

Landscape Proposal

Project:

**Section 16 Application for
Proposed Flat with Permitted Hotel,
Office and Shop & Services/Eating Place
at 43 - 49A Hankow Road
in Tsim Sha Tsui**

Applicant:

Asia Rich Incorporation Limited

Registered Landscape Architect: **QUAD Limited**



Signature

Name of RLA
Registration No.

Eric Kam Wai, Lam
R 057

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Section 1 – Background Information

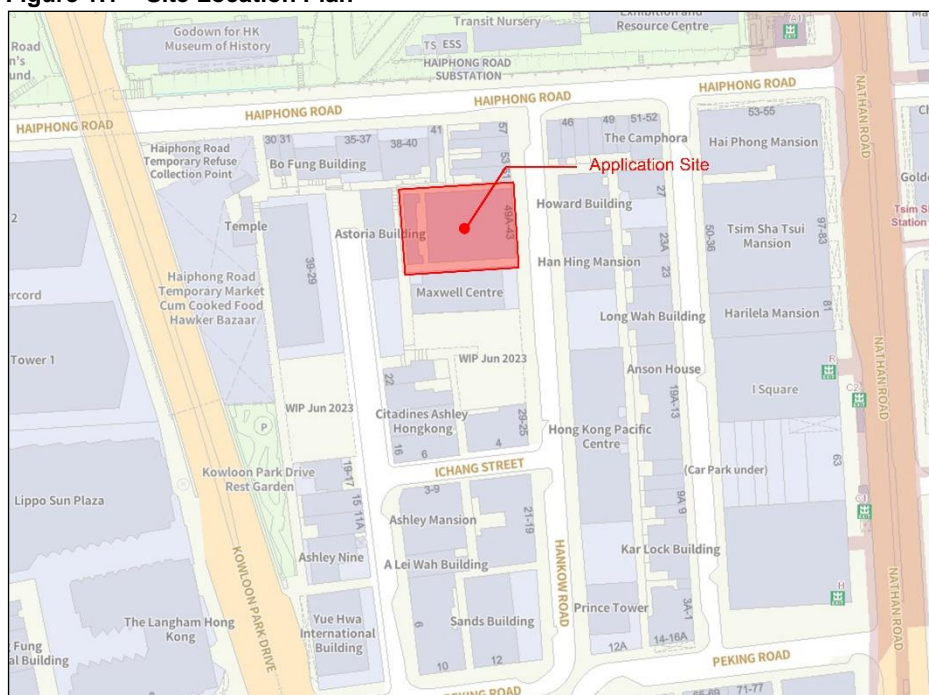
1.1 Introduction

- 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 Hotel, Office and Shop & Services/Eating Place at 43 - 49A Hankow Road in Tsim Sha Tsui (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 1,074.5m², 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 27 storeys. Non-domestic use such as hotel / office / shop / F&B will be located from G/F to 17/F while 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 southern side of the building 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 ²
No. of Storey	27 storeys
No. of Residential Population	About 219

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 Landscaping on Ground Floor

Landscaping is provided on ground floor which serves as a green pathway. Along the pathway, various green elements such as planting beds and vertical green wall are proposed to establish a visual identity for the development and also bring a noticeable improvement in urban greenery for both the development and the neighborhood community.

A residential entrance is proposed at the southern side of the Site. It provides a direct access route for the residents. Fragrant shrubs species together with other flowering groundcovers will be planted along the planter to accentuate human sensory experience and provide year-round floral display for the resident to enjoy.

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. The green roofs provide a visual interest to the tenant and it is primarily for groundcover planting and accessible by the maintenance staff.

2.2.5 Multi-functional Garden

To encourage the usage of landscape area, a multi-functional garden 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.

2.2.6 Sitting Garden

A sitting garden is also proposed on 18/F adjacent to the clubhouse. Appropriate seating facilities will be provided for practical use of the future tenant. Shrubs, groundcovers species with different texture and colours together with lawn will be used to create a lush and passive space for the enjoyment of the resident.

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)
Shrubs Species			
<i>Chamaedorea elegans</i>	袖珍椰子	250 x 250	200
<i>Duranta repens 'Variegata'</i>	花葉假連翹	300 x 300	250
<i>Ficus microcarpa 'Golden Leaves'</i>	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>Philodendron cv. 'Lemon lime'</i>	蔓綠絨	250 x 250	200
<i>Plumbago auriculata</i>	藍雪花	300 x 300	250
<i>Rhododendron pulchrum</i>	紫杜鵑	500 x 400	350
Groundcovers Species			
<i>Cuphea hyssopifolia</i>	雪茄花	250 x 250	200
<i>Lantana montevidensis</i>	馬纓丹	250 x 250	200
<i>Nephrolepis auriculata</i>	* 腎蕨	250 x 250	200
Turf Species			
<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

