

## **Appendix 2**

### Landscape Proposal

## Landscape Proposal

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Project:

**Section 16 Application for  
Proposed Flat with Permitted Office  
and Shops / Eating Places  
at 43 - 49A Hankow Road  
Tsim Sha Tsui, Kowloon**

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Applicant:

Asia Rich Incorporation Limited

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Registered Landscape Architect: **QUAD Limited**

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Signature



Name of RLA  
Registration No.

Eric Kam Wai, Lam  
R 057

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## Section 1 – Background Information

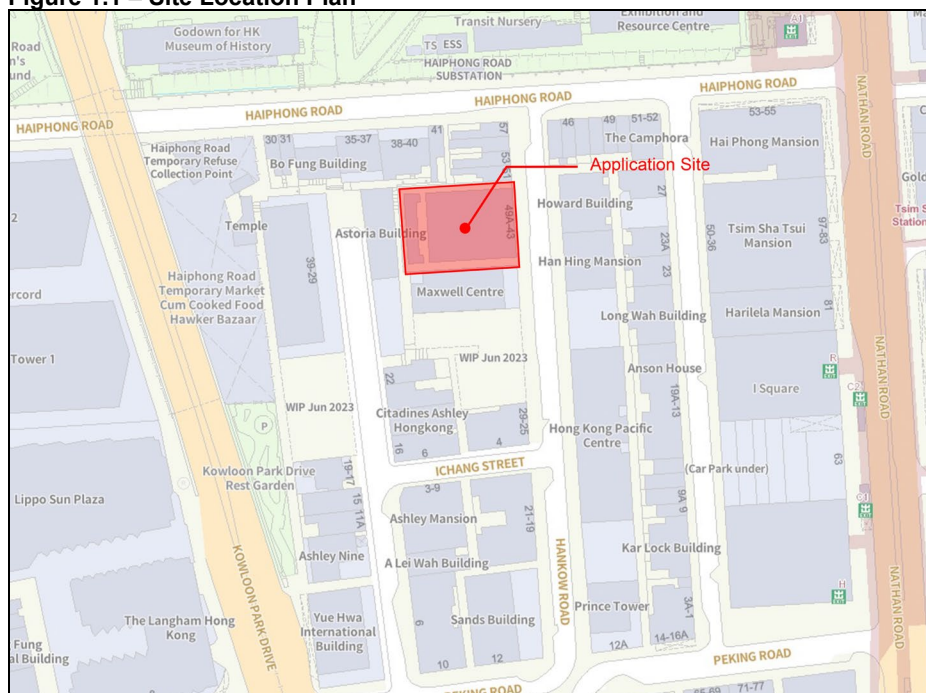
### 1.1 Introduction

- 1.1.1 QUAD Limited is commissioned by the Applicant, *Asia Rich Incorporation Limited*, to prepare a Landscape Proposal to support a Section 16 Application for the Proposed Flat with Permitted Office and Shops / Eating Places at 43 - 49A Hankow Road, Tsim Sha Tsui, Kowloon (the “Application Site” / the “Site”).
- 1.1.2 This Landscape Proposal is made reference to Planning Department’s Practice Notes for Professional Persons No. 1/2019 and Hong Kong Planning Standards and Guidelines.

### 1.2 Existing Site Condition

- 1.2.1 The Application Site, with the site area of about 1,074.5m<sup>2</sup>, is located at Tsim Sha Tsui, Kowloon.
- 1.2.2 The Application Site is situated at Hankow Road opposite to Howard Building across the road. It is bounded by some four to five-storey tenement buildings to its’ immediate north, Hankow Road to its’ east, Maxwell Centre to its’ immediate south, and Astoria Building to its’ west. (Refer to **Figure 1.1** for Site Location Plan)
- 1.2.3 The Application Site is currently occupied by an existing composite building with retail shops on the lower floors and ground floor, while the residential units are located above the shops.
- 1.2.4 The vicinity character of the Site is a well-established mixed use neighbourhood with both commercial and residential developments. The area is also a tourist spot of Hong Kong with major attractions located within the walking distance such as Kowloon Park across Haiphong Road; HK Cultural Centre and Museum of Art towards Victoria Harbour to the south of the Site.
- 1.2.5 There is no existing tree found within the Application Site boundary.

**Figure 1.1 – Site Location Plan**



### 1.3 The Proposed Development

1.3.1 The Applicant intends to develop the Site into a Composite Development comprised of one single block with a total of 28 storeys. Retail components will be located from G/F to 7/F; offices will be located from 8/F to 17/F; and the residential flats will be located from 18/F and above.

1.3.2 The main entrance of the residential flat is located on ground floor toward the southeast corner of the Site adjacent to Maxwell Centre.

1.3.3 Private open spaces will be provided on 18/F where the clubhouse of the residential flats is located. Appropriate hard and soft landscape treatment will also be implemented for the practical use and enjoyment of the future residents.

1.3.4 The proposed development parameters are summarized as below:

Application Site Area	1,074.5m <sup>2</sup>
No. of Storey	28 storeys
No. of Occupants	253

## Section 2 – Landscape Proposal

### 2.1 Landscape Design Objectives

#### 2.1.1 The landscape design objectives are as follows:

- to integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- to provide visual integration in elevated view of the scheme, and screening and softening of the built form at low level view;
- to provide a quality and usable outdoor landscape space for the future users;
- to maximize, where feasible, the opportunity for the planting

### 2.2 Landscape Design

#### 2.2.1 The landscape design aims to create a pleasant environment while at the same time satisfying the needs for useable outdoor space for the future occupants. The proposed landscape design shall be harmony in character to the overall architecture. The landscape shall also take into full consideration of the functional, aesthetic, and maintenance aspects.

