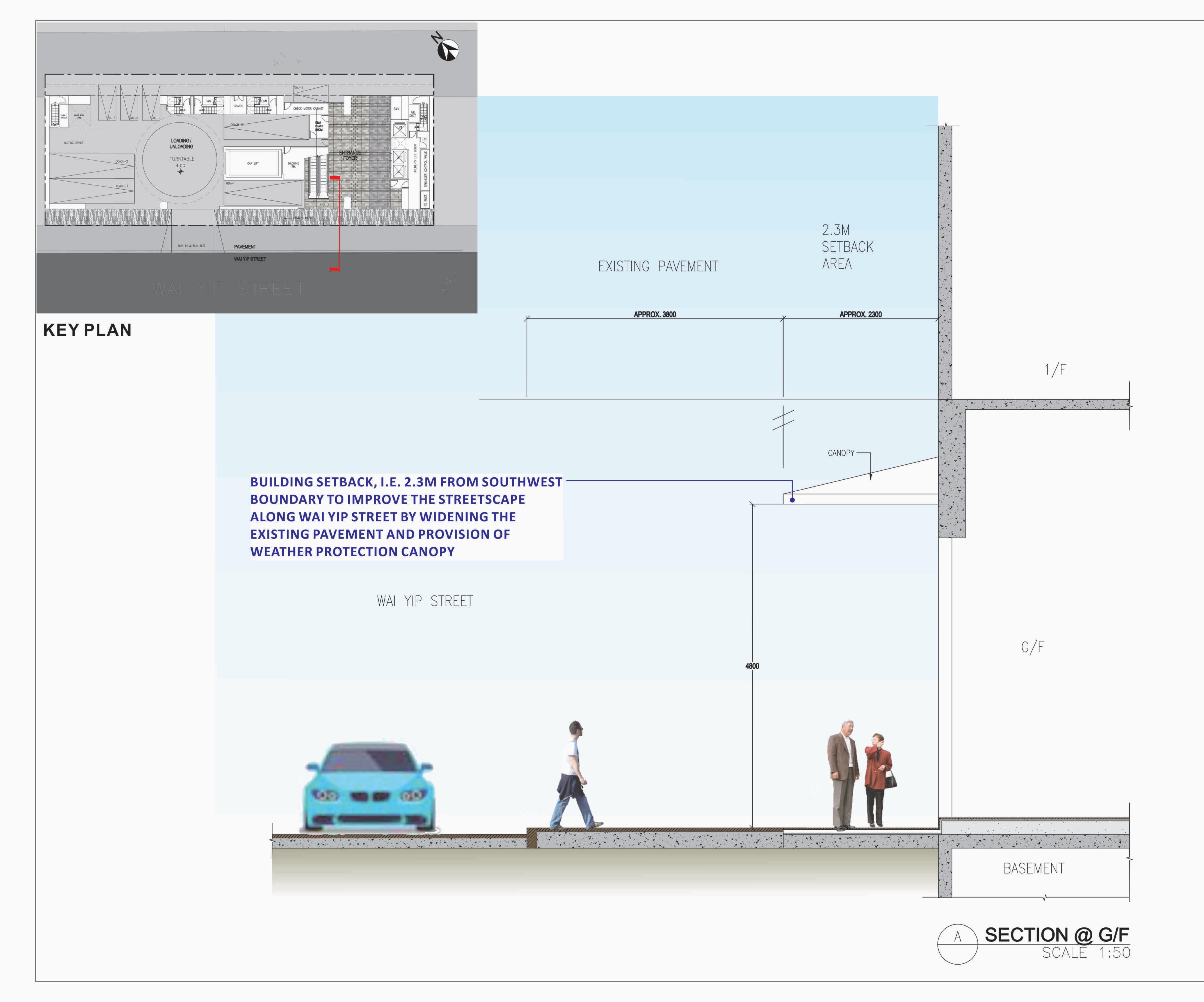
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