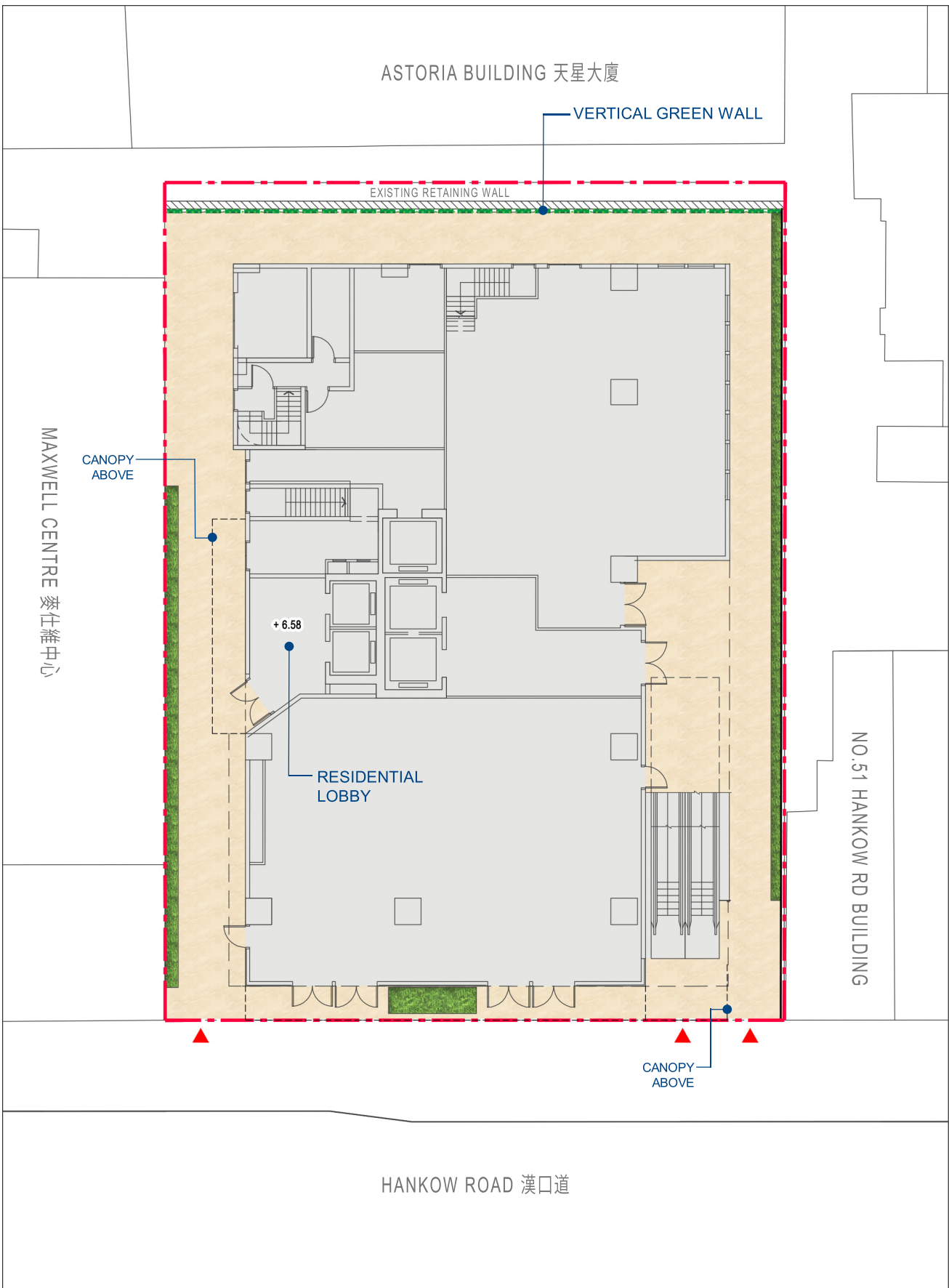
- 2.4.1 To comply HKPSG requirement, the proposed development will provide not less than 219m² open space for the occupants to ensure living quality. The demarcation of Open Space Provision is shown in **Appendix II**.

Appendix I

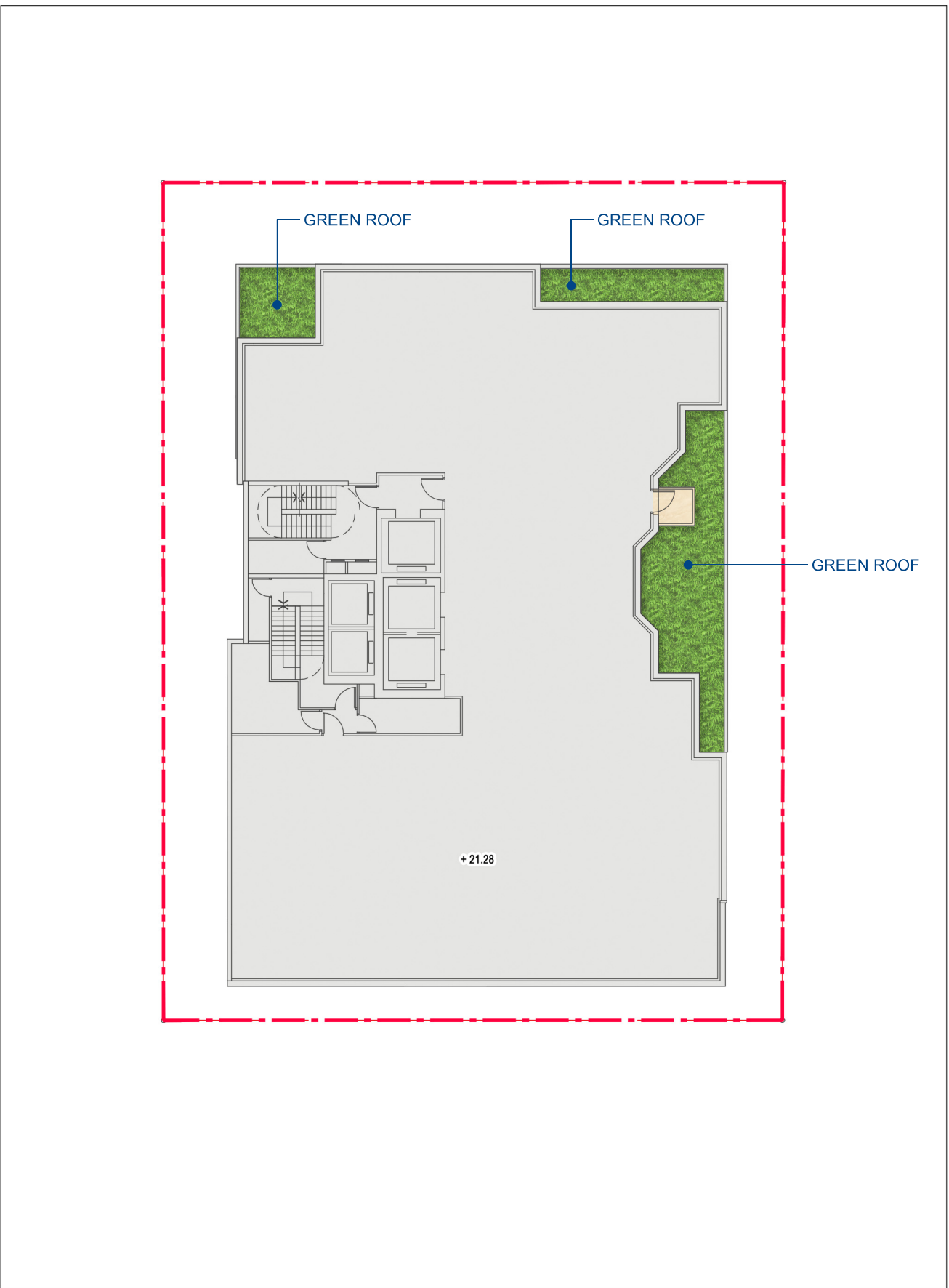
Landscape Layout Plan, Section, Elevation

