

**Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District**

**Appendix 5
Indicative Landscape Plans**

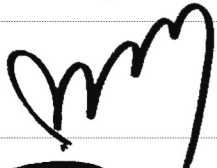

April 2025

Prepared By:
ADI Limited



ADI

Project Title	Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District
Report Title	Indicative Landscape Plans
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	Name	Signature	Date
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Appendix 5 Indicative Landscape Plans

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1.0 Introduction

1.1 This report presents the **Indicative Landscape Plans** and landscape proposal for the proposed mixed-use residential development with Retail / Dining / Entertainment (RDE), as well as ancillary residential amenity areas in OU(MU)3 North and OU(MU)4 North sub-zones (Indicative Scheme) on the 2013 Approved West Kowloon Cultural District Development Plan (DP). The Indicative Landscape Plans intend to demonstrate the conceptual landscape design, including provision of private open space for residents and greenery coverage, based on the indicative master layout plan and Planning Control Parameters in the Planning Statement. The landscape treatment for the Indicative Scheme is shown in this report is subject to detailed design by the Public-Private Partnership (PPP) developer of the Indicative Scheme.

2.0 Existing Site Conditions

2.1 The Indicative Scheme is located in the central area of West Kowloon Cultural District (WKCD or the District), with Austin Road West to the north, and The Avenue to the south. It's location is surrounded by commercial cum residential high-rises above the Mass Transit Railway (MTR) Kowloon Station and MTR Hong Kong West Kowloon Station in the north and planned / under construction arts and cultural facilities (ACF) to the south, west and waterfront of the District.

2.2 The Indicative Scheme site is currently undergoing excavation and lateral support works. The Indicative Scheme will integrate with the adjacent planned public open spaces as approved in the 2014 approved Planning Application No. A/K20/121 (2014 Approved Scheme). Furthermore, the Indicative Scheme will be designed in a way that blends into the cultural character of the overall WKCD. There are no existing trees within the Indicative Scheme Boundary. No new trees are required to be planted in the Indicative Scheme Area based on the tree compensatory plan of the approved TPRP in May 2024. The planting proposal in the Indicative Landscape Plans will be further developed by the PPP developer at detailed design stage.

3.0 Landscape Design Objectives

3.1 The landscape design objectives for the Indicative Scheme are as follows :

- To provide an indicative landscape design for the mixed-use residential development which integrates with the overall character of WKCD;
- To integrate the Indicative Scheme, from a landscape perspective, with both completed and planned WKCD developments;
- To provide a coherent landscape framework for the Indicative Scheme in the form of planting areas for screening and softening of the built-form for the views looking from both ground and elevated levels;
- To create physical and visual linkages to the surrounding key public open spaces of WKCD through the use of plantings;
- To create active shop frontage by connecting with adjacent public open spaces;
- To provide a quality and sustainable living environment for the future visitors and residents;

- To provide adequate private open space and recreation facilities for future residents;
- To create a comfortable walking environment and
- To maximise greening opportunities within the development.

4.0 Landscape Design Concept

4.1 The Indicative Landscape Plans of the Indicative Scheme are shown in **Figures 1.0 and 2.1 to 2.5** and **Figures 6.1- 6.5 Indicative Landscape Sections**. The landscape design responds to the character of WKCD, creating a district mixed-use residential hub with responsive building design and associated compelling landscape to create a unique identity and character in the context of WKCD.

4.2 Considering the strategic location of the Indicative Scheme, the Indicative Scheme seeks to strengthen the sense of arrival to WKCD which visually and physically connects to The Avenue, Central Square, Artist Square, and adjacent ACF, as well as surrounding developments both at ground level and on podium levels. Recessed ground level shopfronts at the south of the podium of the Indicative Scheme, is designed with a covered walkway, which will integrate with The Avenue, forming a spacious covered pedestrian walkway. This covered walkway will be suitable for al fresco dining and the gathering of visitors to watch events held in The Avenue. Two north-south orientated landscape links of the Non-Building Areas (NBAs) at ground level are designed with plantings to navigate visitors from Austin Road West into WKCD. Streetscape design along Austin Road West accommodates podium setbacks, which will create a more spacious walking environment extending the pedestrian circulation. The entire width of Austin Road West's footpath is within the Indicative Scheme's Boundary and is occupied by existing and planned underground utilities. Pedestrian entrances from Austin Road West are provided for both the RDE and residential development of the Indicative Scheme. Space for new planting is only feasible at the north-east end of the Indicative Scheme where the greening connects to the adjacent public open space. Planting opportunities will be further investigated at detailed designed stage. Another tier of pedestrian circulation is also proposed on first floor, connecting MTR Kowloon Station and Elements via the adjacent Artist Square Bridge and Artist Square Towers Project.

4.3 Extending from The Avenue, multi-level open spaces and landscape framework are extending along the landscape link of the NBAs at ground floor (G/F) and in articulated spaces on the terraced podiums, which will accommodate the landscape/recreational spaces for visitors and future residents to enjoy. Residential landscape extends from the G/F to the upper levels of the development and comprises of outdoor terraces, sitting-out areas, leisure lawns, children's play areas, swimming pools, etc. which will provide recreational facilities for the needs of residents. The character of the above landscape components and activity nodes will be established using plantings with a variety of colours, forms and textures, furniture and hardscape. General street furniture including benches, rubbish bins, signage and lighting will be provided at appropriate locations with a consistent design language.

- 4.4 Multi-level connections for pedestrians are available throughout the Indicative Scheme. The landscape design will integrate with the proposed footbridges with landscape decks to guide future visitors or residents to the RDE or residential lobbies. These main circulation paths will be paved with hard-wearing, non-slip and durable materials, designed for all ages, disabilities and be equipped with sufficient signage for pedestrians to easily navigate through different activity zones.
- 4.5 The paving design is an important element of the hard landscape both in terms of aesthetics and of producing a hard-wearing landscape. As described above, the design of the paving will highlight the entrance areas and major pedestrian routes through the site, delineate commercial and residential facilities, providing a hierarchy for pedestrian movement. Quality materials in featured patterns will create a distinct identity for each activity zone. Colour variety within the patterns will establish sub-themes across the development.
- 4.6 The proposed Children's Play Area of the Indicative Scheme will accommodate age-appropriate play equipment and will be set up with playground games for kids/toddlers with safety matting in accordance with the recognised safety standards. Play area design is subject to detailed design by the PPP developer.
- 4.7 The provision of swimming pool facilities will be designed in accordance with the relevant safety standards. Swimming pool design is subject to detailed design by the PPP developer.
- 4.8 Soft edge treatment will be applied to the building edge where appropriate to enhance the permeability of the development and to soften the built form. Hard paved spaces will be reserved in front of shopfronts to create active spaces extending activities from interior to exterior, to enhance the vibrancy of street life.
- 4.9 The PPP developer will develop the detailed planting design. The future planting proposal will refer to the overall planting framework of the WKCD. Thematic planting is the skeleton of the multi-level landscape framework creating a local identity for the development. Thematic tree planting, *for example*, *Cassia Javanica* has impressive blooms which could be a thematic tree at entrance thresholds of WKCD, or *Terminalia mantaly* has a more structural form which will create avenue effect, whilst evergreen broadleaf trees, such as *Cinnamomum burmannii*, *Ilex rotunda*, *Osmanthus fragrans* and *Garcinia subelliptica* etc., will be able to provide shaded sitting environment in gardens, sitting-out areas and podium gardens at upper levels of the Indicative Scheme, and locally adopted species are suitable for podium planting. These planting proposals are indicative only and will be determined at detailed design stage by the Applicant or the PPP developer. Green roofs (inaccessible) are designed on flat roofs above the second floor with grass and/or groundcovers. They are designed for amenity purpose for the surrounding neighbourhoods. Seasonal change in plantings will be visualised through selection of shrub species. The planting proposal will utilise a diverse selection of plant species with strong display of colours and contrasting foliage in different activity zones in both residential and commercial landscapes, from the ground floor to upper levels of the podium. Change of form/texture/colours will follow the character and function of individual activity zones. Planting a combination of broadleaf/evergreen/deciduous/native and locally adopted plant species will enhance the diversity of plant species and amenity value of the WKCD landscape context.

Referring to the current Indicative Scheme, 12 nos. of new tree plantings are indicated at G/F and second floor, subject to detailed design. **Figure 5.0** illustrates the new tree planting concept and is for reference only. **Figure 7.0** shows the indicative typical planting detail and is for reference only.

- 4.10 Adequate planting medium is necessary for all soft landscape areas. For example, the tree planting in planter or planting area requires a minimum of 1200mm depth of planting soil, shrub planting area requires 600mm depth of soil and lawn/ground cover area requires 300mm depth of soil. These are minimum soil depths required in planting areas and planters with exclusion of structural and drainage layers to ensure healthy plant establishment.
- 4.11 The irrigation system of the Indicative Scheme will be via automatic/ manual water point operation, covering the entire planting area within the site. The proposed source of water supply will be subject to final approval from the Water Supplies Department. All planting areas will accommodate sub-soil drainage system.

5.0 Private Open Space Framework

- 5.1 According to the Hong Kong Planning Standards and Guidelines (HKPSG), the standard of provision of private open space is 1m² per person for residential development. Referring to **Figure 3.1**, not less than 4,988m² of private open space will be provided for the Indicative Scheme, i.e. the estimated population for 1,995 residential units of the Indicative Scheme in accordance with the 2021 census for Yau Tsim Mong District. Proposed private open spaces are allocated on 2/F of the podium.
- 5.2 These private open spaces are set apart from commercial activities and will be managed and maintained by the property management team of the Indicative Scheme. The area and location of these private open spaces are subject to detailed design.

