

Appendix 5

Landscape Proposal

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1.0 INTRODUCTION

- 1.1 The proposed flat with Permitted Eating Place and Shop and Services Uses in "Commercial (9)" Zone (The Proposed Development) is located at nos. 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon. This proposal is prepared as part of the planning application for the Proposed Development.
- 1.2 This proposal describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It depicts the tentative landscape designs in planning stage only. 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; and
 - Site Coverage of Greenery.

2.0 THE SITE AND ITS CONTEXT

- 2.1 The Application Site is located at Nos. 3-5 San Ma Tau Street, Ma Tau Kok, Kowloon. To the immediate southeast of the Site is Kowloon City Ferry Pier ("KCFP") Bus Terminus while To Kwa Wan Recreation Ground is located to its northwest. It was bounded by To Kwa Wan Road and San Ma Tau Street to its northwest and southwest respectively. San Ma Tau Street serves as the main pedestrian and vehicular access to the Site.
- 2.2 The Application Site itself is currently occupied by a 11-storey industrial building, namely Lucky Building with nearly 100% site coverage. No vegetation was identified within the Site, hence 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 Forests and Countryside Ordinance.
- 2.3 The landscape character of the Site and its surroundings are an intermix of industrial buildings, e.g. Merit Industrial Centre, Cheong Wan Factory Building, residential developments, e.g. Grand Waterfront, Chong Chien Court, and open spaces, e.g. To Kwa Wan Recreation Ground, Shing Kai Road Park.

3.0 THE PROPOSED DEVELOPMENT

3.1 The Proposed Development consists of a 27-storey building including a 6-storey podium above 1 levels of basement (building height of 100mPD at roof). The basements are mainly used for carparking and E/M provisions while retails/ F&B provision are located at G/F to 4/F. Clubhouse is proposed at 5/F. Besides, the residential flats are provided from 6/F to 26/F. The Site area is of about **2,038 m²** with a plot ratio of **9.313**.

3.2 Landscape provision is mainly at G/F, 3/F, 5/F and R/F in order to enhance the local greenery and provide visual amenity to the occupants and visitors. Building edges along the southeast and southwest have been setback from Application Site Boundary 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 MASTER PLAN (Refer to Appendix I)

4.1 The landscape design aims to respond to the site conditions, building form, and function and to provide a high quality landscape scheme that would improve the overall site character for the proposed building blocks with a higher building height. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Supplement to the proposed building and its architectural style;
- Creation of a green and sustainable setting by maximising the opportunity for soft landscape;
- Improve the existing streetscape by creating open spaces and promoting outdoor activities;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

4.2 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.

4.3 The landscape design of the Communal 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 12A of the Town Planning Ordinance (Cap. 131).

4.4 In order to ensure that the Proposed Development blends in with its surroundings, a number of design principles have been incorporated into the layout. These can be summarised as follows:

Enhancement of Streetscape

4.5 A pedestrian walkways in **1.5m** wide are proposed to the southwest boundary along San Ma Tau Street and the southeast boundary along the existing walkway and LCSD planter. These walkway will help to widen the existing pavements. In view of the current narrow concrete pavement along San Ma Tau Street, i.e. **3.2m**, the landscape design will greatly enhance the local streetscape by widening the walkway for use of passer-by. Please refer to Landscape Master Plan, **dwg. No. LMP01** and landscape sections, **dwg. No. LD101** in **Appendix I**.

4.6 Besides, there is an existing narrow walkway and LCSD planter to the southeast of the Site. It is important to mention that there are **8 Ailanthus fordii** 常綠臭椿 which is a protected species listed in Cap.96A, growing within the LCSD planter. These trees have attained their mature size and is considered as the important landscape resources in the district. The widening of existing walkway can provide more growing spaces for growth of these trees and allow green buffer between the Proposed Development and adjacent surroundings.

Landscaped Garden at 3/F, 5/F and R/F

4.7 Landscaped gardens are proposed at 3/F, 5/F and R/F to cater for the passive recreational need of the occupants and visitors. Outdoor furniture, sitting courtyards and ornamental plants are provided at these gardens for their enjoyment. Please refer to Landscape Master Plan, dwg. No. **LMP02 to LMP04** and landscape section, **dwg. Nos. LD102, LD103 in Appendix I**. Besides, vertical green walls (3m high) is proposed at landscape garden at 3/F which forms the green backdrop to the garden and provide sense of privacy to the users. as shown in dwg. no. **LD104**

Planting Design

4.8 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.

Soil Depth and Drainage for Planting

4.9 In general, appropriate soil depth will be provided, with all drainage layer, water-proofing and protective screeding exclusive as listed below:

Table 1.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Creepers	600mm
Groundcover/ Lawn	300mm

Irrigation

4.10 The proposed irrigation system will be by tap water pipe for manual operation for horizontal planting areas. Water points will be provided covering the proposed planters. For the proposed vertical green wall in form of modular green panels, automatic irrigation system with timer control is proposed. The proposed source of water supply will subject to final approval from the Water Services Department.

Future Maintenance

Hard Landscape Elements

4.11 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

4.12 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.

4.13 Ultimately, the management office will employ maintenance staff to take care of all landscape areas within the Site.