Legend

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



G/F



3/F

DWG NO. : LLP-01
SCALE : 1:250 (A3)
DATE : 28.05.25



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

SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI

Legend

Application Site Boundary

Hard Paved Area

Planting Area

Lawn

Vertical Green Wall

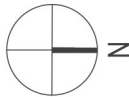
Bench

Pedestrain Entrance / Exit



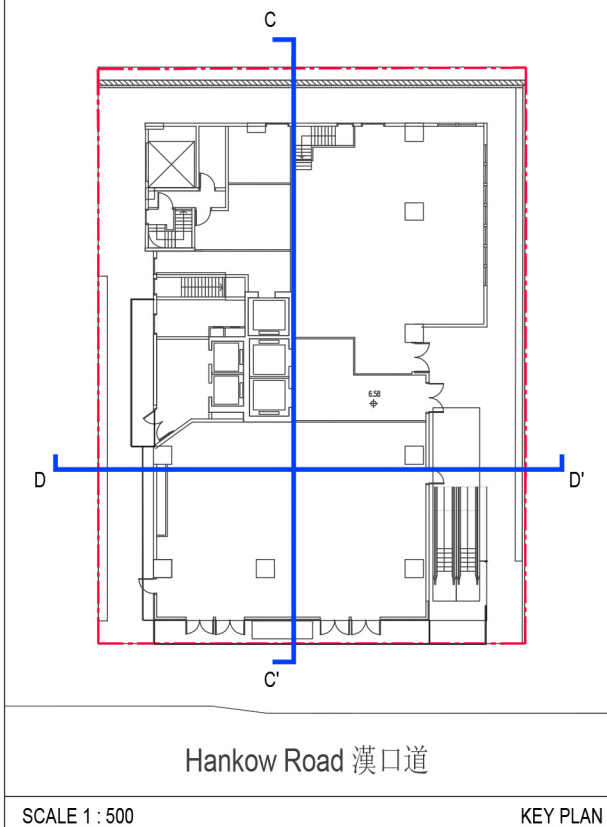
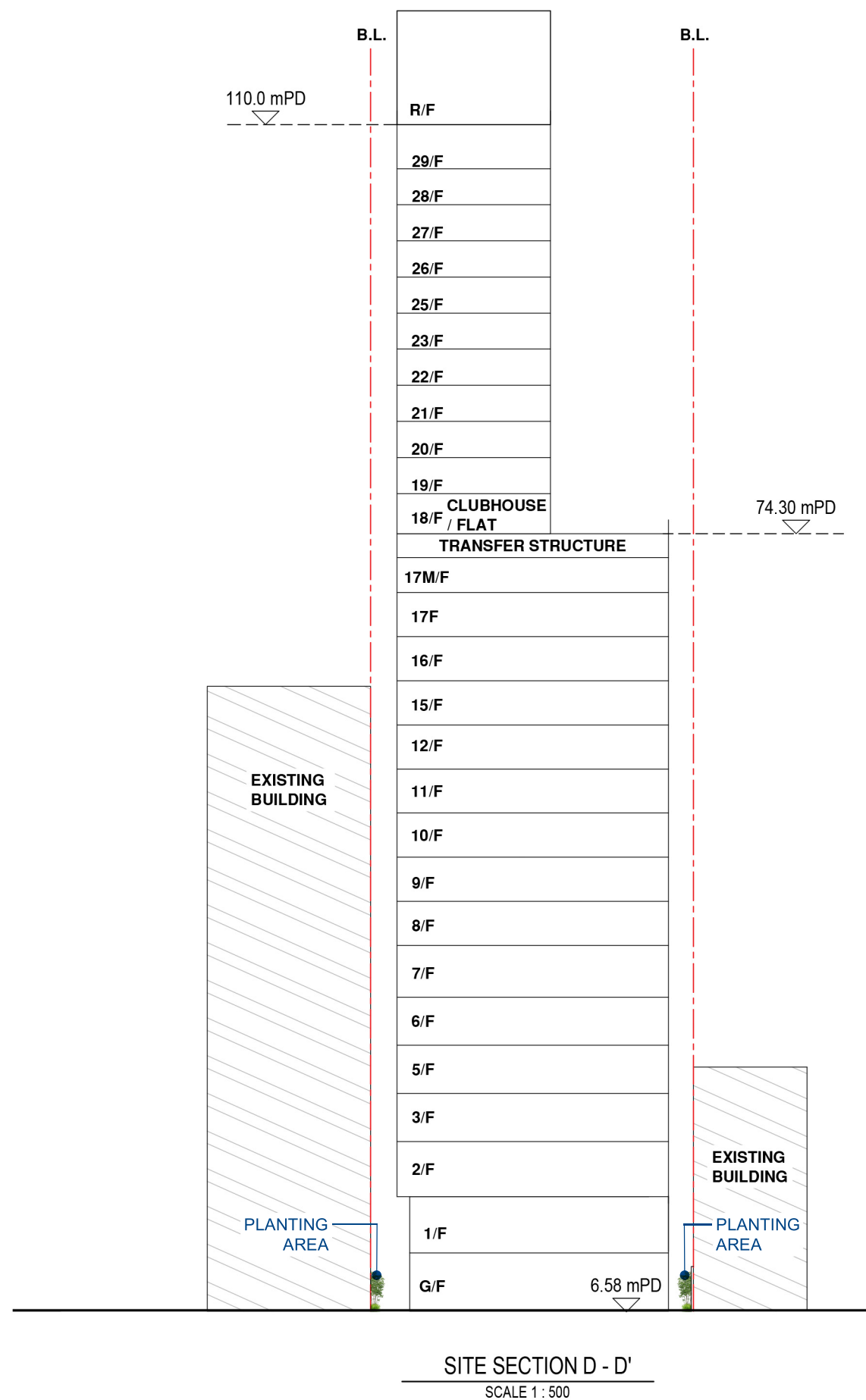
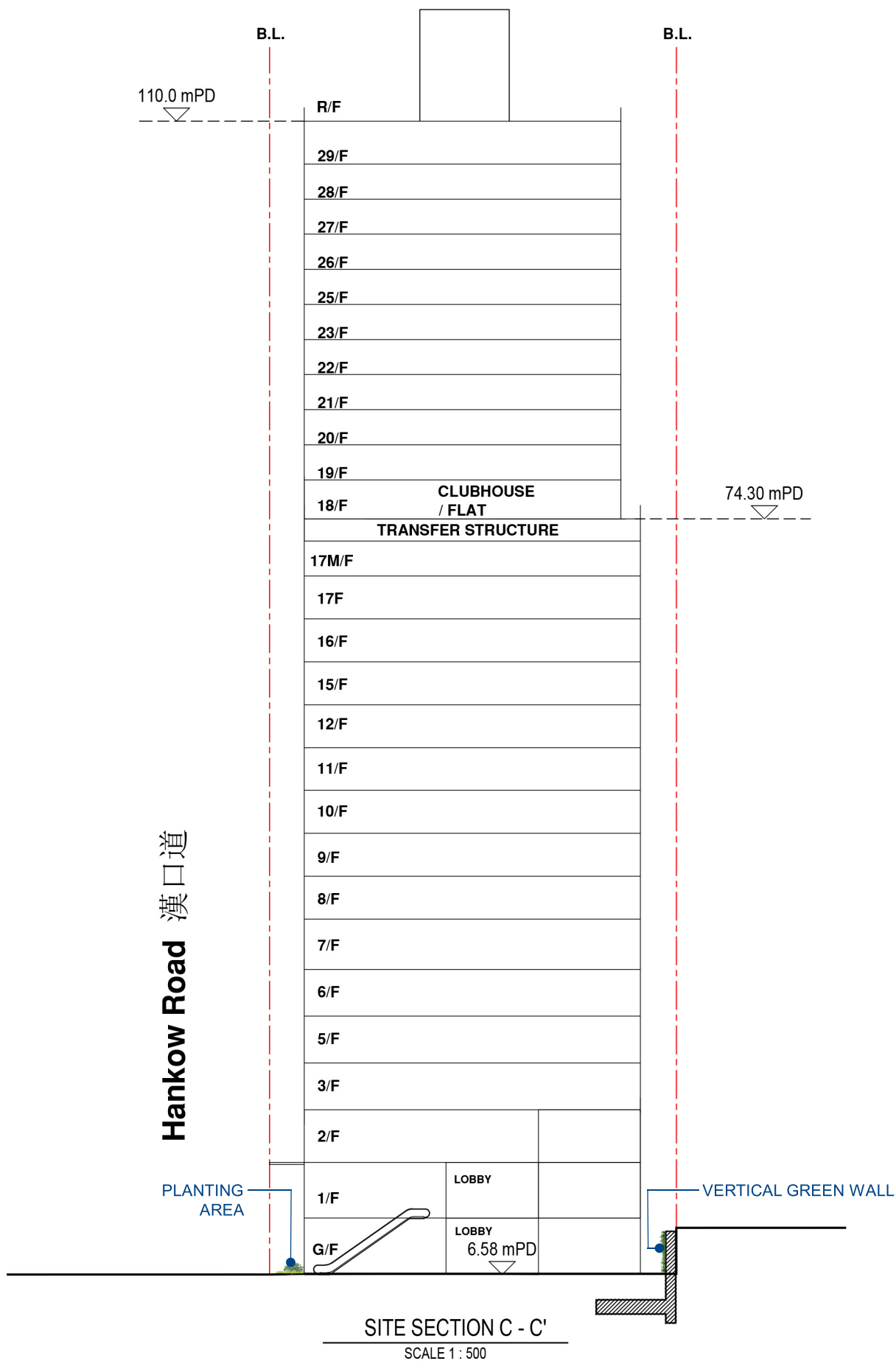
18/F