6.0 Greenery Coverage

- 6.1 To fulfil the Practice Note for Authorised Persons (PNAP) APP-152 Sustainable Building Design (SBD) Guidelines, not less than 20% of green coverage within the Indicative Scheme is required (3,999.8m²). Referring to **Figures 4.1 to 4.4**, not less than 20% (3,999.8m²) of green coverage could be achieved and not less than 10% of the greenery shall be provided at the Primary Zone within the 15m vertical zone of the Indicative Scheme from the mean street level. The area and location of the greenery are subject to detailed design.

7.0 Planting Proposal

- 7.1 Detailed planting design will be developed later by the PPP developer. Species proposed for the Indicative Scheme could be chosen for their attractive foliage, lush colours and variety of shapes to create an attractive visual appearance. Use of a combination of evergreen, deciduous, broadleaf, native and/or ornamental trees and/or flowering shrubs enhances the quality. Shade tolerant species will be considered in covered planting area with less sunlight. Indicative new tree planting at G/F and second floor will be specified at heavy standard to light standard size.

7.2 Table 7.1 below provides a summary of indicative plant materials.

Table 7.1 Indicative Planting Mix

Botanical Name	Chinese Name	Size (DBH)	Spacing (mm)
Tree			
* <i>Cinnamomum burmanii</i>	陰香	Heavy Standard/ Standard/ Light Standard	Minimum 3000-5000mm
<i>Garcinia subelliptica</i>	菲島福木		
<i>Osmanthus fragrans</i>	桂花		
<i>Terminalia mantaly</i>	小葉欖仁		

Note:* denotes native tree species.

Botanical Name	Chinese Name	Size (Height x Spread) (mm)	Spacing (mm)
Shrub			
<i>Acalypha pendula</i>	紅尾鐵莧	300 x 300	400
<i>Aglaonema commutatum</i>	銀斑萬年青	300 x 300	400
<i>Carmona microphlla</i>	福建茶	800 x 600	400
<i>Fagraea ceilanica</i>	灰莉	600 x 600	500
<i>Gardenia jasminoides</i>	白蟬	500 x 400	350
<i>Gordonia axillaris</i>	大頭茶	600 x 500	750
<i>Ixora chinensis</i>	龍船花	450 x 300	250
<i>Pennisetum alopecuroides</i>	狼尾草	300 x 200	200
<i>Rhapis humilis</i>	棕竹	800 x 600	400
<i>Ruellia coerulea</i>	翠蘆莉	450 x 300	250
<i>Sansevieria trifasciata</i> 'Laurentii'	金邊虎尾蘭	450 x 150	300
<i>Schefflera arboricola</i>	鴨腳木	400 x 300	300
Groundcover			
<i>Liriope spicata</i>	山麥冬	200 x 250	200
<i>Nephrolepis exaltata</i>	波士頓腎蕨	300 x 300	200

Lawn			
<i>Zoysia japonica</i>	朝鮮草	300 x 300 Turf	even density
<i>Axonopus compressus</i>	大葉草	300 x 300 Turf	even density
Climbing/Trailing Plant Species			
<i>Bougainvillea spectabilis</i>	簕杜鵑	At least 3 shoots per plant. Each shoot at least 700 to 1000mm long	250
<i>Parthenocissus himalayana</i>	爬牆虎		
<i>Quisqualis indica</i>	使君子		

Note: The planting mix in Table 7.1 above is indicative only and is intended to demonstrate the landscape feasibility of the Indicative Scheme. The planting mix will be determined at Detailed Design Stage by the Applicant or the PPP developer.

Figures



Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2

Indicative Scheme Site Area: 19,999m²

Private Open Space for residents:
Total not less than 4,988m²
(For estimated population of 1,995 units)

Greenery Coverage:
Total not less than 3,999.8m² (20% of the Site)

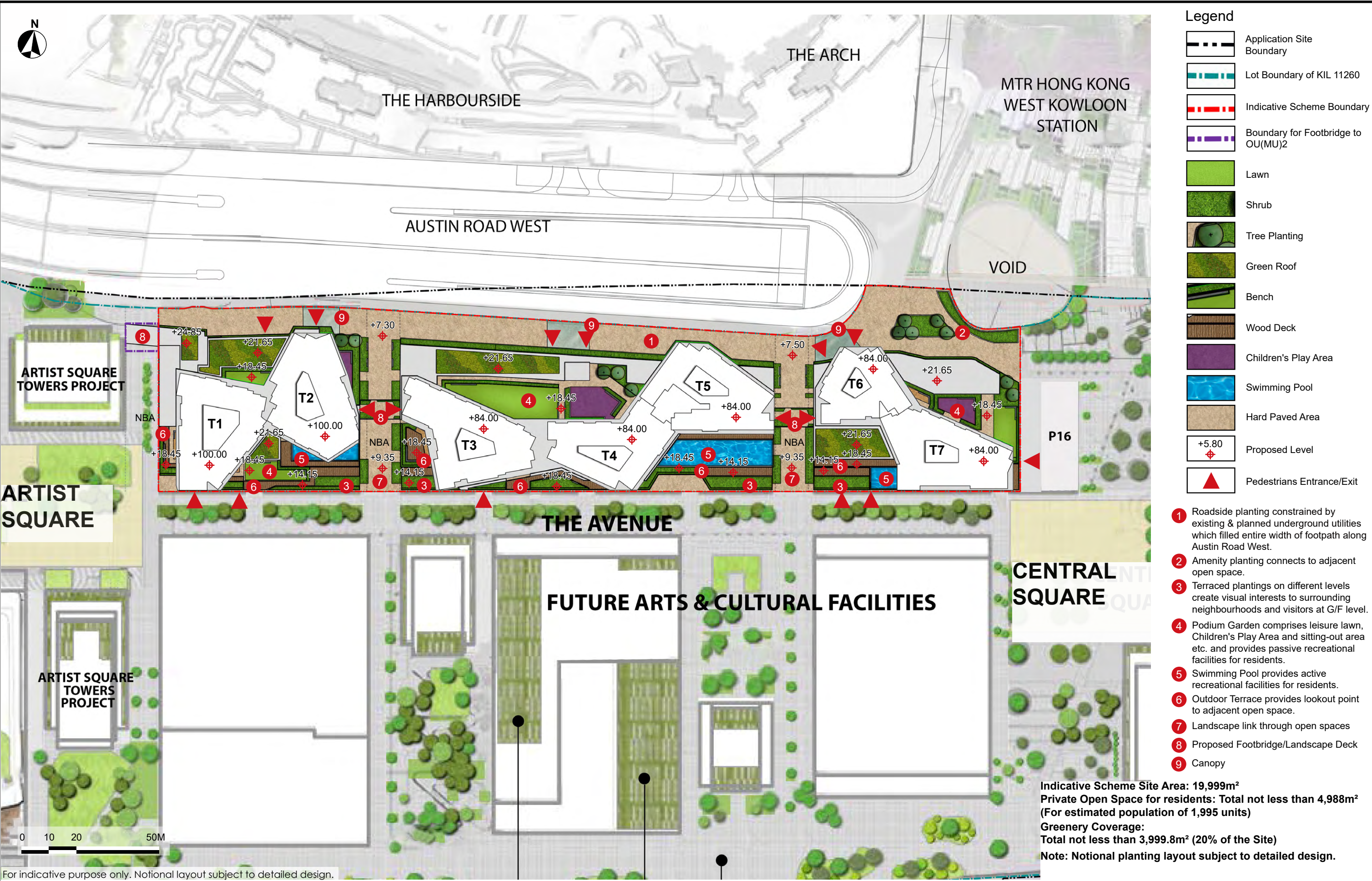
Note:
1.0 Notional planting layout subject to detailed design.
2.0 Site is vacant without trees pending for development and no compensatory tree committed in the development site according to WKCD OU(MU)3 North and OU(MU)4 North approved TPRP (May 2024).