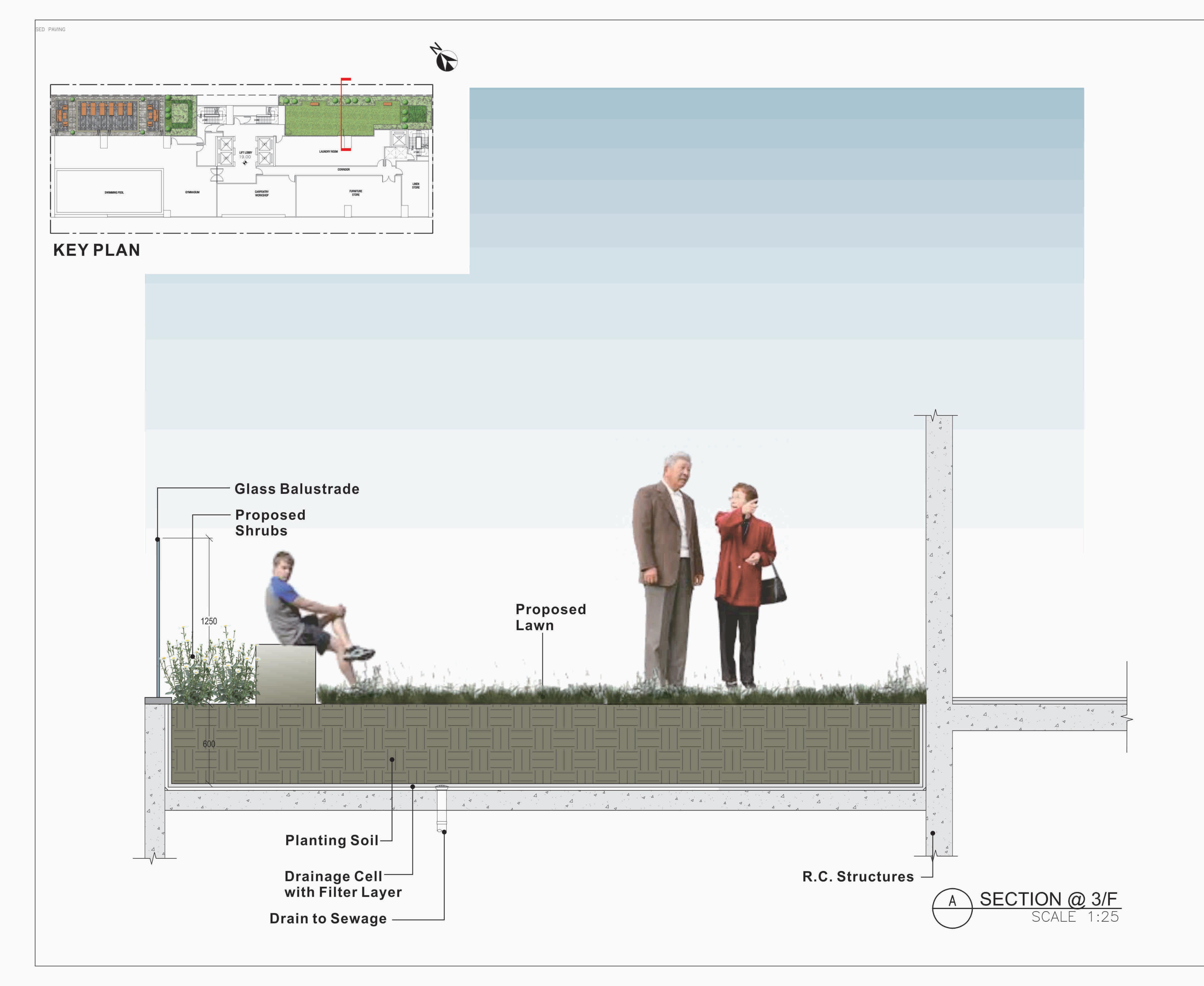
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