DWG NO. : LLP-02
SCALE : 1:250 (A3)
DATE : 28.05.25



LANDSCAPE LAYOUT PLAN (18/F)

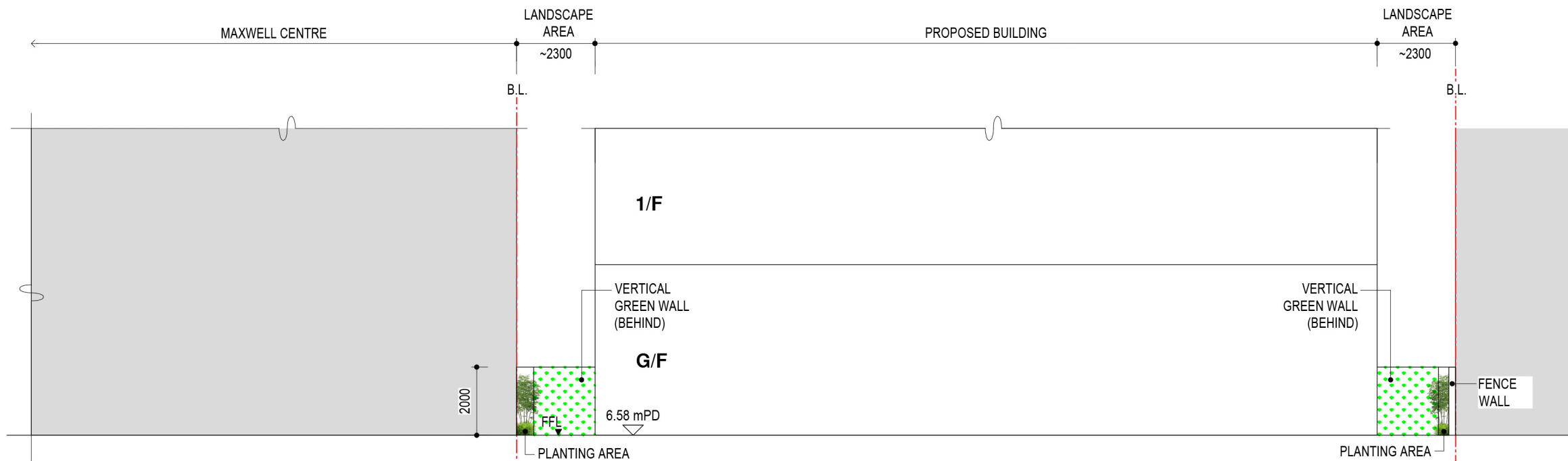
SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI