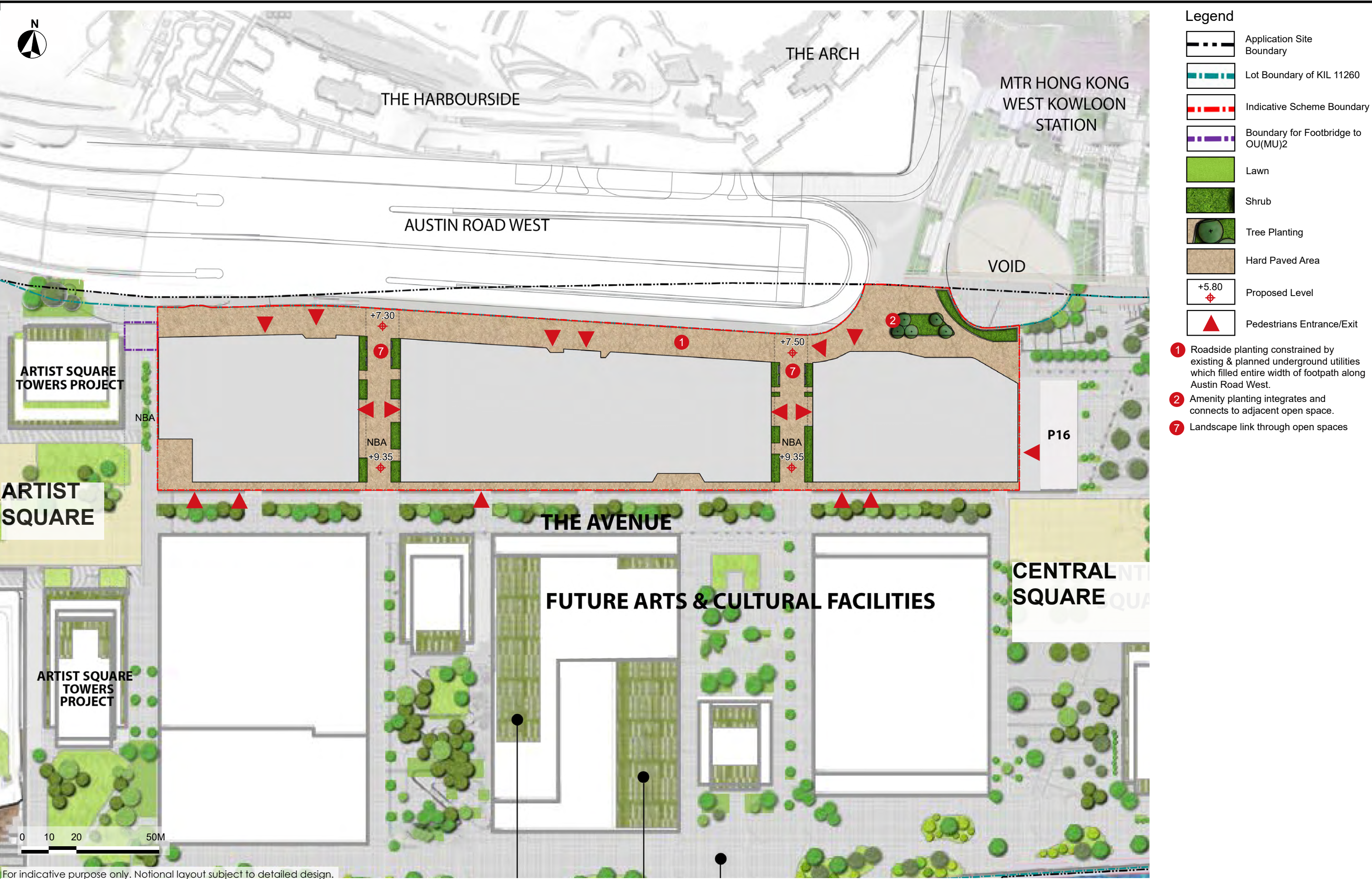
For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District
Indicative Scheme in Context of WKCD

SCALE	AS SHOWN	DATE	April 2025
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FIGURE NO.	Figure 1.0		REV
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For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District

Indicative Landscape Plan - G/F

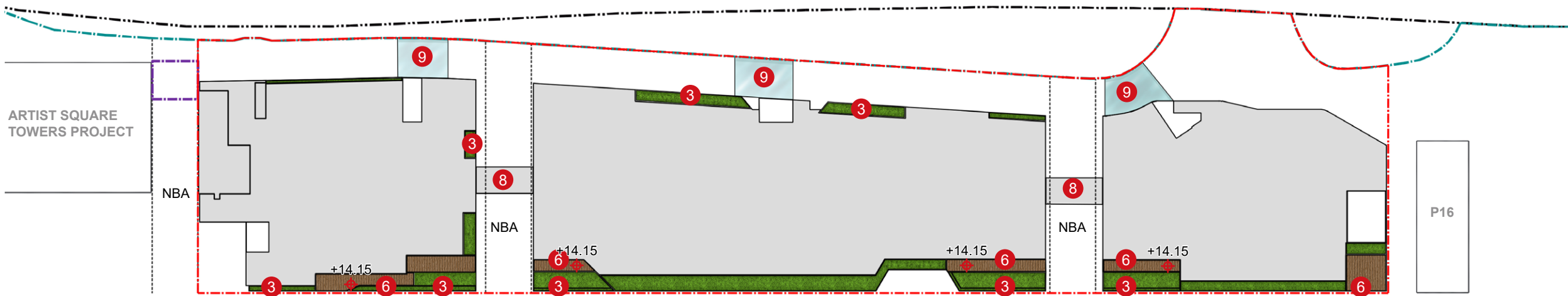
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Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2
- Shrub
- Bench
- Wood Deck
- Children's Play Area
- Hard Paved Area
- Proposed Level

- 3 Terraced plantings on different levels create visual interests to surrounding neighbourhoods and visitors at G/F level.
- 6 Outdoor Terrace provides lookout point to adjacent open space.
- 8 Proposed Footbridge
- 9 Canopy



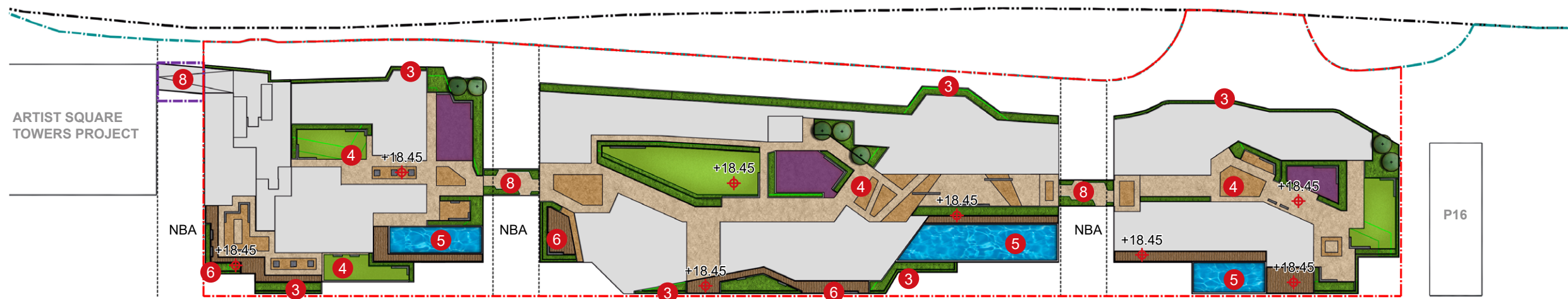
For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District

Indicative Landscape Plan - 1/F

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Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2
- Lawn
- Shrub
- Tree Planting
- Bench
- Wood Deck
- Children's Play Area
- Swimming Pool
- Hard Paved Area
- +5.80 Proposed Level

- 3 Terraced plantings on different levels create visual interests to surrounding neighbourhoods and visitors at G/F level.
- 4 Podium Garden comprises leisure lawn, Children's Play Area and sitting-out area etc. and provides passive recreational facilities for residents.
- 5 Swimming Pool provides active recreational facilities for residents.
- 6 Outdoor Terrace provides lookout point to adjacent open space.
- 8 Proposed Footbridge/Landscape Deck

ARTIST SQUARE
TOWERS PROJECT

FUTURE ARTS & CULTURAL FACILITIES

CENTRAL
SQUARE

P16

0 10 20 50M

For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District

Indicative Landscape Plan - 2/F

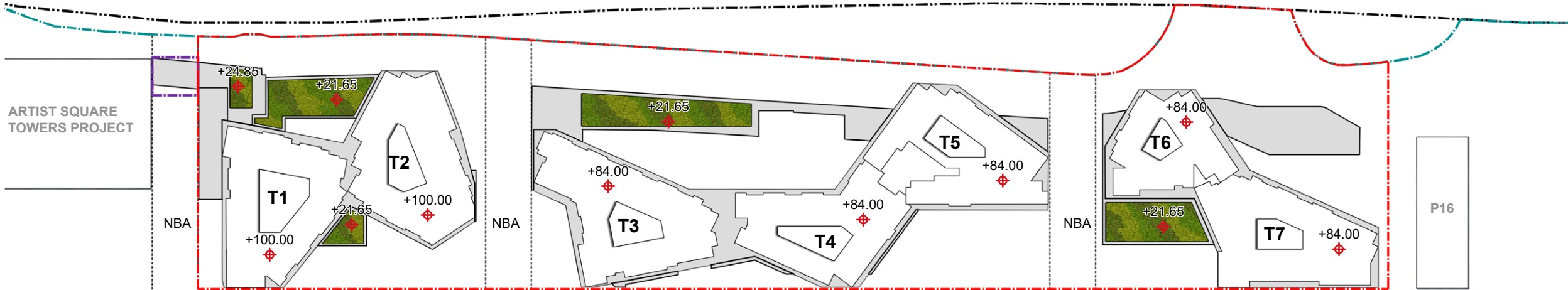
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- Legend
- Application Site Boundary
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- Lot Boundary of KIL 11260

+5.80



For indicative purpose only. Notional layout subject to detailed design.

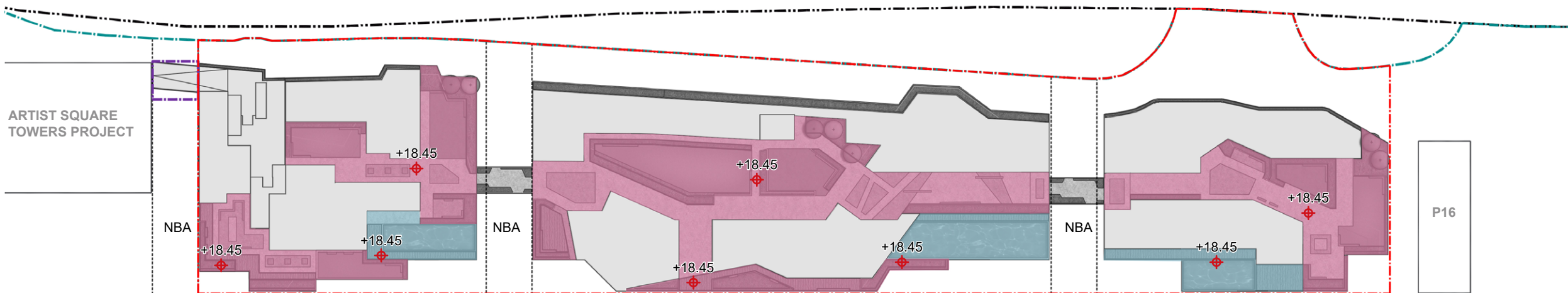
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- Legend
- Application Site Boundary
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- Lot Boundary of KIL 11260

+5.80

Note: Total not less than 4,988m²
Following HKPSG requirement (1m²/person) for estimated population of 1,995 units.