#### 2.2.2 Entrance Corridor

The entrance corridor is located at the southern side of the Site along the site boundary. It provides a direct access route for the residents of the building. In order to soften the rigid built form of the development in a very limited space on ground floor, a vertical green wall is proposed at street level along the entrance corridor. The green wall establishes a visual identity for the development and also bring a noticeable improvement in urban greenery for both the development and the neighborhood community.

#### 2.2.3 Streetscape Landscape Area

Adjoining the pedestrian footpath along Hankow Road, planting bed will be provided within the setback landscape area on ground floor for better transition between the development and the surrounding environment. Ornamental shrubs and groundcovers will be planted to soften the building profile and to maintain a general greening effect of the development at pedestrian level.

#### 2.2.4 Podium Roof Greening

To maximize the greening opportunities within the Site, podium roof greening will be provided on 3/F flat roof of the building. This green roof provides a visual interest to the shop / office and it is primarily for groundcover planting and accessed only by the maintenance staff.

#### 2.2.5 Multi-functional Garden

A multi-functional garden for the future tenant is proposed on 18/F where the clubhouse is located. Lawn will be provided with seating facilities for practical use. Appropriate shrubs and groundcovers species with different texture and colours will be used to create a lush landscape setting. The garden is functioned as multi-functional space for passive activities.

## 2.2.6 Outdoor Fitness Area

To encourage the usage of landscape area, an outdoor gym is proposed on 18/F with direct access from the clubhouse. Open lawn with ample of planting with shrubs and groundcovers will be planted for the enjoyment of the users. All fitness station and the associated ancillary works shall be in full compliance with the safety standards and guidelines.

## 2.3 Soft Landscape Planting

2.3.1 The proposed softworks shall provide the much-needed greenery lacking on Site and to soften the dominant hardscape areas. Appropriate plant sizes and density will be used to create an 'instant landscape effect' necessary for greening of the development.

2.3.2 Plant species shall be a combination of native species and a few exotic species for accentuation and particular theme effect. Careful species selection to ensure maximum greening effect with minimum maintenance needs. A mixture of ornamental plants with different texture and colours will be incorporated into the design to create a lush landscape setting and to create a year-round display. Shrub layers will be mass planted in specific colour groupings, and designed to provide an engaging scenic setting. Flowers and fragrance are also the important ingredient in the soft landscape planting design.

2.3.3 The preliminary proposal for plant species are listed in **Figure 2.1**. It is subject to further design refinement in the detailed design stage.

**Figure 2.1 – Preliminary Planting Schedule**

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
<b>Shrubs Species</b>			
<i>Duranta repens</i> 'Variegata'	花葉假連翹	300 x 300	250
<i>Ficus microcarpa</i> 'Golden Leaves'	黃金榕	500 x 400	350
<i>Gardenia jasminoides</i>	白蟬	400 x 300	250
<i>Ixora chinensis</i>	* 龍船花	400 x 300	250
<i>Lespedeza formosa</i>	* 美麗胡枝子	500 x 400	350
<i>Plumbago auriculata</i>	藍雪花	300 x 300	250
<i>Rhododendron pulchrum</i>	紫杜鵑	500 x 400	350
<b>Groundcovers Species</b>			
<i>Cuphea hyssopifolia</i>	雪茄花	250 x 250	200
<i>Lantana montevidensis</i>	馬纓丹	250 x 250	200
<b>Turf Species</b>			
<i>Zoysia japonica</i>	朝鮮草	300 x 300	--

\* Native Species

2.3.4 When planting areas located on slabs within closed bottom planters, the need for adequate soil depth to ensure proper plant growth is taken into account. The minimum soil depth (excluding drainage layers) are:

- Shrub: 600mm
- Groundcover / Turf: 300mm

### 2.3.5 Irrigation and Proposed Source of Water Supply

Automatic irrigation system will be used for vertical green wall. Manual irrigation system will be adopted for all planting areas, with water points at not more than 40m c/c spacing will be provided throughout the development.

### 2.3.6 Maintenance of Landscape Works

Maintenance and establishment works to soft landscape areas within the Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion to ensure the proper establishment of the installed plant materials.

#### Soft Landscape Maintenance Schedule

**Watering:** Water all plants as necessary; adjusted to rainfall to ensure adequate watering for plant consumption during the Establishment Period.

**Pruning:** Prune shrubs and groundcovers in early March to encourage flowering. Cut back annuals after flowering period.

**Grass Cutting:** Grass shall be cut when it reaches a height of 75mm by manual or mechanical methods. Reduce the height to 25mm. Cut grass at least once per month during the growing season and twice at equal intervals during the dry season.

**Fertilizing:** Two times annually; emphasis is in March's application. Test the soil in January to analyze quality ameliorates as necessary.

**Fungicide / Insecticide:** Apply approved chemical only when necessary.

**Weeding:** Manually or use selective non-toxic, biodegradable herbicide to keep weed growth under control, when necessary.