DWG NO. : LLP-04
SCALE : 1:500 (A3)
DATE : 28.05.25

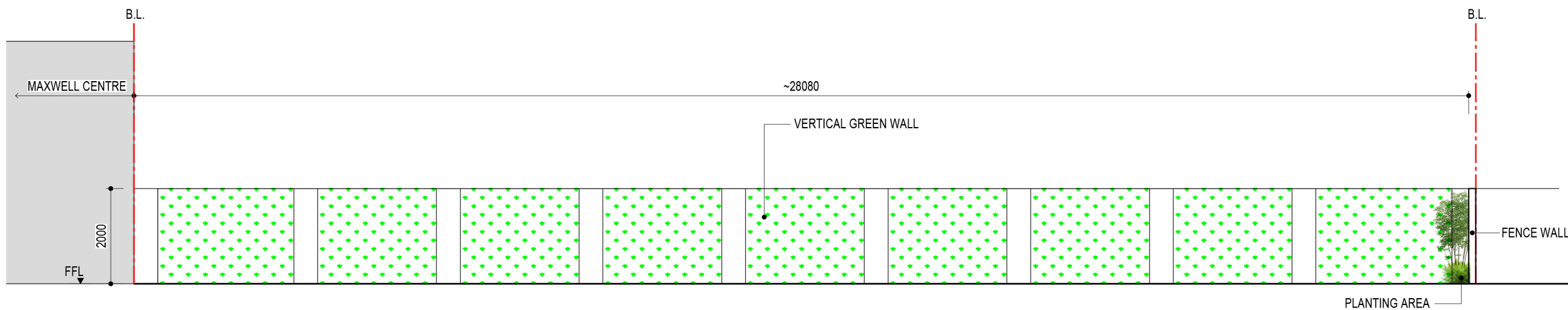
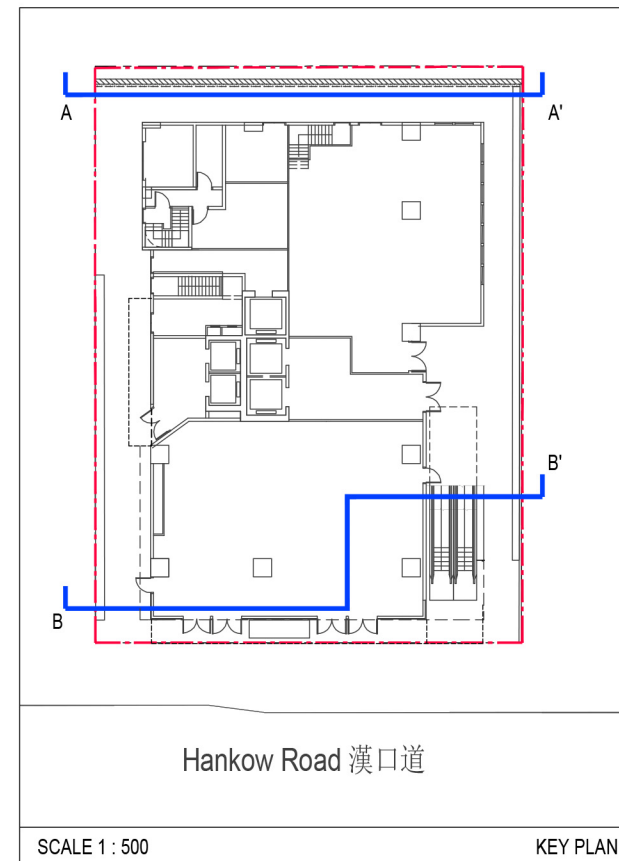
SITE SECTION
SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI

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SITE SECTION B - B'

SCALE 1 : 150



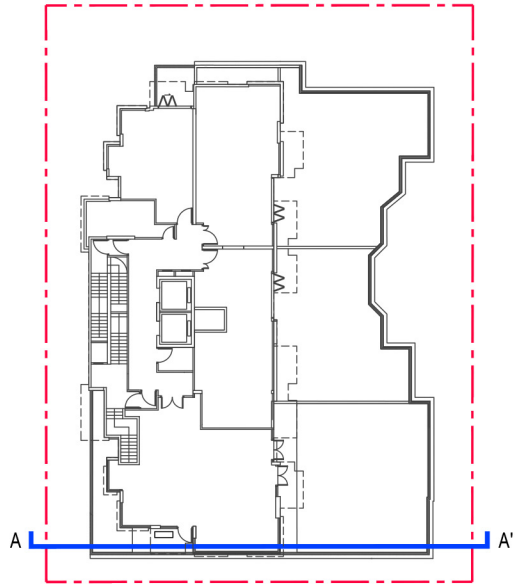
SITE ELEVATION A - A'

SCALE 1 : 100

DWG NO. : LLP-05
SCALE : AS SHOWN (A3)
DATE : 28.05.25

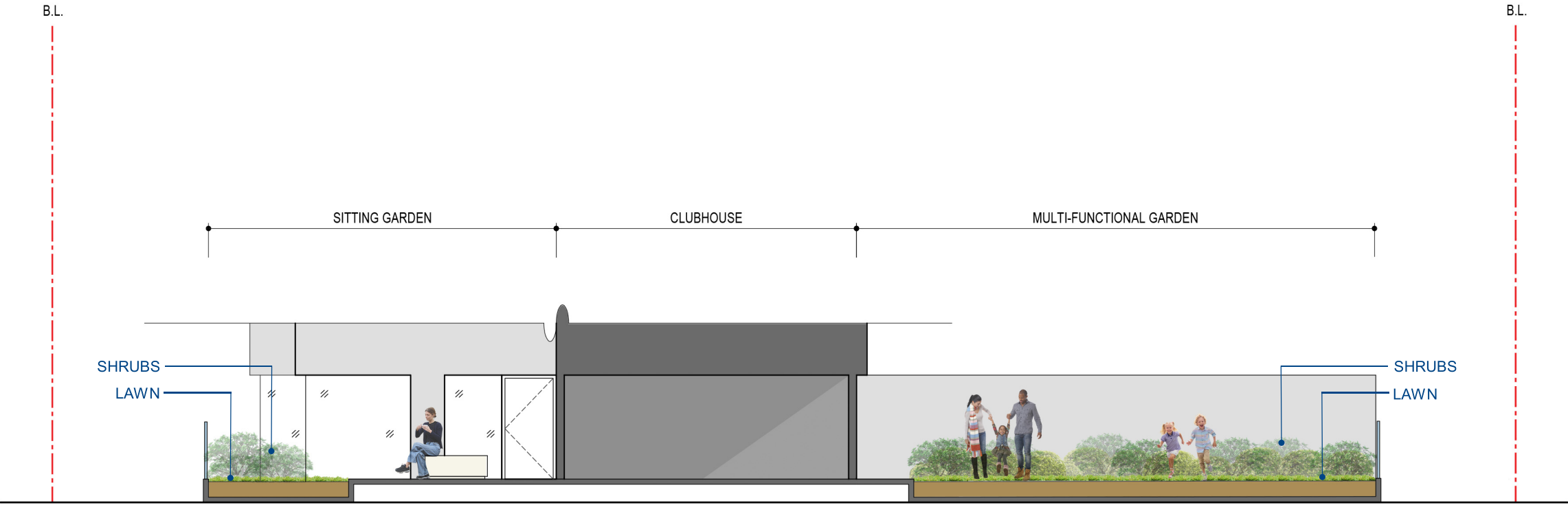
SITE ELEVATION / SECTION **SECTION 16 APPLICATION FOR** **PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE** **AT 43-49A HANKOW ROAD IN TSIM SHA TSUI**