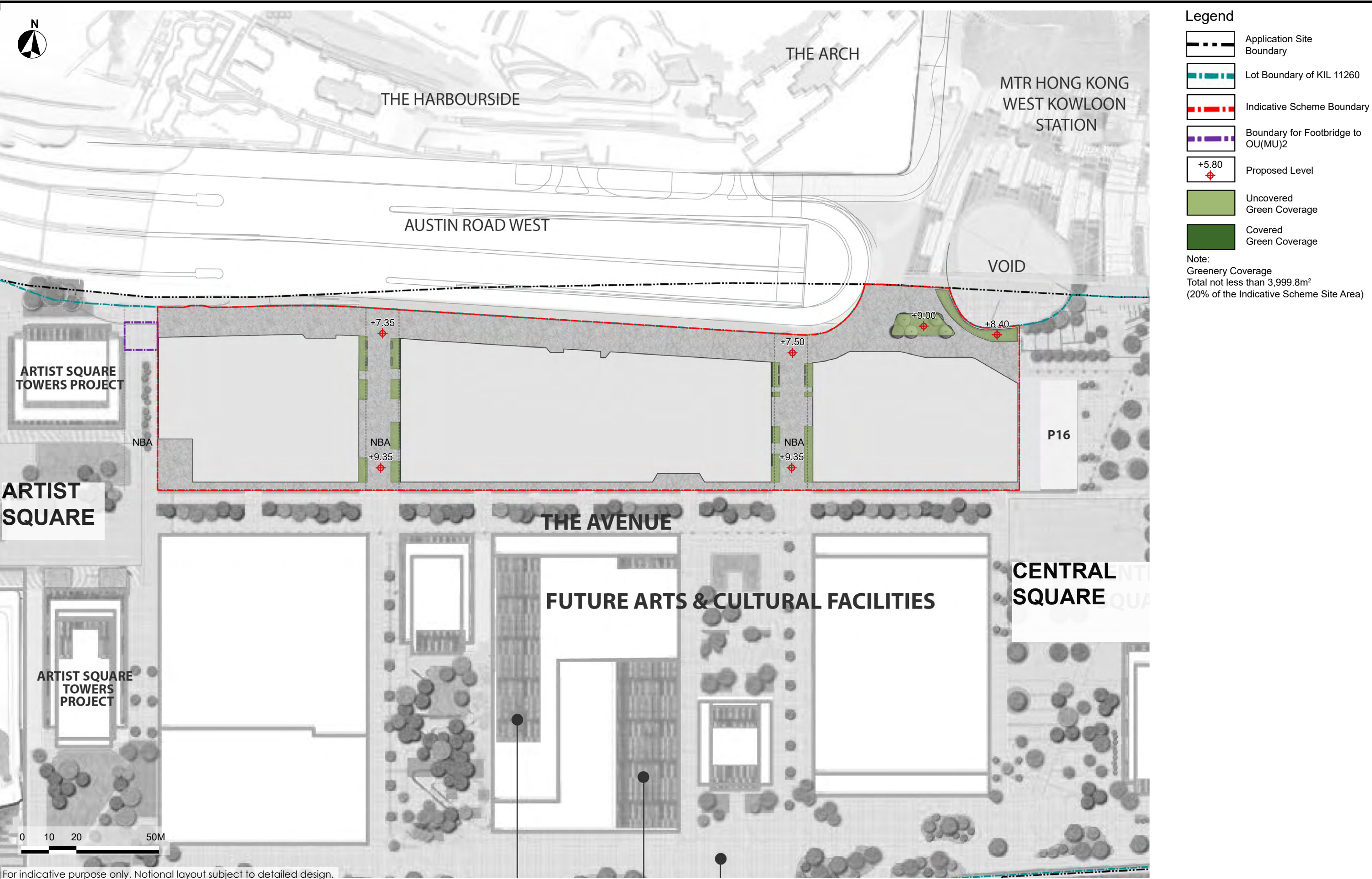
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Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District
Indicative Private Open Space Framework - 2/F

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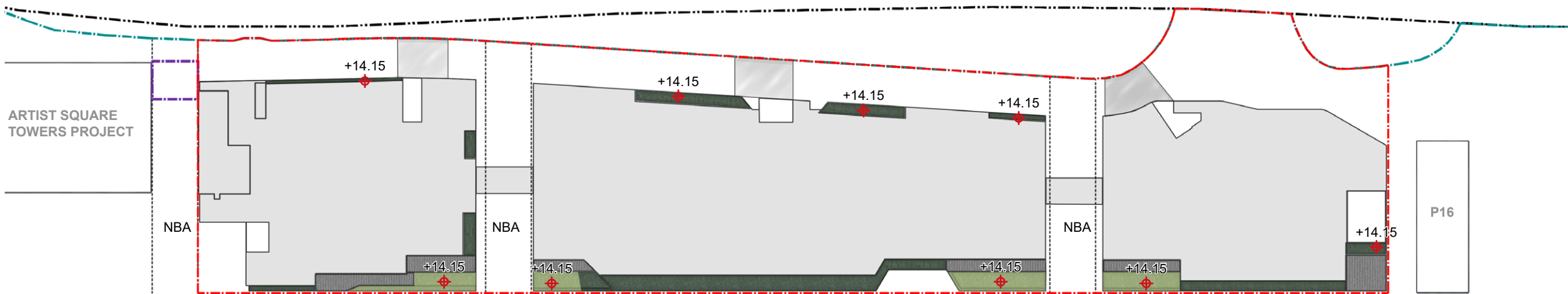




Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2
- +5.80 Proposed Level
- Uncovered Green Coverage
- Covered Green Coverage

Note:
Greenery Coverage
Total not less than 3,999.8m²
(20% of the Indicative Scheme Site Area)



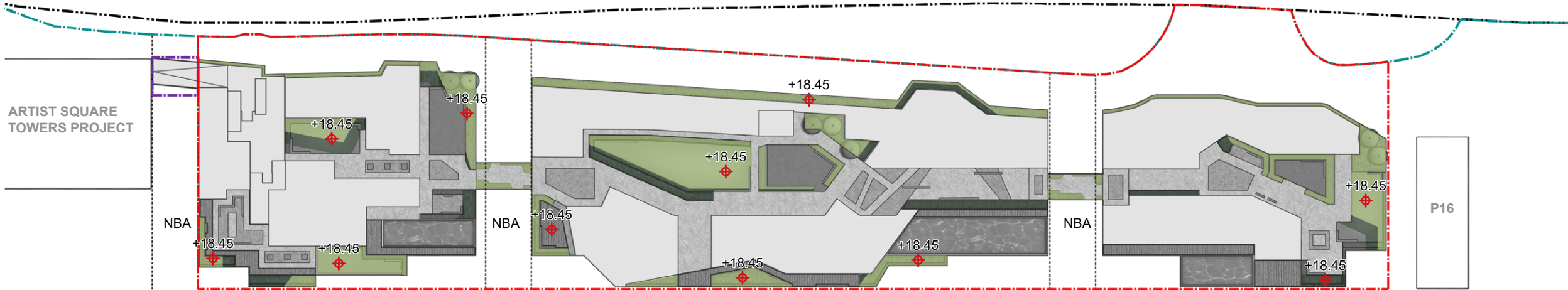
For indicative purpose only. Notional layout subject to detailed design.



Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2
- +5.80 Proposed Level
- Uncovered Green Coverage
- Covered Green Coverage

Note:
Greenery Coverage
Total not less than 3,999.8m²
(20% of the Indicative Scheme Site Area)



For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
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Indicative Greenery Coverage - 2/F

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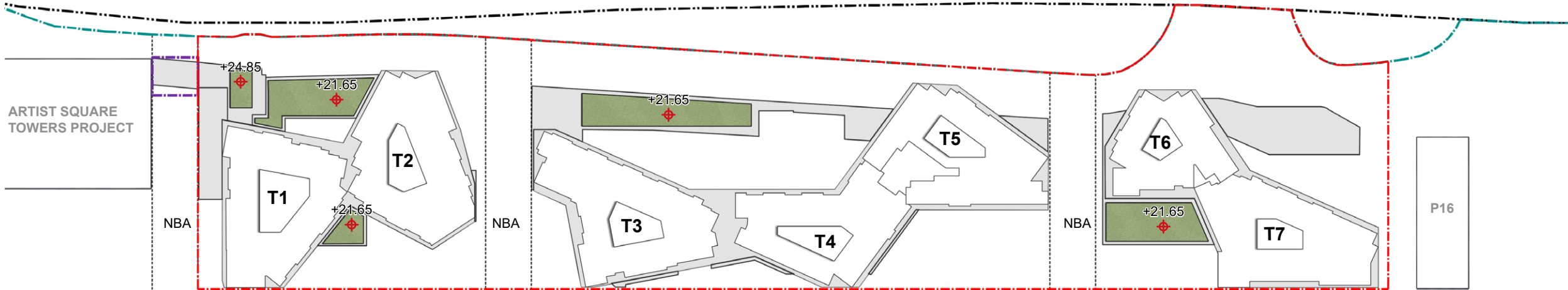
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Application Site Boundary