**Mulching:** Top up mulching inside all planting beds twice a year and as necessary.

## 2.4 Open Space Provision

2.4.1 To comply HKPSG requirement, the proposed development will provide not less than 253m<sup>2</sup> open space for the occupants to ensure living quality. The demarcation of Open Space Provision is shown in **Appendix II**.



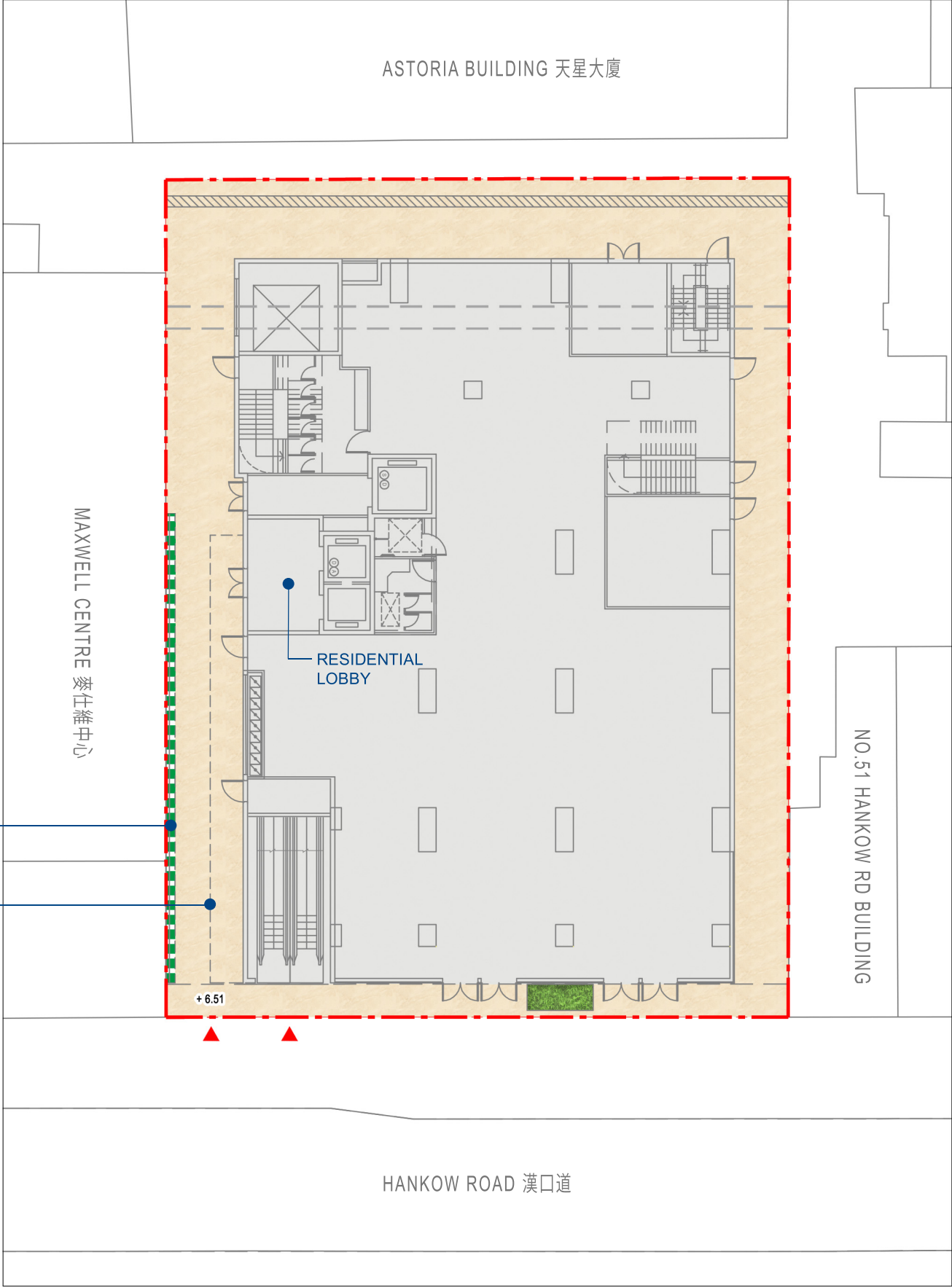
## **Appendix I**

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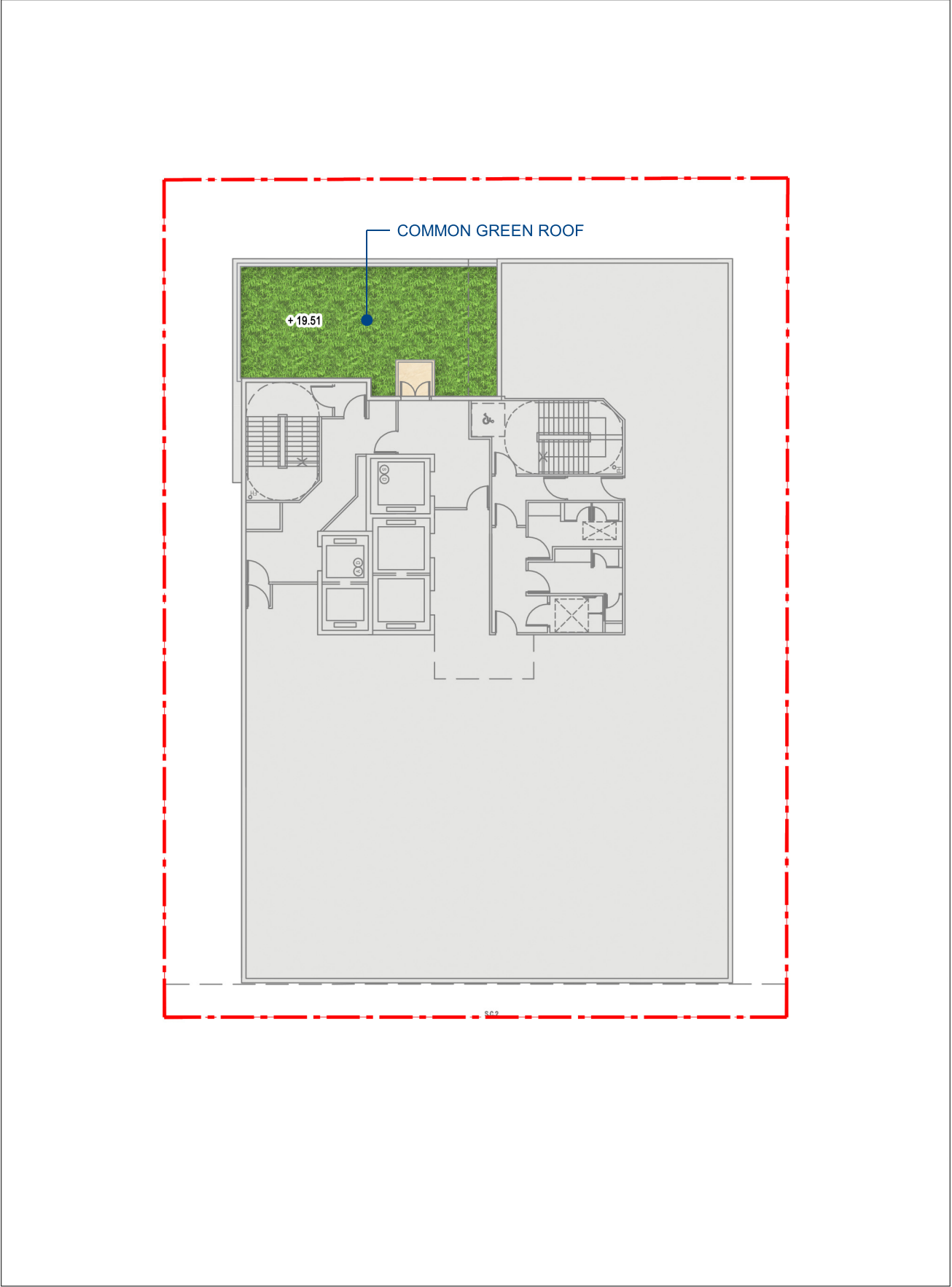
Landscape Layout Plan, Section, Elevation

**Legend**

- Application Site Boundary
- Hard Paved Area
- Planting Area
- Lawn
- Vertical Green Wall
- Bench
- Pedestrain Entrance / Exit



G/F



3/F

DWG NO. : LLP-01  
SCALE : 1:250 (A3)  
DATE : 25.08.23



**LANDSCAPE LAYOUT PLAN (G/F, 3/F)**

SECTION 16 APPLICATION FOR  
PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES  
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON