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SCALE 1 : 500

KEY PLAN



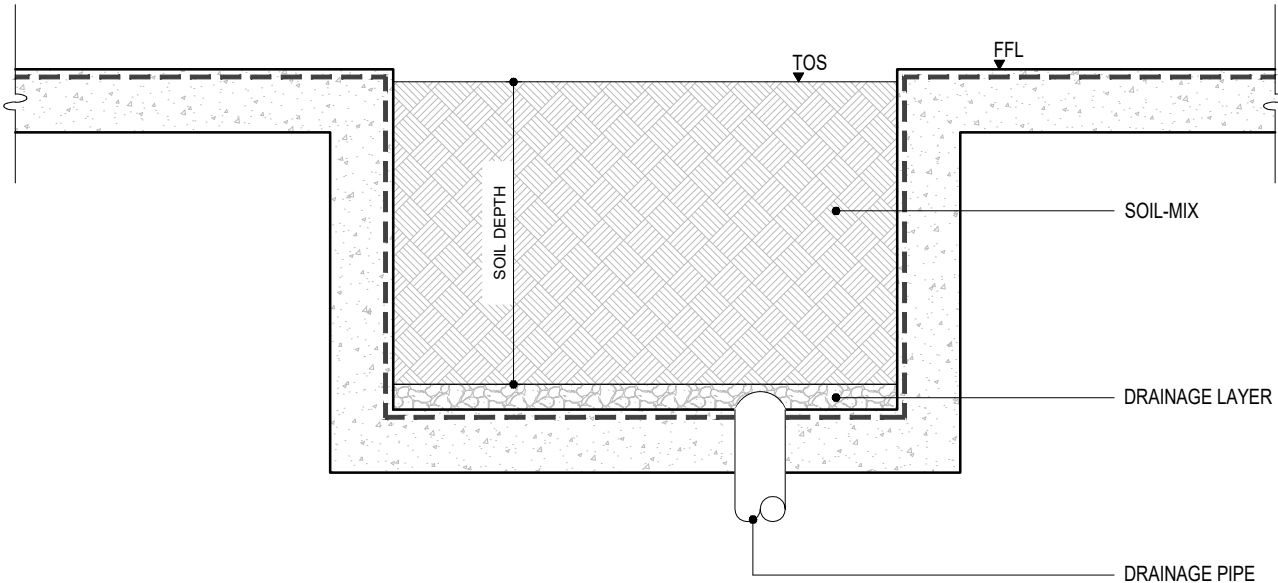
SECTION A - A'
SCALE 1 : 100

DWG NO. : LLP-06
SCALE : AS SHOWN (A3)
DATE : 28.05.25

SECTION AT 18/F
SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI

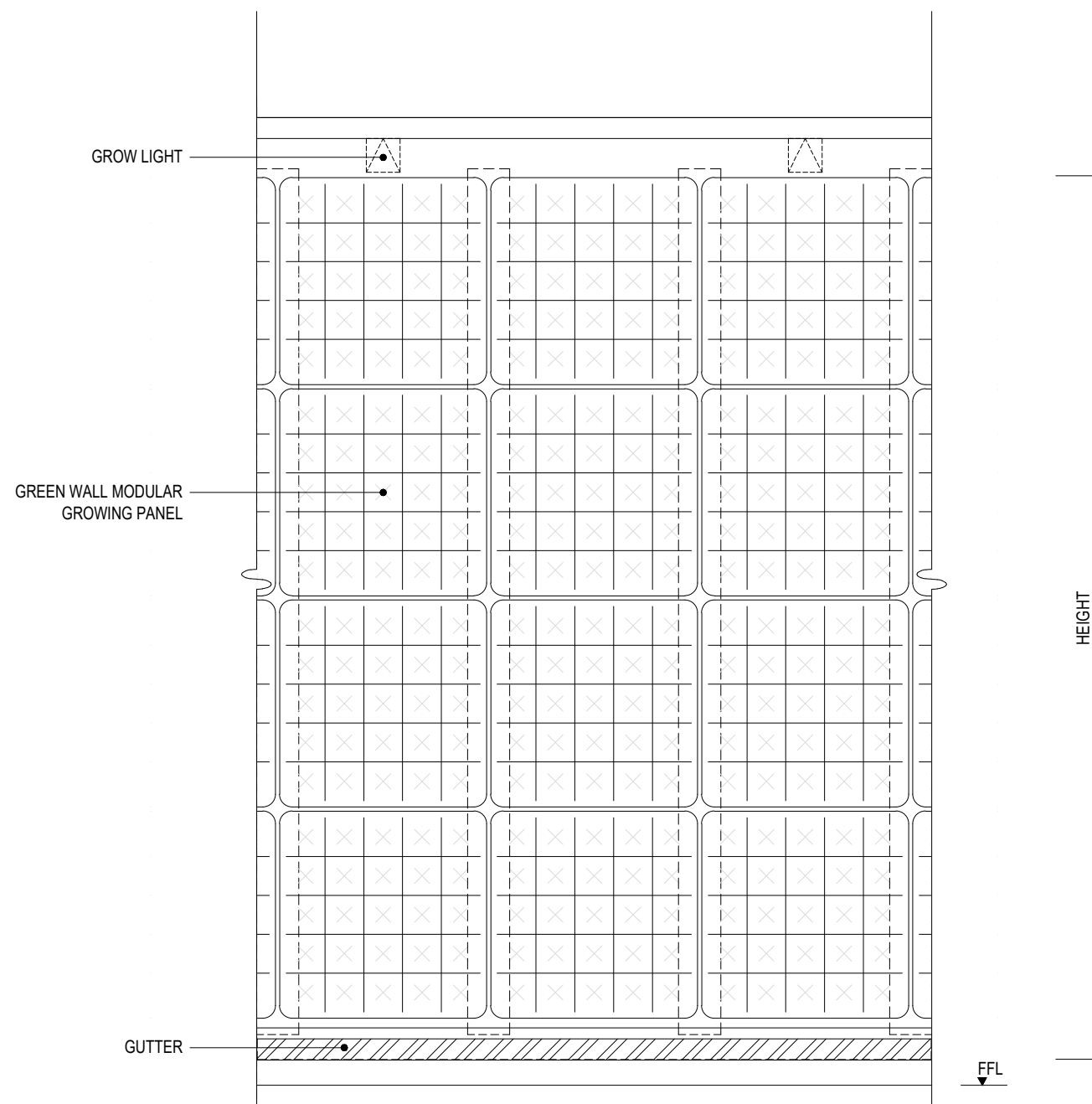
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REMARKS	
MINIMUM SOIL DEPTH REQUIREMENT	
SHRUBS	: 600MM
GROUNDCOVERS / GRASS	: 300MM