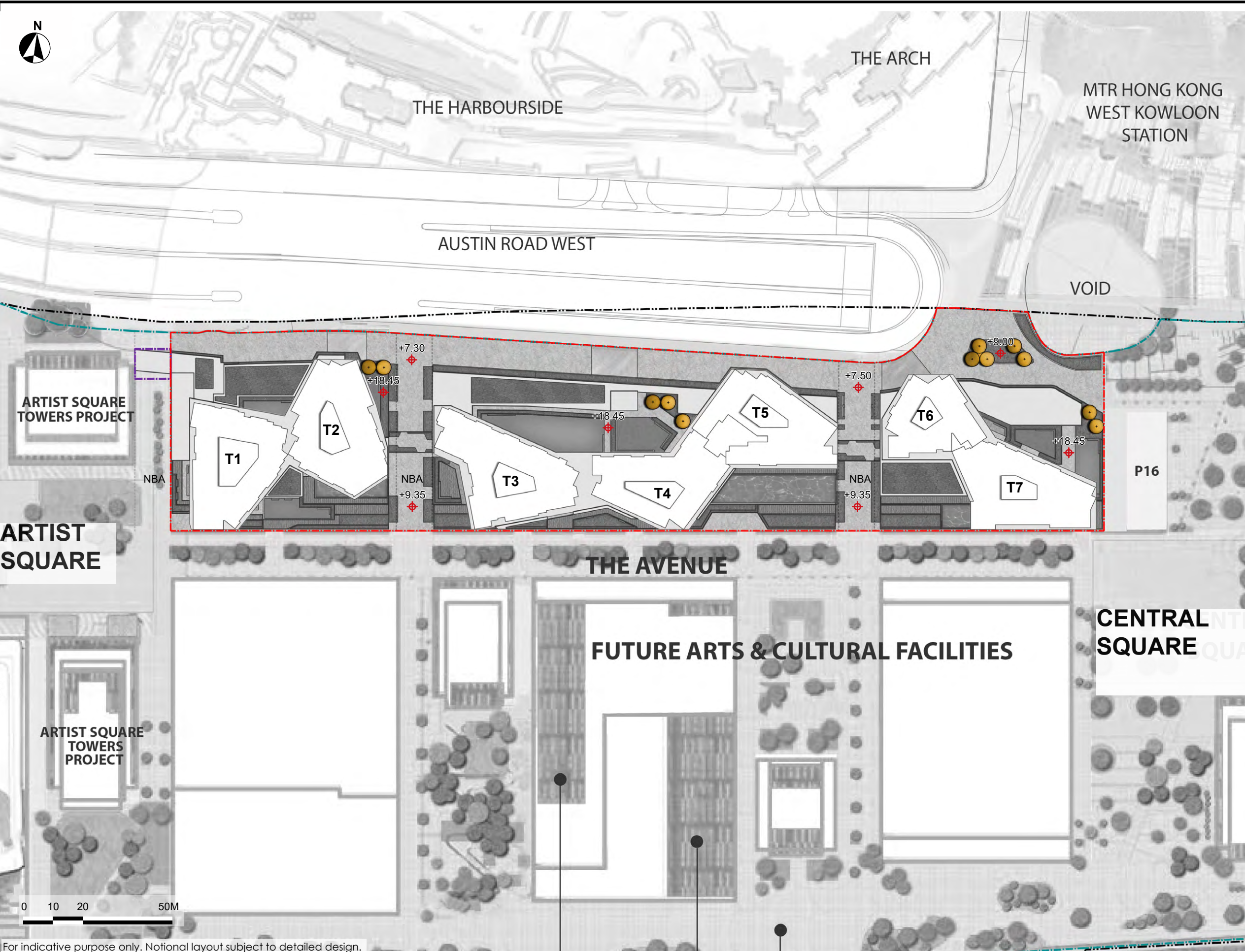
Lot Boundary of KIL 11260

+5.80

Note:
Greenery Coverage
Total not less than 3,999.8m²
(20% of the Indicative Scheme Site Area)



For indicative purpose only. Notional layout subject to detailed design.



Legend

- Application Site Boundary
- Lot Boundary of KIL 11260
- Indicative Scheme Boundary
- Boundary for Footbridge to OU(MU)2
- +5.80 Proposed Level
- New Tree (12 nos.) (Indicative and subject to Detailed Design)

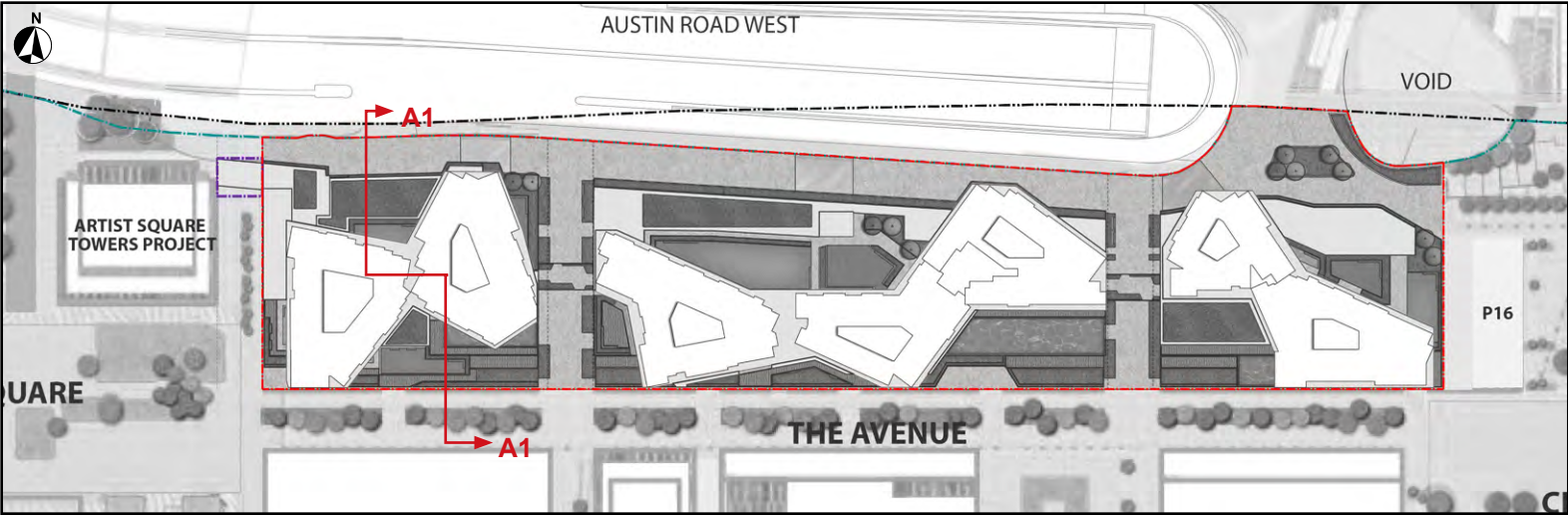
Note:
1.0 Notional planting layout subject to detailed design.
2.0 Site is vacant without trees pending for development and no compensatory tree committed in the development site according to WKCD OU(MU)3 North and OU(MU)4 North approved TPRP (May 2024).

For indicative purpose only. Notional layout subject to detailed design.

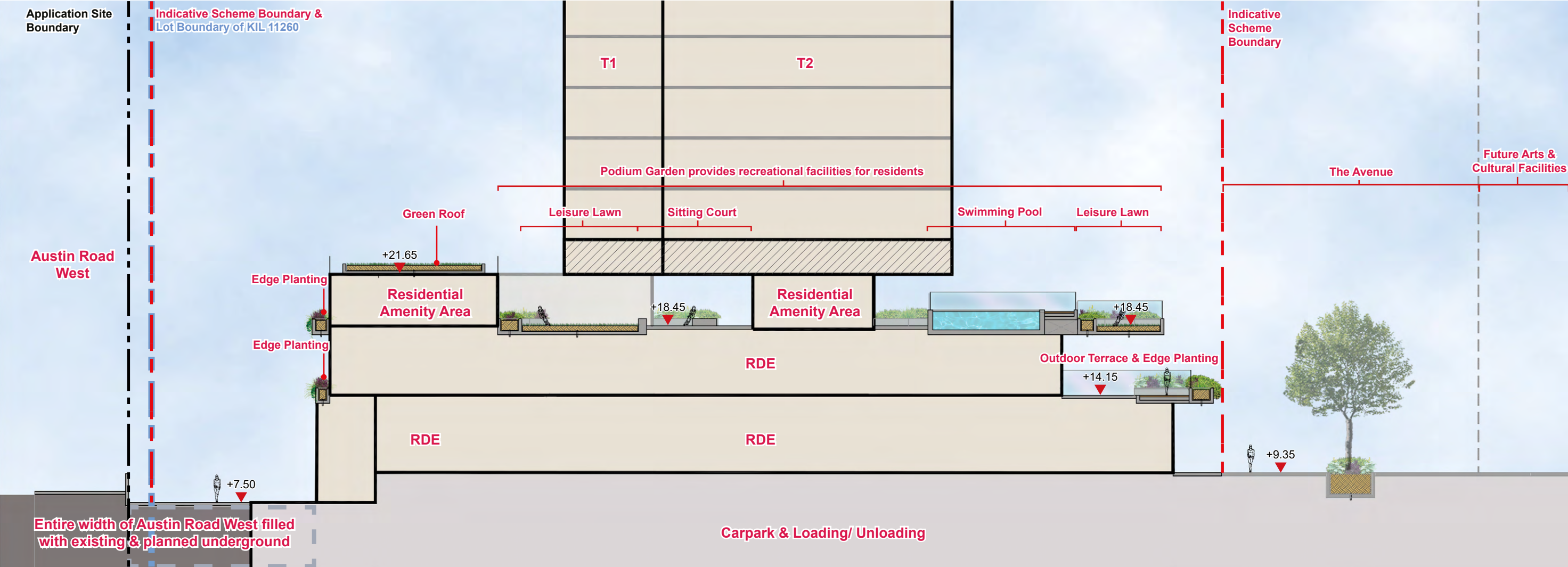
Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District
Indicative New Tree Planting Concept