Legend

Application Site Boundary

Hard Paved Area

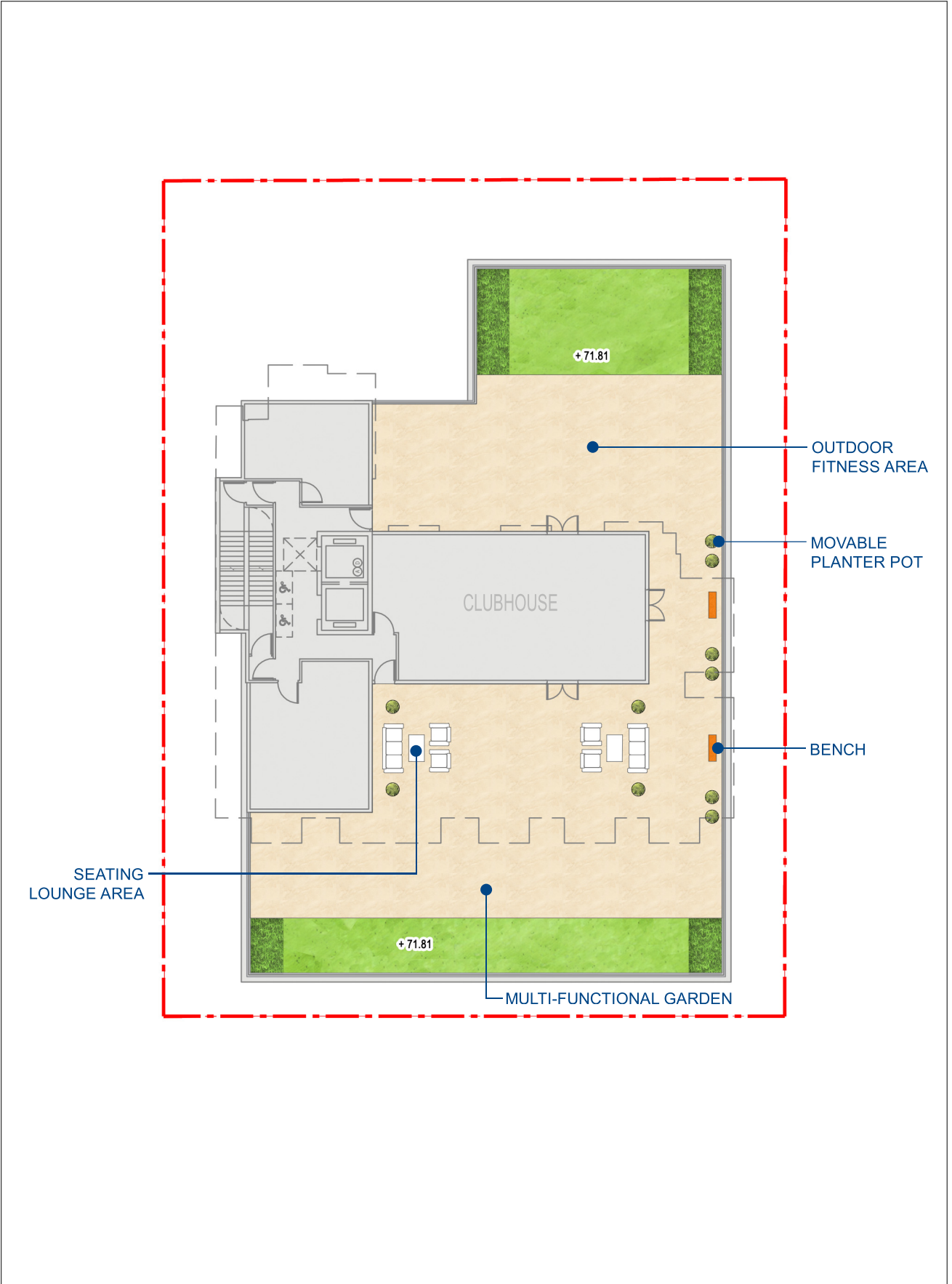
Planting Area

Lawn

Vertical Green Wall

Bench

Pedestrain Entrance / Exit

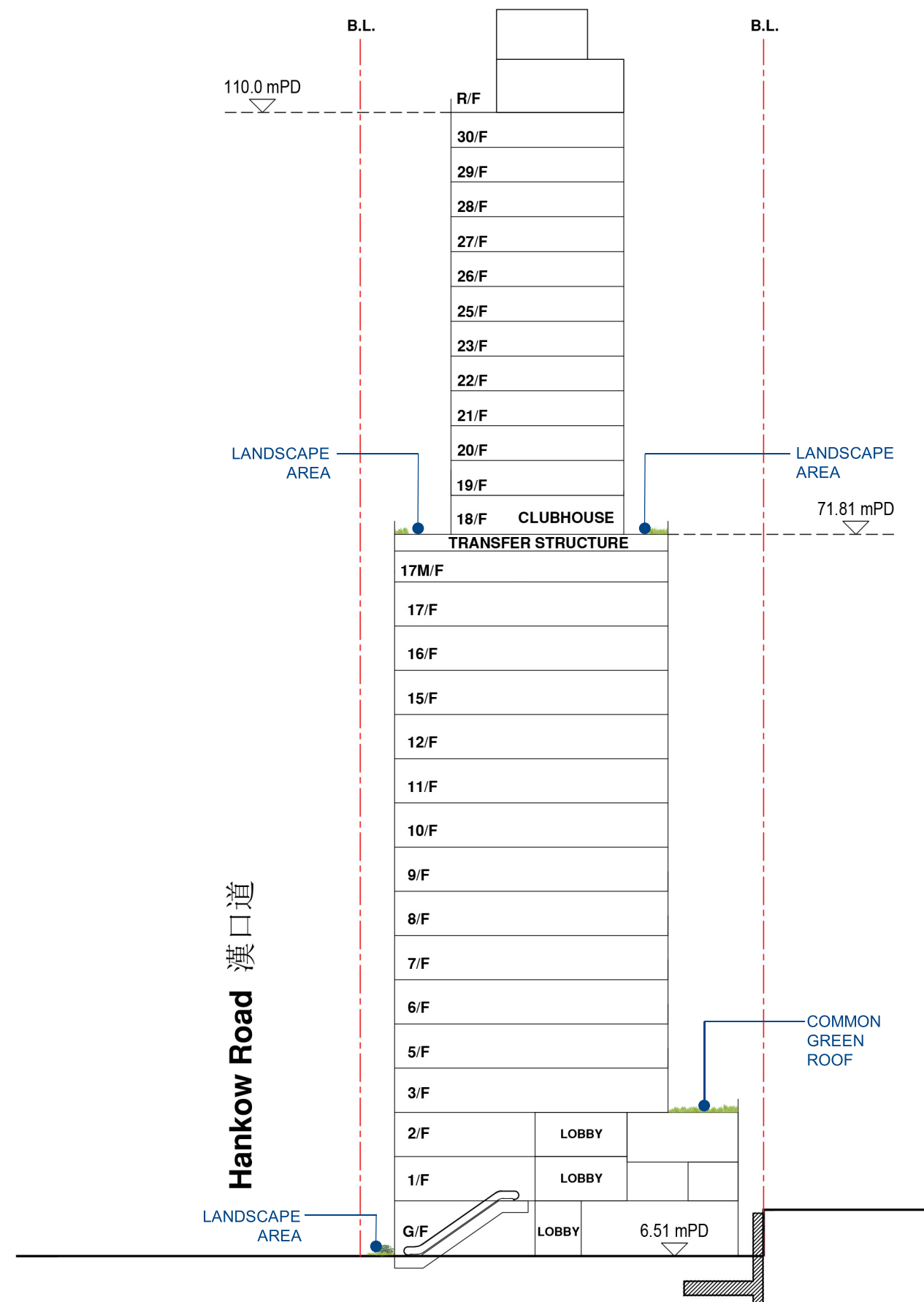


18/F

DWG NO. : LLP-02  
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DATE : 25.08.23