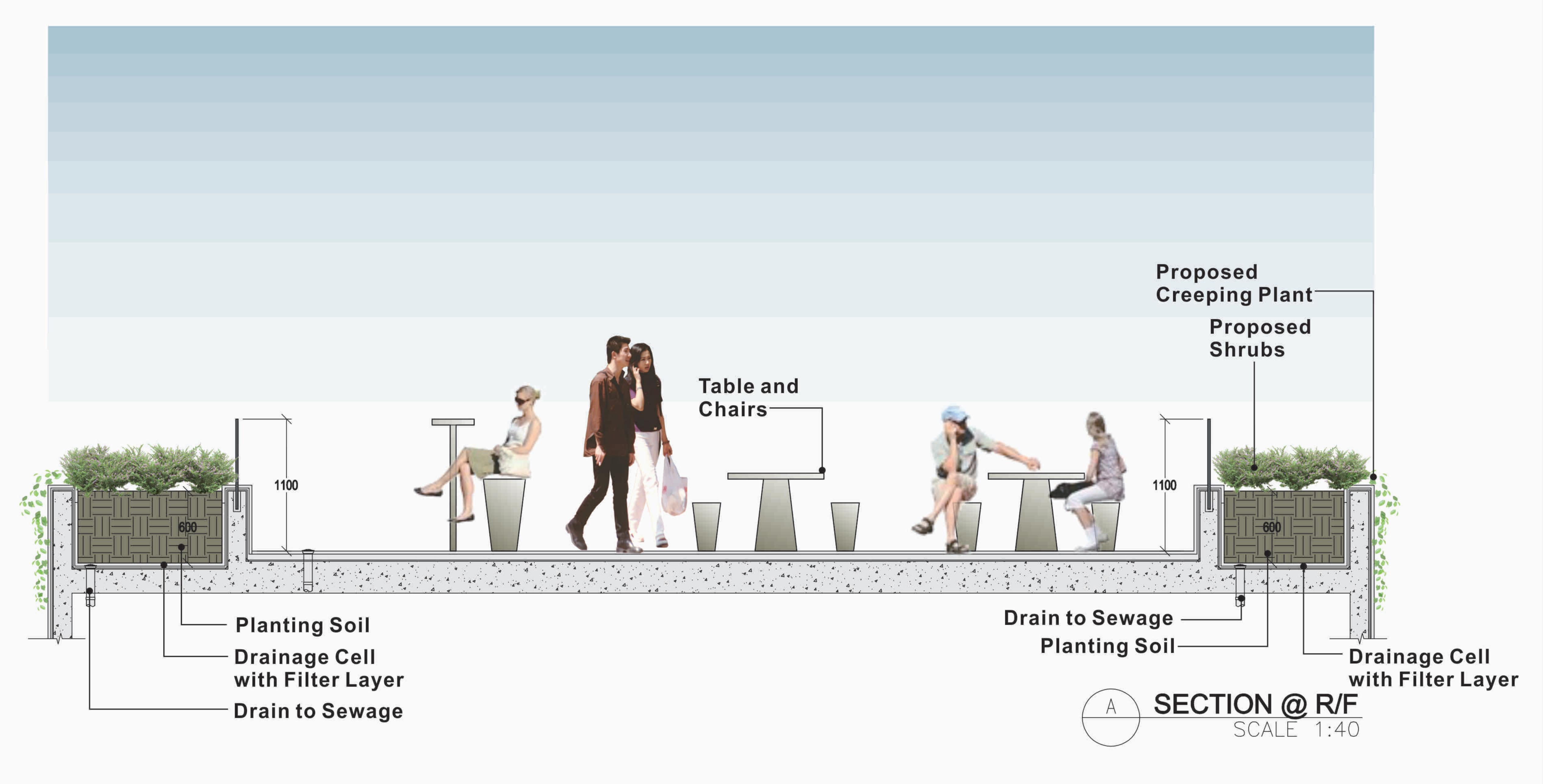
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# **KEY PLAN**