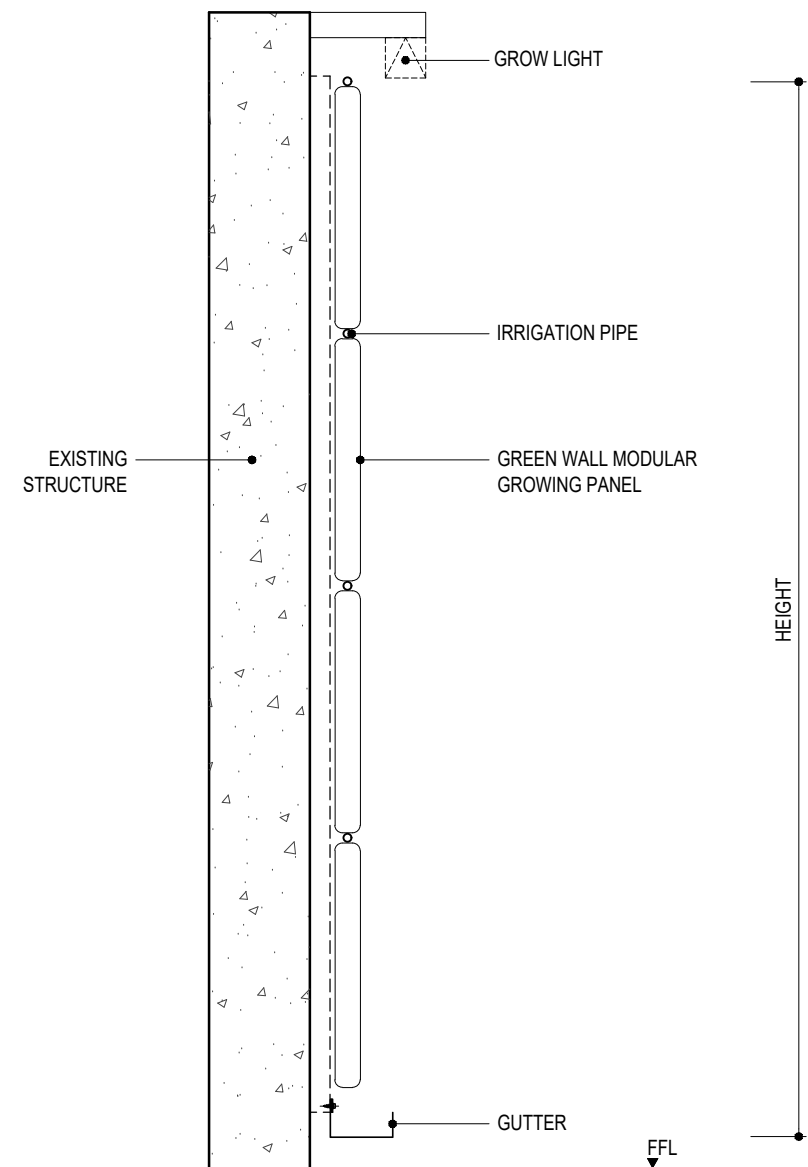


DWG NO. : LLP-07
 SCALE : 1:15 (A3)
 DATE : 28.05.25

TYPICAL PLANTER SECTION
 SECTION 16 APPLICATION FOR
 PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
 AT 43-49A HANKOW ROAD IN TSIM SHA TSUI