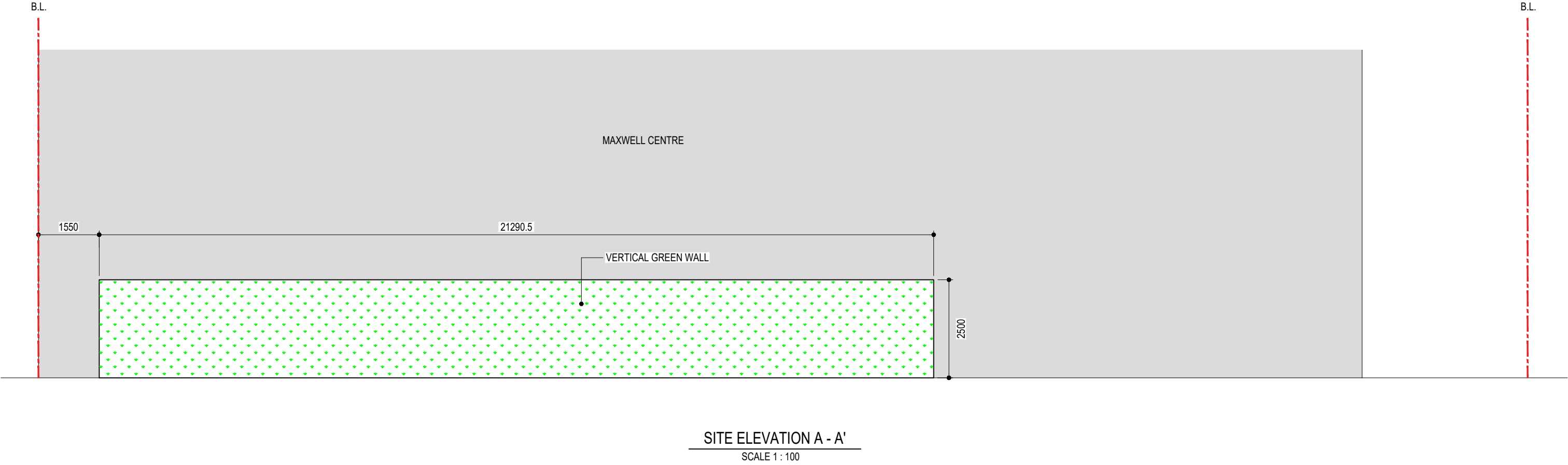
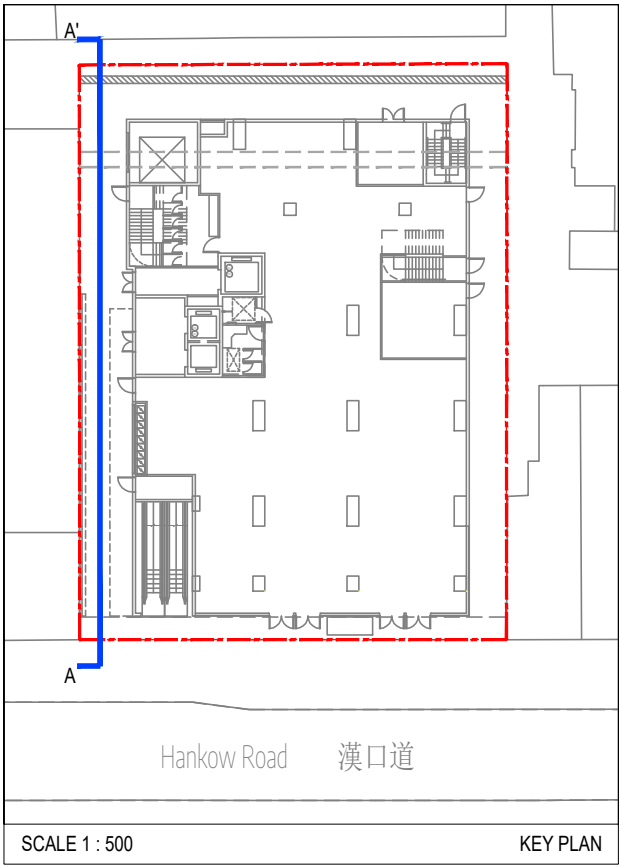


**LANDSCAPE LAYOUT PLAN (18/F)**  
SECTION 16 APPLICATION FOR  
PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES  
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON