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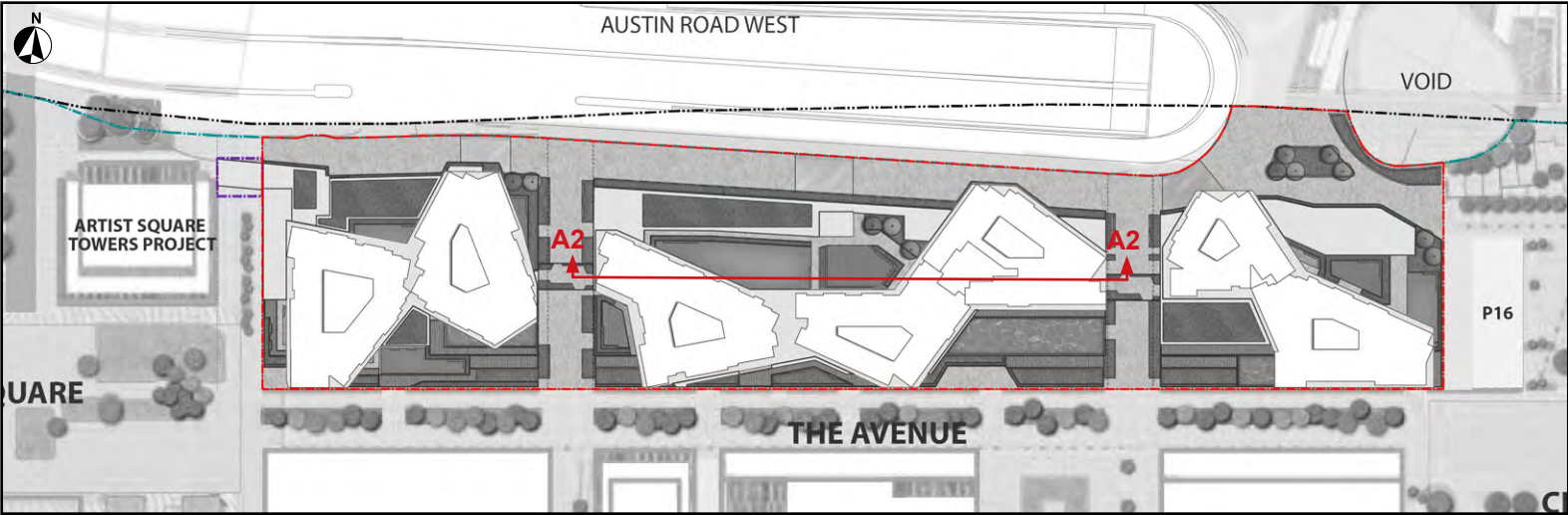


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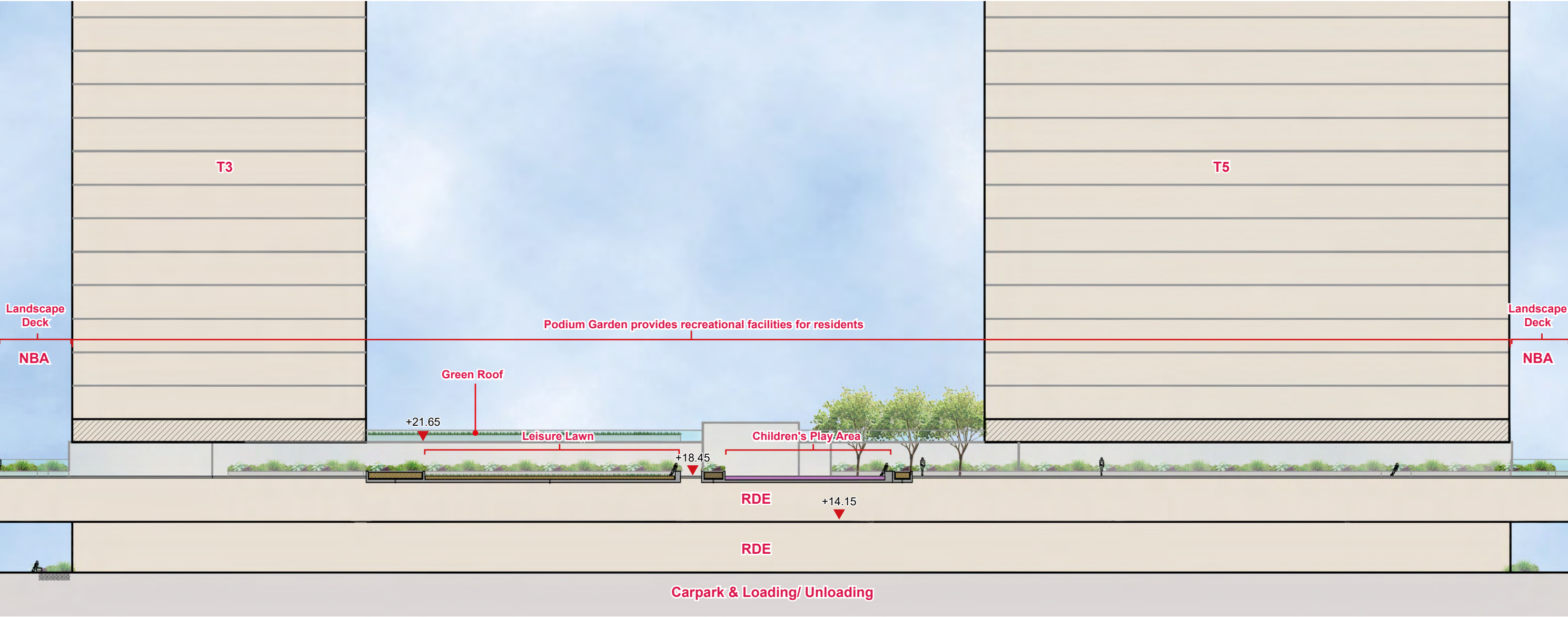


For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District Indicative Landscape Section A1-A1	SCALE	AS SHOWN	DATE	April 2025	<div>westK</div> <div>西九文化區</div>	
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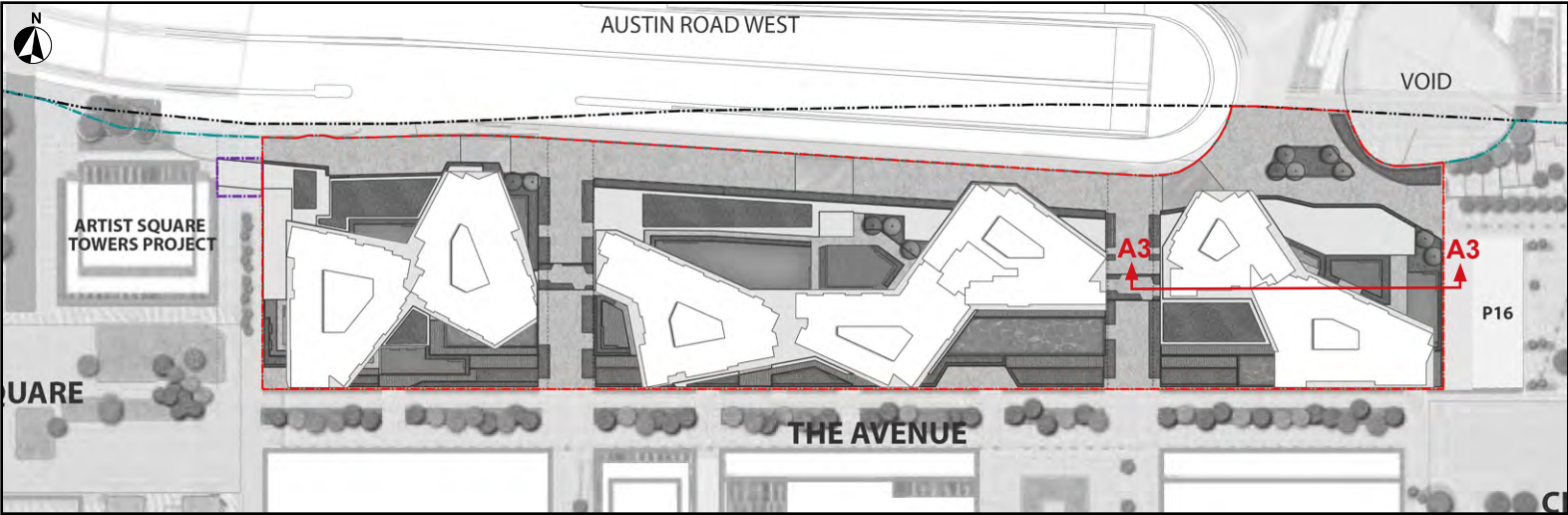