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Appendix II

**Planting Plans** 

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

#### PROJECT :

PROPOSED MINOR RELAXATION OF PLOT 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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LEGEND:

---- SITE BOUNDARY

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SHAPED PLANT

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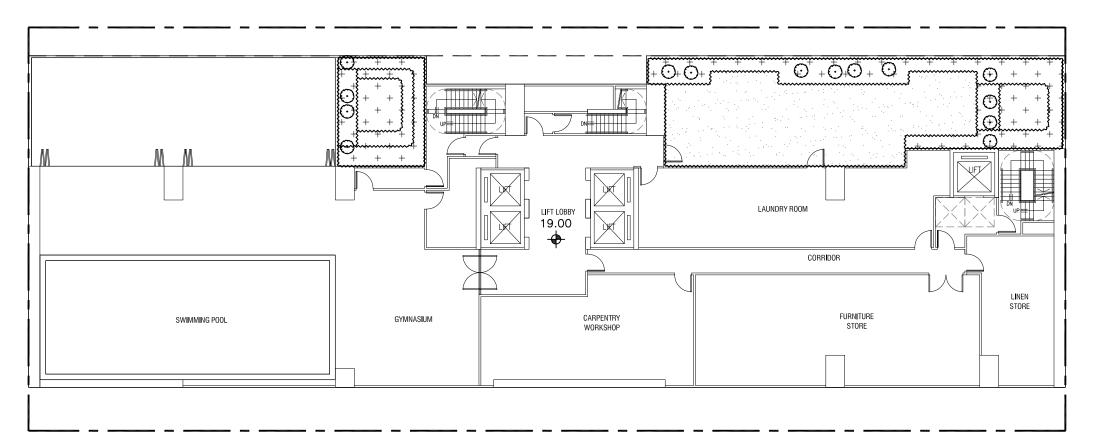
PROPOSED SHRUBS AND GROUNDCOVER

PROPOSED LAWN

+3.80

PROPOSED LEVEL





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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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PLANTING PLAN (3/F)

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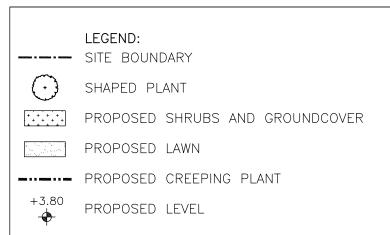
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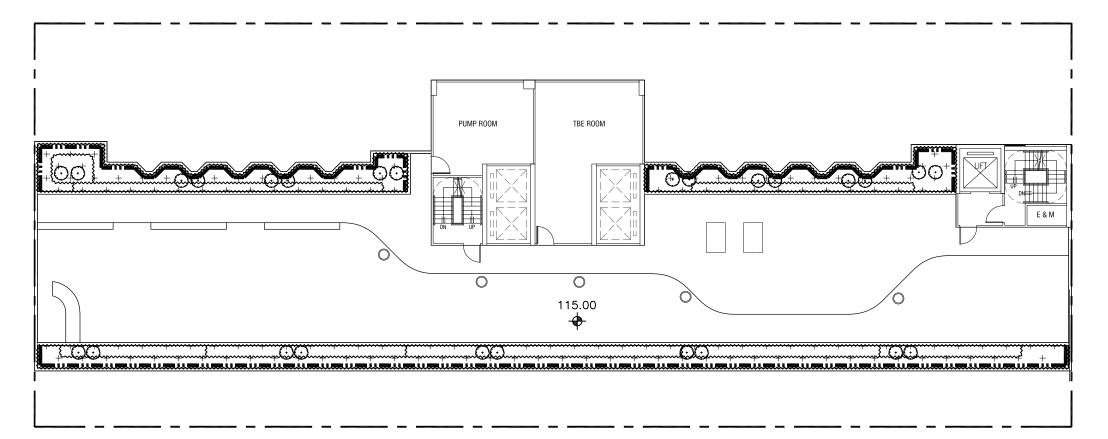
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DRAWING TITLE :

PLANTING PLAN (R/F)

PROJECT No. C2418

DRAWING No. PT02

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- AT SITE BY THE MAIN CONTRACTOR.

  4. READ THIS DWG. IN CONNECTION WITH GEN.
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  RELATED DWGS.

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FLAT A, 17/F, SHUN PONT COMMERCIAL BUILDING, 5-11 THOMSON ROAD, HONG KONG TEL.: 2868 0980 FAX.: 2868 2203

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Proposed Minor Relaxation of Plot Ratio and Building Height Restrictions
For Proposed Hotel Use in "Other Specified Uses" annotated "Business" Zone,
107-109 Wai Yin Street, Kwun Tong, Kowloon

Landscape Proposal

Appendix III

**Common Greenery Provision** 

LEGEND:

APPLICATION SITE BOUNDARY



UNCOVERED GREENERY IN PRIMARY ZONE

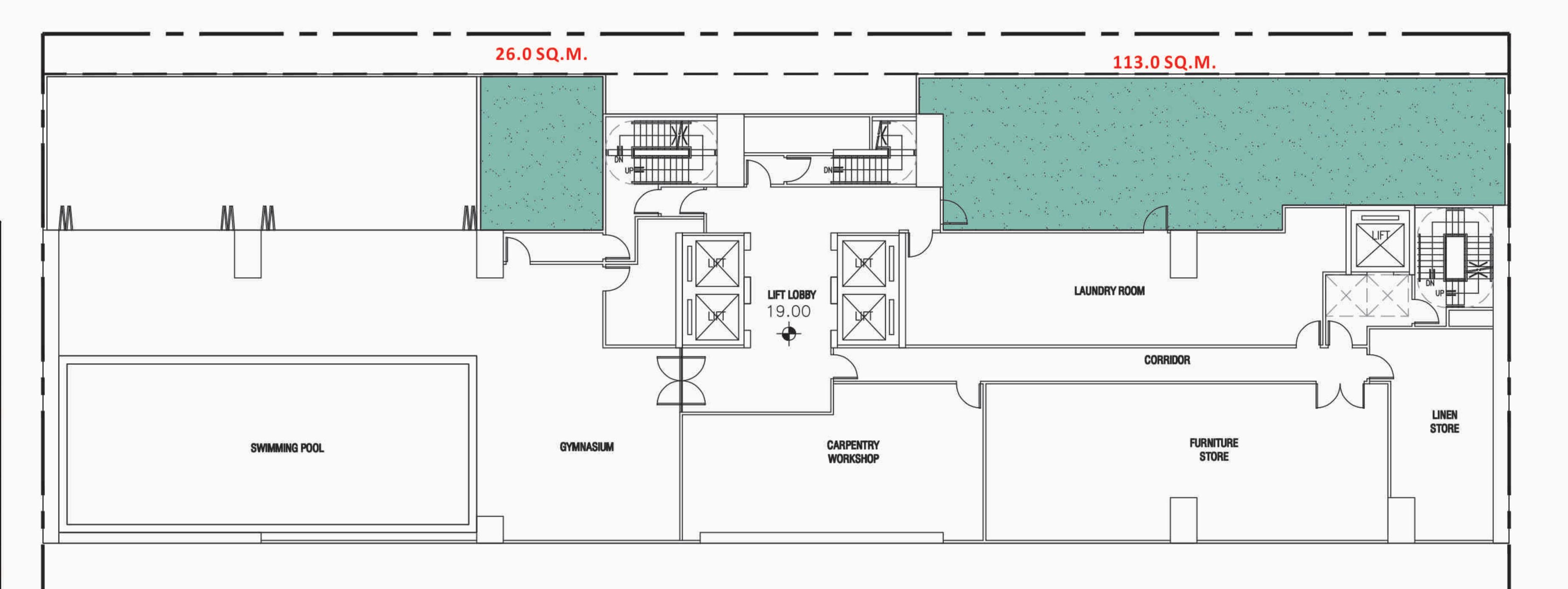


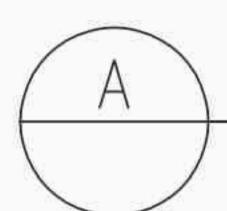
UNCOVERED GREENERY IN OTHER AREAS



PROPOSED LEVEL

Required Greenery	Area	Unit
Site Area:	1,171.00	m <sup>2</sup>
Required Area at Primary Zone:	117.10	m <sup>2</sup>
Required Total Greenery:	234.20	m <sup>2</sup>
Allowable Greenery Features:	70.26	m <sup>2</sup>
Provided Greenery at Primary Zone	Area	Unit
Uncovered Planitng Area at 3/F	139.00	m <sup>2</sup>
Greenery at Primary Zone	139.00	m <sup>2</sup>
	(>117.10)	m <sup>2</sup>
Greenery Ratio at Primary Zone	11.87%	
Provided Greenery at Other Areas	Area	Unit
Uncovered Planitng Area at R/F	119.00	m <sup>2</sup>
Greenery at Other Areas	119.00	m <sup>2</sup>
Greenery Ratio at Other Areas	10.16%	
Total Greenery	258.00	m <sup>2</sup>
	(>234.20)	m <sup>2</sup>
Greenery Ratio	22.03%	