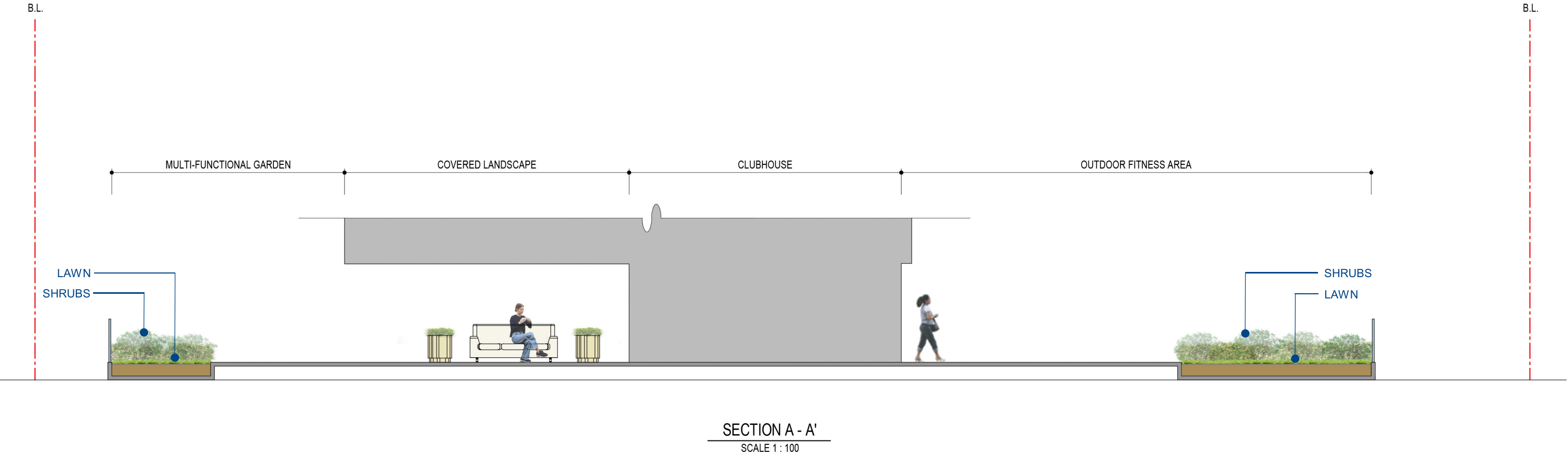
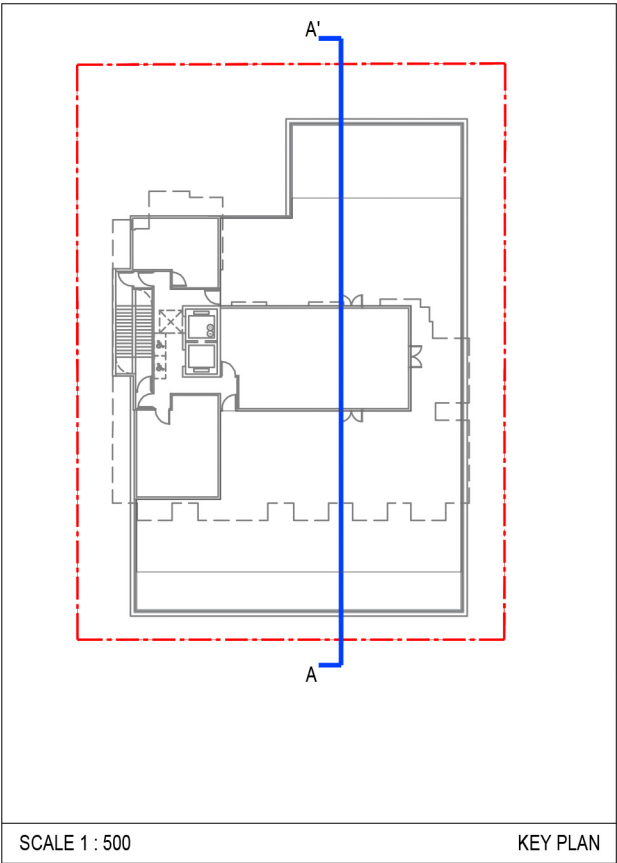
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DATE : 25.08.23

**SITE SECTION**  
SECTION 16 APPLICATION FOR  
PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES  
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON



DWG NO. : LLP-05  
SCALE : AS SHOWN (A3)  
DATE : 25.08.23

**SITE ELEVATION**  
**SECTION 16 APPLICATION FOR**  
**PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES**  
**AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON**



DWG NO. : LLP-06  
SCALE : AS SHOWN (A3)  
DATE : 25.08.23

**SECTION AT 18/F**  
SECTION 16 APPLICATION FOR  
PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES  
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON

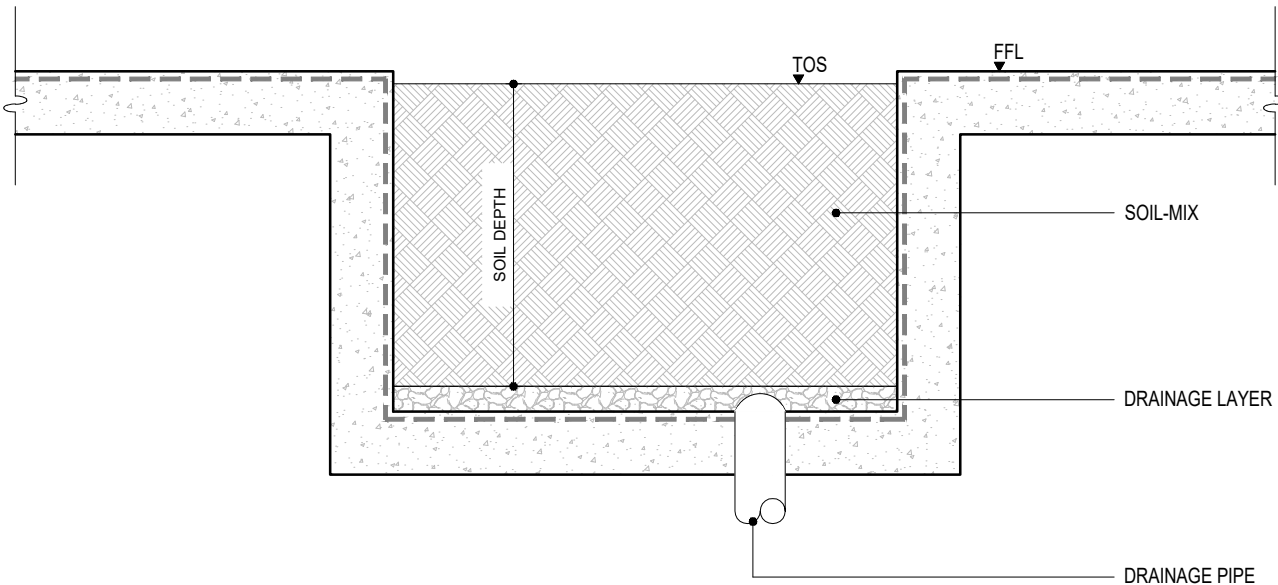
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REMARKS