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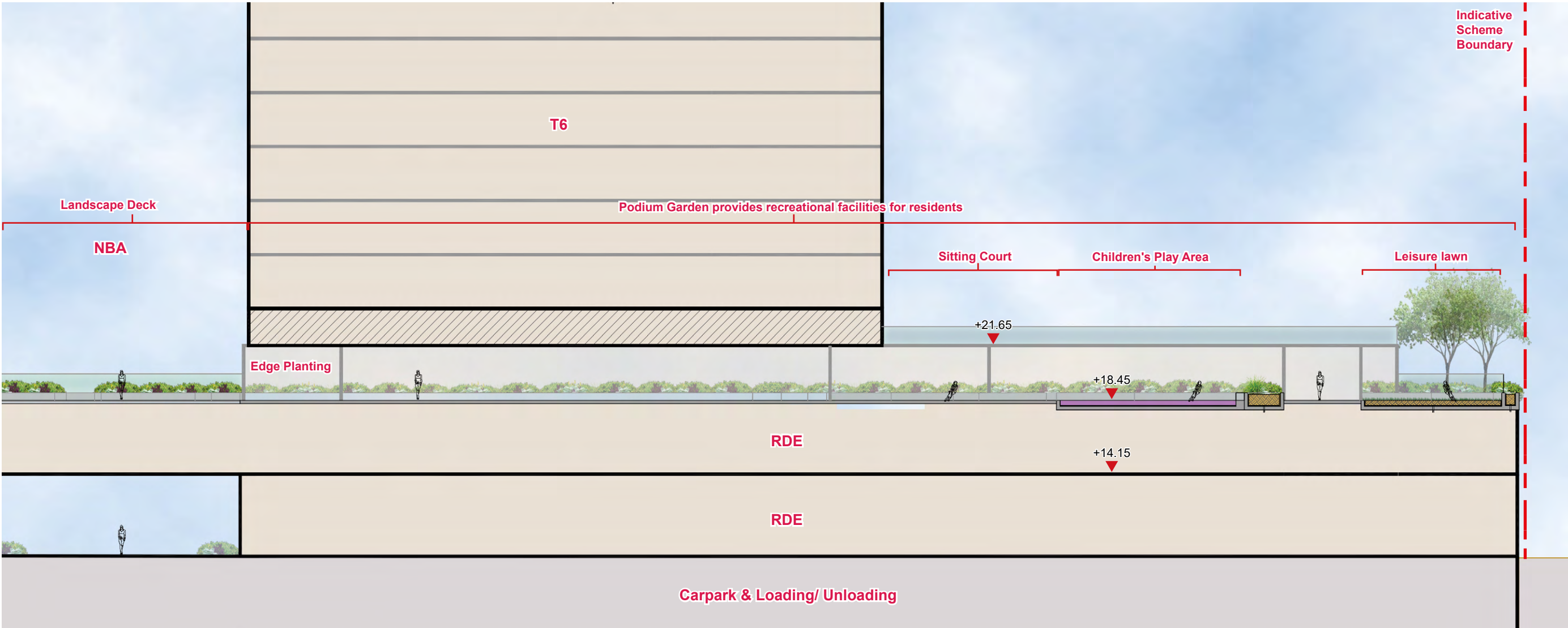


For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District Indicative Landscape Section A2-A2	SCALE	AS SHOWN	DATE	April 2025	<div>westK</div> <div>西九文化區</div>	
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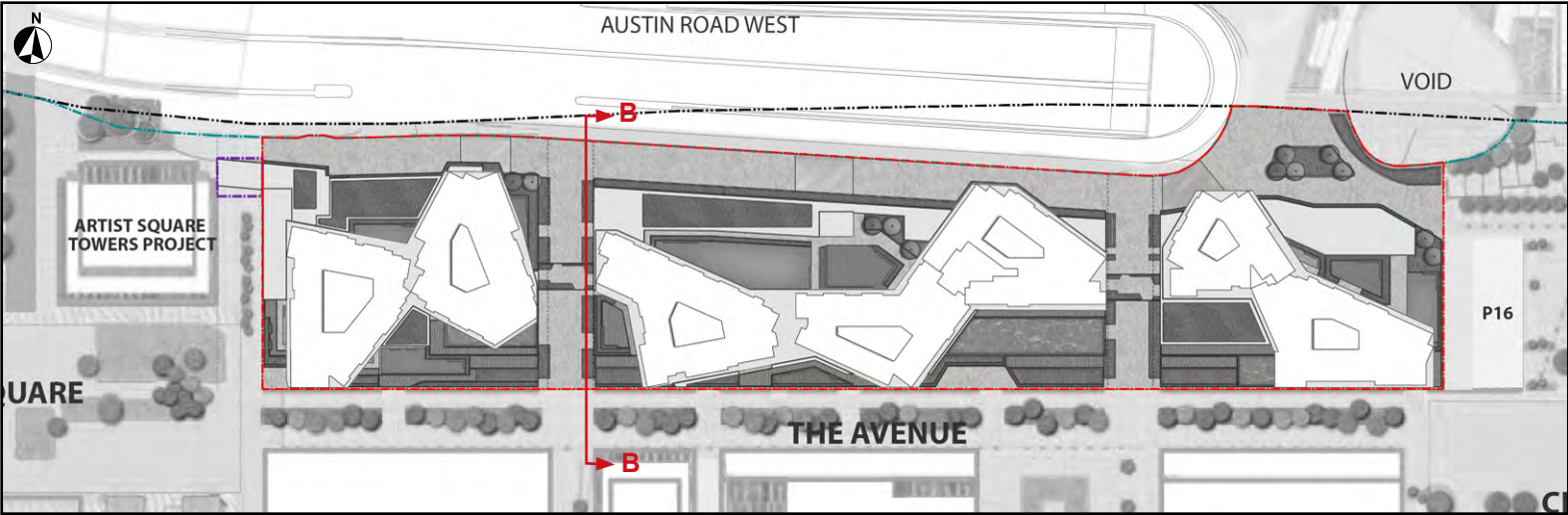


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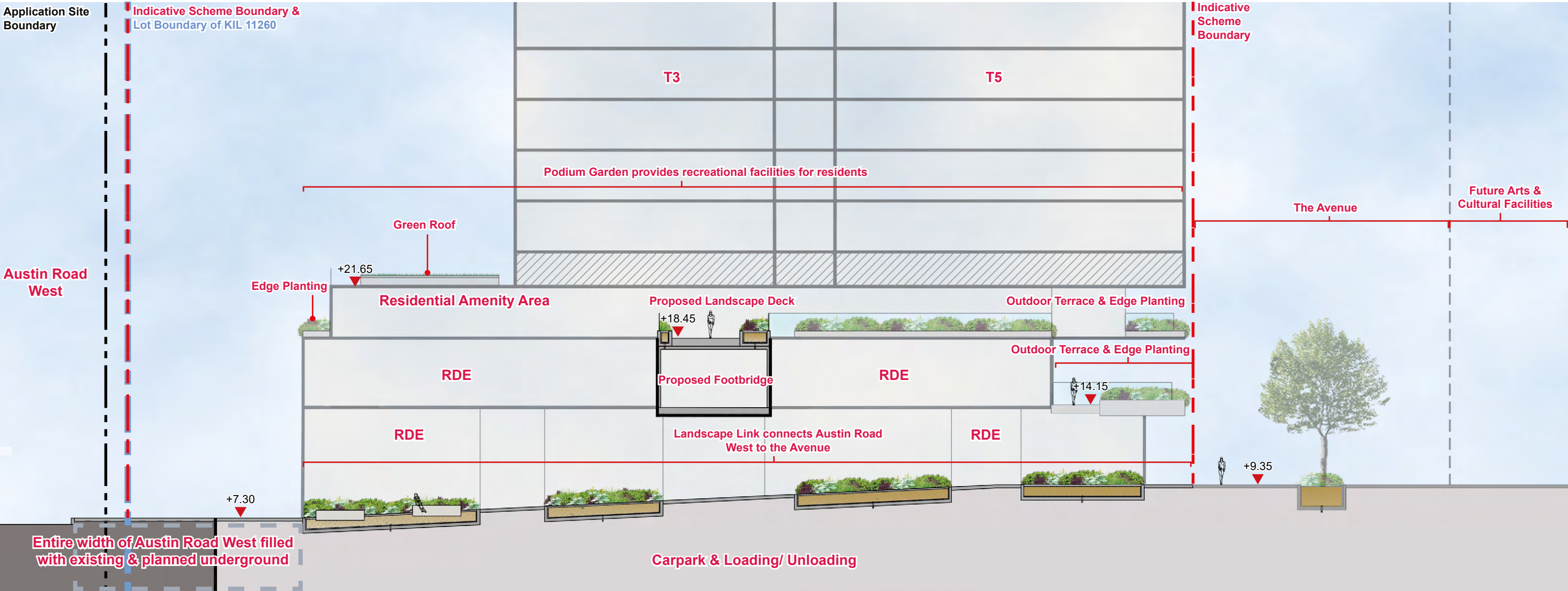


For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District Indicative Landscape Section A3-A3	SCALE	AS SHOWN	DATE	April 2025	<div>westK</div> <div>西九文化區</div>	
	CHECKED	ELK	DRAWN	TEAM		
	FIGURE NO.	Figure 6.3				REV
						-