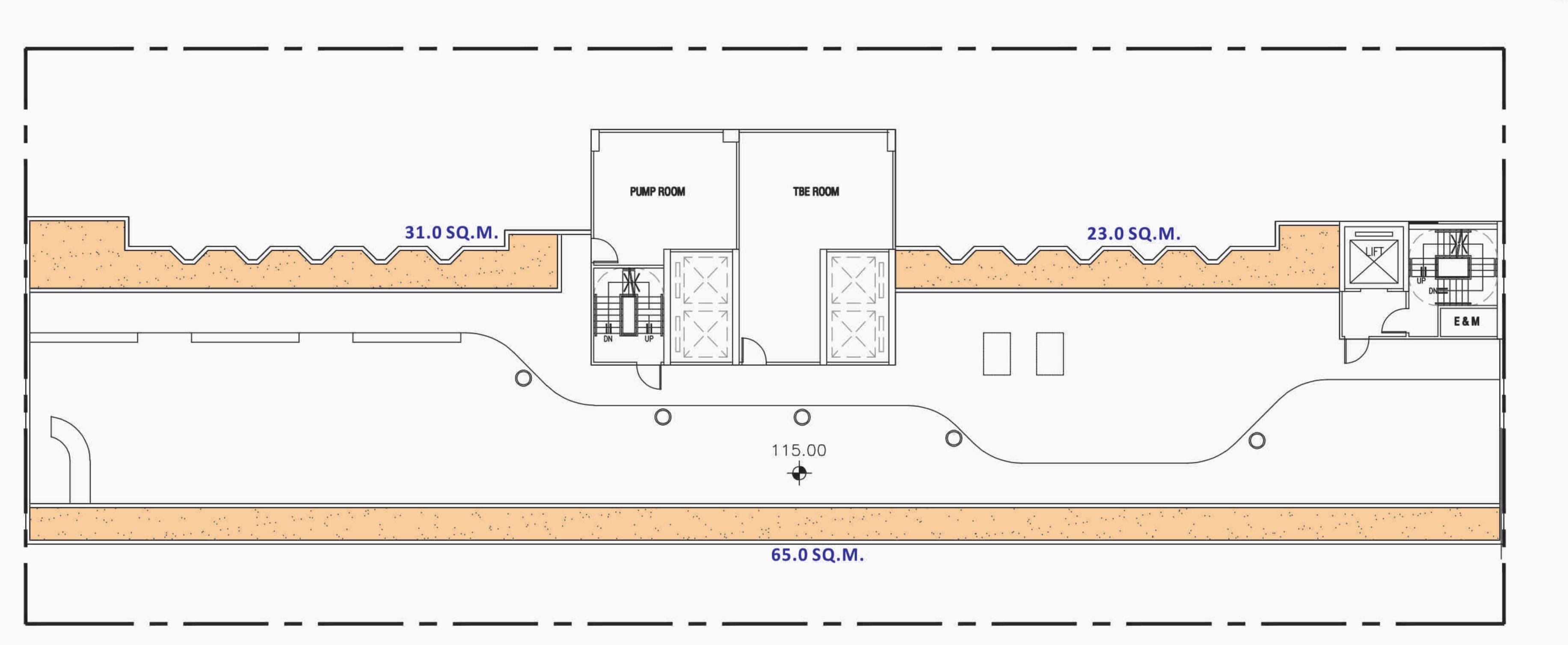




GREENERY AT 3/F

SCALE 1:250





 $\left(\begin{array}{c} \\ \\ \end{array}\right)$ 

GREENERY AT R/F SCALE 1:250 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 (3/F & R/F)

PROJECT No. C2418

DRAWING No. GC01

SCALE : 1:250

DATE OF ISSUE: AUG 2025

CAD FILENAME: C2418-GC01

REV DESCRIPTION DATE

DESIGN BY: TEL

DRAWN BY: CAD

CHECKED BY: TEL

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