MINIMUM SOIL DEPTH REQUIREMENT

SHRUBS : 600MM

GROUNDCOVERS / GRASS : 300MM



DWG NO. : LLP-07

SCALE : 1:15 (A3)

DATE : 25.08.23

**TYPICAL PLANTER SECTION**

SECTION 16 APPLICATION FOR

PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES

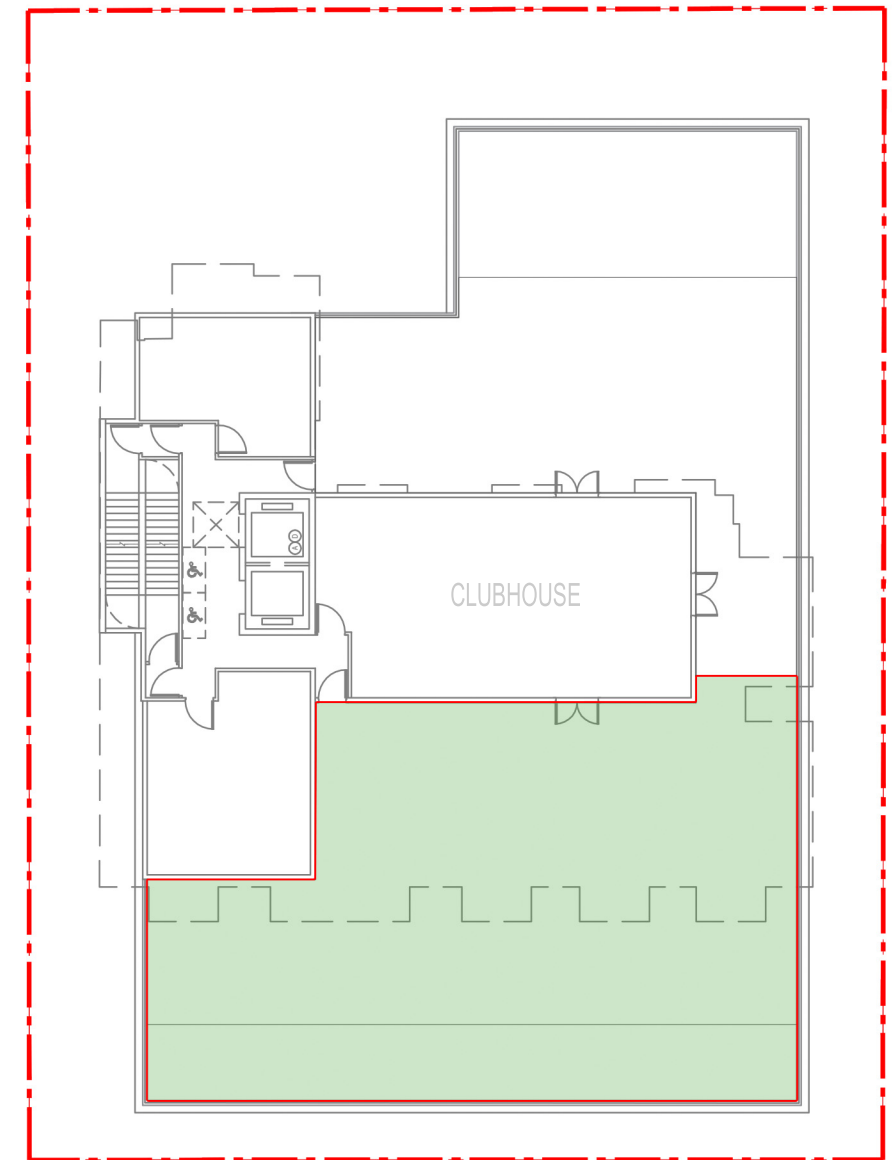
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON

## **Appendix II**

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Open Space Provision





 OPEN SPACE NOT LESS THAN 253m<sup>2</sup>

DWG NO. : LLP-03  
SCALE : 1:250 (A3)  
DATE : 25.08.23



# OPEN SPACE DEMARCATION PLAN

SECTION 16 APPLICATION FOR  
PROPOSED FLAT WITH PERMITTED OFFICE AND SHOPS / EATING PLACES  
AT 43-49A HANKOW ROAD, TSIM SHA TSUI, KOWLOON

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