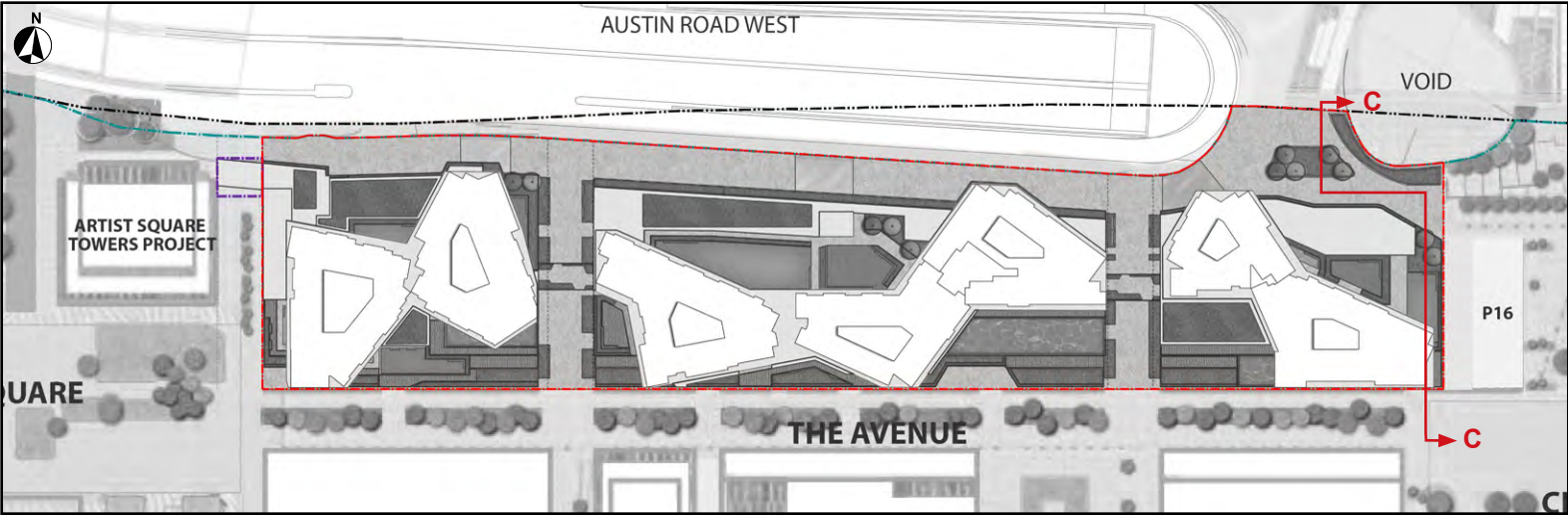


KEY PLAN

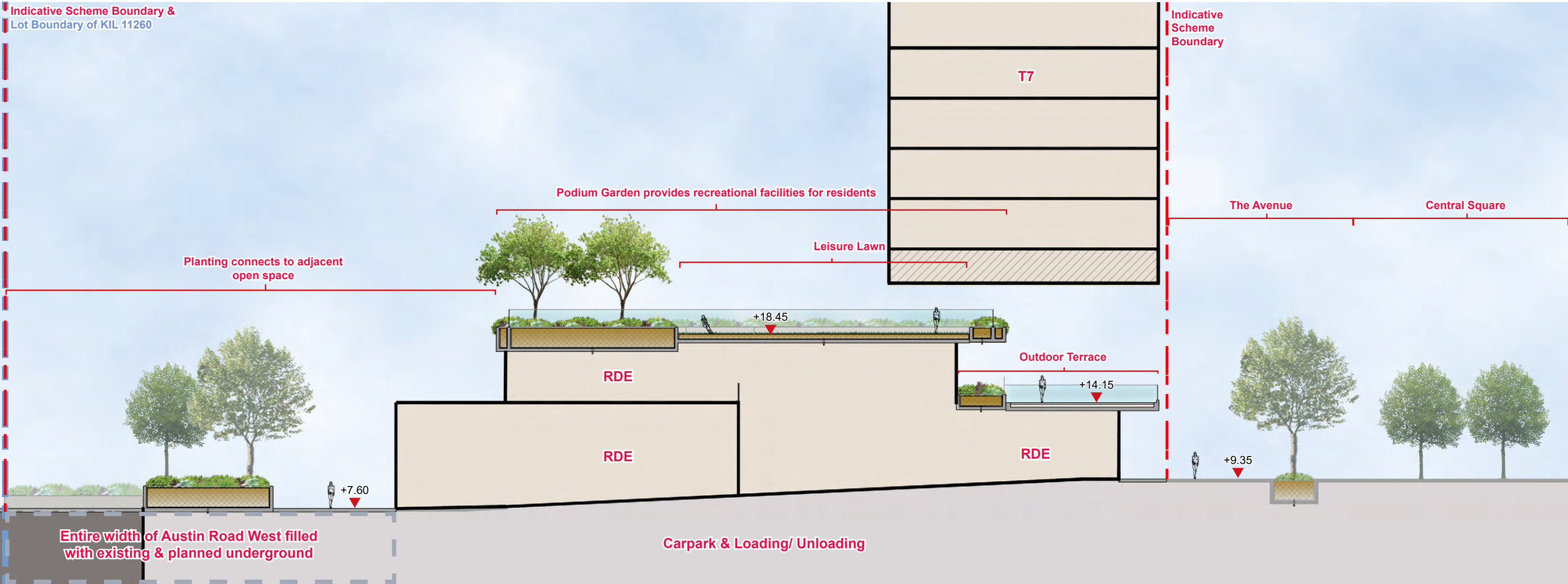


For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District Indicative Landscape Section B-B	SCALE	AS SHOWN	DATE	April 2025	<div>westK</div> <div>西九文化區</div>	
	CHECKED	ELK	DRAWN	TEAM		
	FIGURE NO.	Figure 6.4				REV
						-

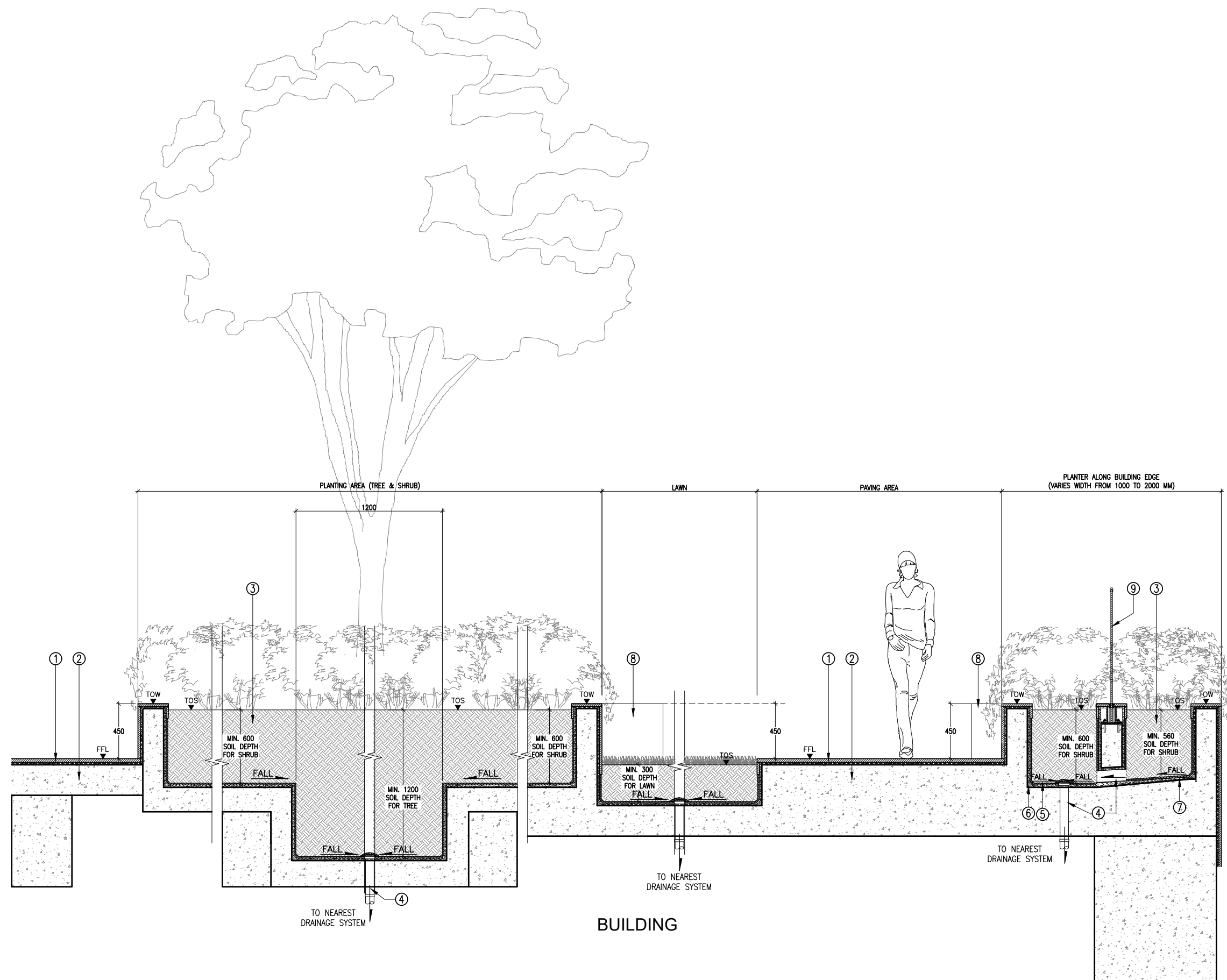


KEY PLAN



For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121) and Proposed Flat Use at West Kowloon Cultural District Indicative Landscape Section C-C	SCALE	AS SHOWN	DATE	April 2025	<div>westK</div> <div>西九文化區</div>	
	CHECKED	ELK	DRAWN	TEAM		
	FIGURE NO.	Figure 6.5				REV
						-



- ① ADJACENT PAVING AS SPECIFIED
- ② REINF. CONCRETE TO ENGINEER'S DETAIL
- ③ PLANTING SOIL MIXTURE
- ④ DRAINAGE PIPE CONNECTED TO DRAINAGE SYSTEM
- ⑤ COMPOSITE DRAINAGE CELL LAYER
- ⑥ C/S FILLET
- ⑦ WATERPROOFING
- ⑧ BENCH/SITTING EDGE
- ⑨ GLASS BALUSTRADE

0 200 400 1000mm

For indicative purpose only. Notional layout subject to detailed design.

Section 16 Planning Application for Amendments to Approved Scheme (No. A/K20/121)
and Proposed Flat Use at West Kowloon Cultural District

Indicative Typical Planting Detail

SCALE	AS SHOWN	DATE	April 2025
CHECKED	ELK	DRAWN	TEAM
FIGURE NO.	Figure 7.0		REV
			-

westK
西九文化區