TYPICAL ELEVATION
SCALE 1 : 15



TYPICAL SECTION
SCALE 1 : 15

DWG NO. : LLP-08
SCALE : 1:15 (A3)
DATE : 28.05.25

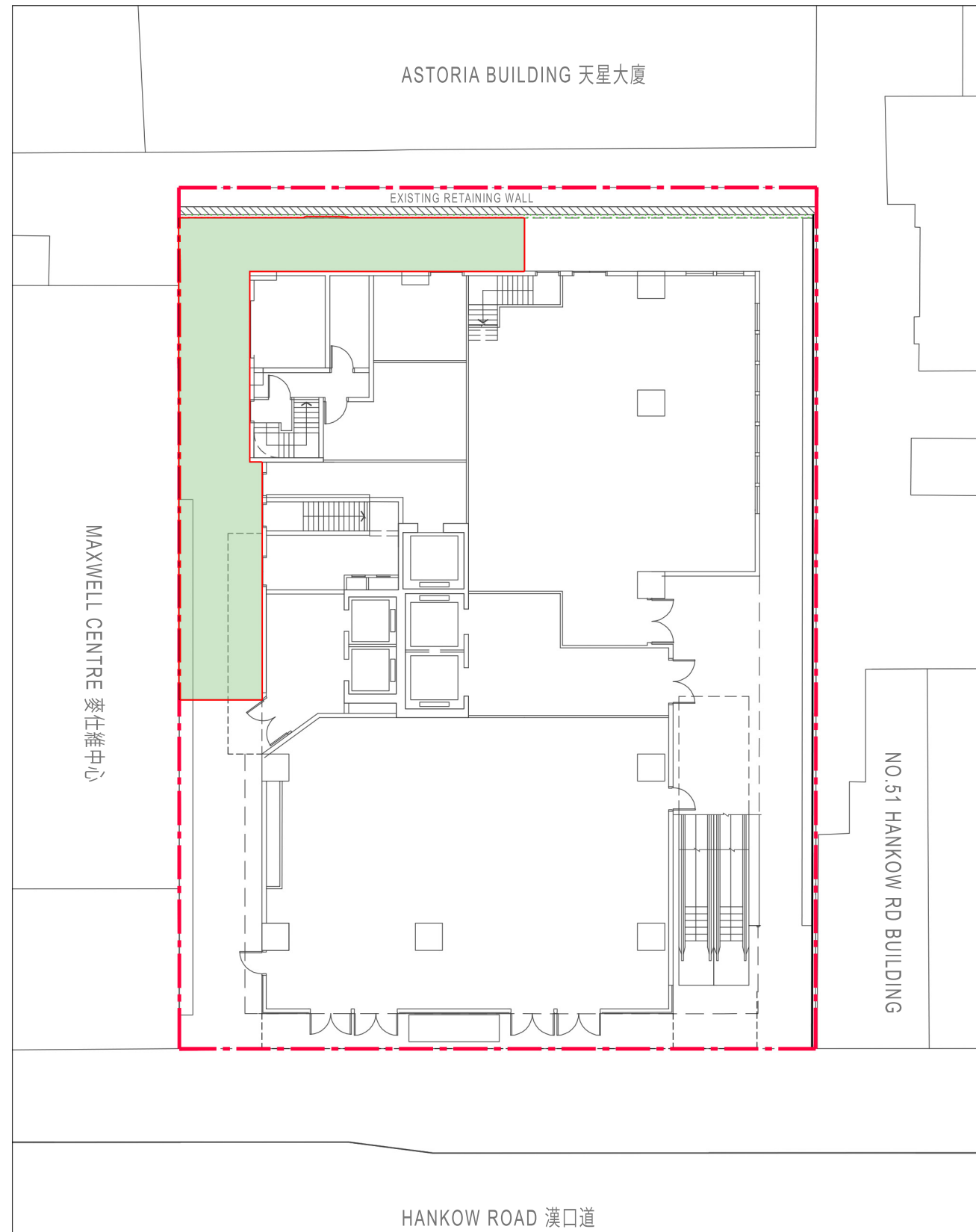
TYPICAL DETAIL OF VERTICAL GREEN WALL

SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI

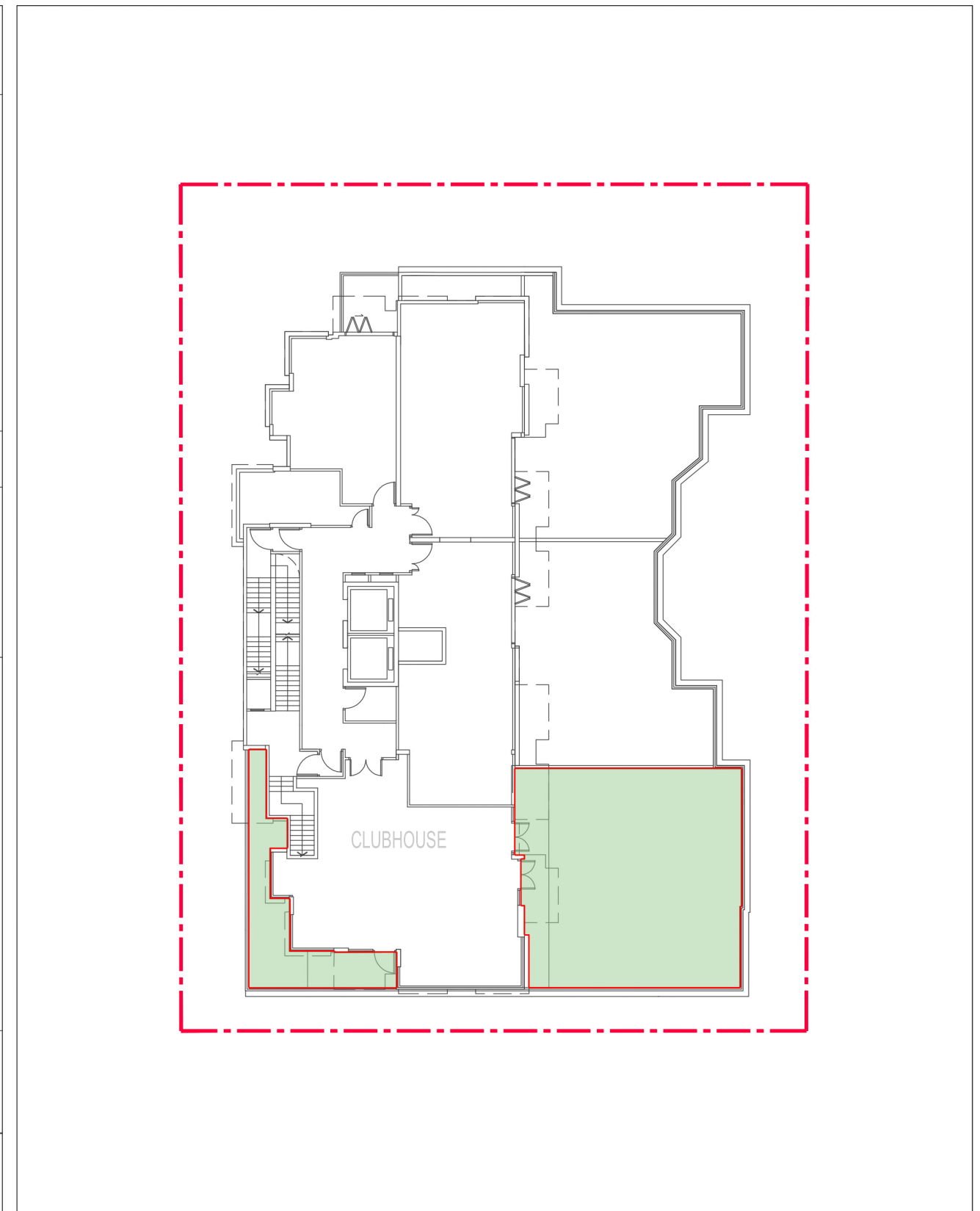
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Appendix II

Open Space Provision



G/F



18/F



OPEN SPACE NOT LESS THAN 219m²

DWG NO. : LLP-03
SCALE : 1:250 (A3)
DATE : 28.05.25



OPEN SPACE DEMARCATION PLAN
SECTION 16 APPLICATION FOR
PROPOSED FLAT WITH PERMITTED HOTEL, OFFICE AND SHOP & SERVICES / EATING PLACE
AT 43-49A HANKOW ROAD IN TSIM SHA TSUI

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