Recreational Facilities

4.14 Recreational facilities are provided at 1/F, 5/F and R/F in order to cater for the recreational need of the occupants and visitors.

4.15 It is expected that there will be about **702** occupants at the Proposed Development while the proposed area of the communal open spaces under application shall not be less than **702 m²**. Hence, the provision of the communal open space can meet the requirement set out in HKPSG, i.e. 1 m² per person. Please refer to the Communal Open Space Calculation in **Appendix IV**.

5.0 COMMON GREENERY (Refer to Appendix III) (For PlanD's Reference Only)

5.1 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**:

Area of the Site = 2,038.0 m²

Area of Roof = 534.0 m²

Common Greenery Requirement in accordance with the Explanatory Statement of the Outline Zoning Plan:

- (a) Total Common Greenery within Site not less than 30% of Site Area
= 2,038.0 x 30% = 611.40 m²
- (b) Common Greenery at Primary Zone not less than 20% of Site Area
= 2,038.0 x 20% = 407.60 m²
- (c) Common Greenery on Roof not less than 20% of Roof Area
= 534.0 m² x 20% = 106.80 m²

5.2 The overall common greenery of the Application Site will not be less than 30%, i.e. **611.40 m²** of the Site Area. 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 20% of Site Area, i.e. **407.60 m²**. Please refer to dwg. No. **GC01** in **Appendix III**. Besides, the provided common greenery on roof will also not less than the 20% of the roof area, i.e. **106.80 m²**. (The common greenery calculation shows the tentative landscape design only, the detailed common greenery will be subject to the detailed design stage)

6.0 PLANTING PROPOSALS (Refer to Appendix II)

6.1 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 provide a green and soft buffer between the proposed buildings and the surrounding footbridge and highway structure and to enhance the proposed open space at G/F.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix II**. (this tentative planting design shows the design intention in planning stage only, the final design will be subject to detailed design stage).

Table 2.0 Planting Schedule

Botanical Name	Chinese Name	Size (Height x Spread (mm))	Native/ Exotic	Spacing (mm)
SHRUBS				
<i>Allamanda cathartica</i> 'Allamanda'	軟枝黃蟬	600x450	Exotic	400
<i>Ixora chinensis</i>	龍船花	450x400	Native	350
<i>Melastoma candidum</i>	毛菍	600x450	Native	400
<i>Rhapis humilis</i>	小葉棕竹	450x400	Exotic	400
<i>Rhododendron simsii</i>	紅杜鵑	600x450	Native	400
<i>Rhodomyrtus tomentosa</i>	桃金娘	600x450	Native	400
<i>Rhapis excelsa</i>	棕竹	900x600	Native	550
<i>Schefflera arboricola</i>	鵝掌藤	600x550	Exotic	500
GROUNDCOVER				
<i>Dieffenbachia picta</i>	白斑萬年青	300x250	Exotic	250
<i>Lantana montevidensis</i>	小葉馬櫻丹	300x300	Native	250
<i>Ligustrum sinense</i>	山指甲	300x250	Native	250
<i>Nephrolepis auriculata</i>	腎蕨	250x200	Native	200
CLIMBING PLANT				
<i>Bauhinia glauca</i>	羊蹄甲藤	1500x500	Native	450

6.3 In this project, total **638.3 m²**, i.e. **31.32%** greenery area is provided within the proposed development. They will be maintained by the management staffs employed by the Applicant.

APPENDIX I
LANDSCAPE MASTER PLANS
AND
RELEVANT SECTIONS

LEGEND:

- SITE BOUNDARY
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED LEVEL
- SETBACK AREA
- PROPOSED PAVING

+4.45

SETBACK AREA

PROPOSED PAVING

紅棉工業大廈
Kapok Industrial Building

新碼頭
Provision of Planter with
Ornamental Plants at Main
Entrance to provide Sense of
Welcome to the Occupants
and Visitors

Provision of Pavement, i.e.
1.5m wide within the
Development to widen the
existing Pavement along San
Ma Tau Street in order to
improve the Streetscape

There are several mature trees
which are important
landscape resources, growing
at Planter to the southeast of
the Site. Setting back of the
Proposed Development, i.e.
1.5m to allow more growing
spaces for the mature trees



0 5 10 15M



PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(G/F)

PROJECT No. C2426

DRAWING No. LMP01

SCALE : 1:200

DATE OF ISSUE : SEP 2024

CAD FILENAME : C2426-LMP01

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LEGEND:

- SITE BOUNDARY
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED CLIMBING PLANT
- PROPOSED LEVEL
- PROPOSED PAVING

+4.45



PROPOSED PAVING

PROJECT :

PROPOSED FLAT WITH PERMITTED EATING PLACE AND SHOP AND SERVICES USES IN "COMMERCIAL (9)" ZONE AT NOS. 3-5 SAN MA TAU STREET, MA TAU KOK, KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(3/F)

PROJECT No. C2426

DRAWING No. LMP02

SCALE : 1:200

DATE OF ISSUE : SEP 2024

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Sitting Courtyard with
Planter Seat Wall to
cater for gathering of
Occupants and

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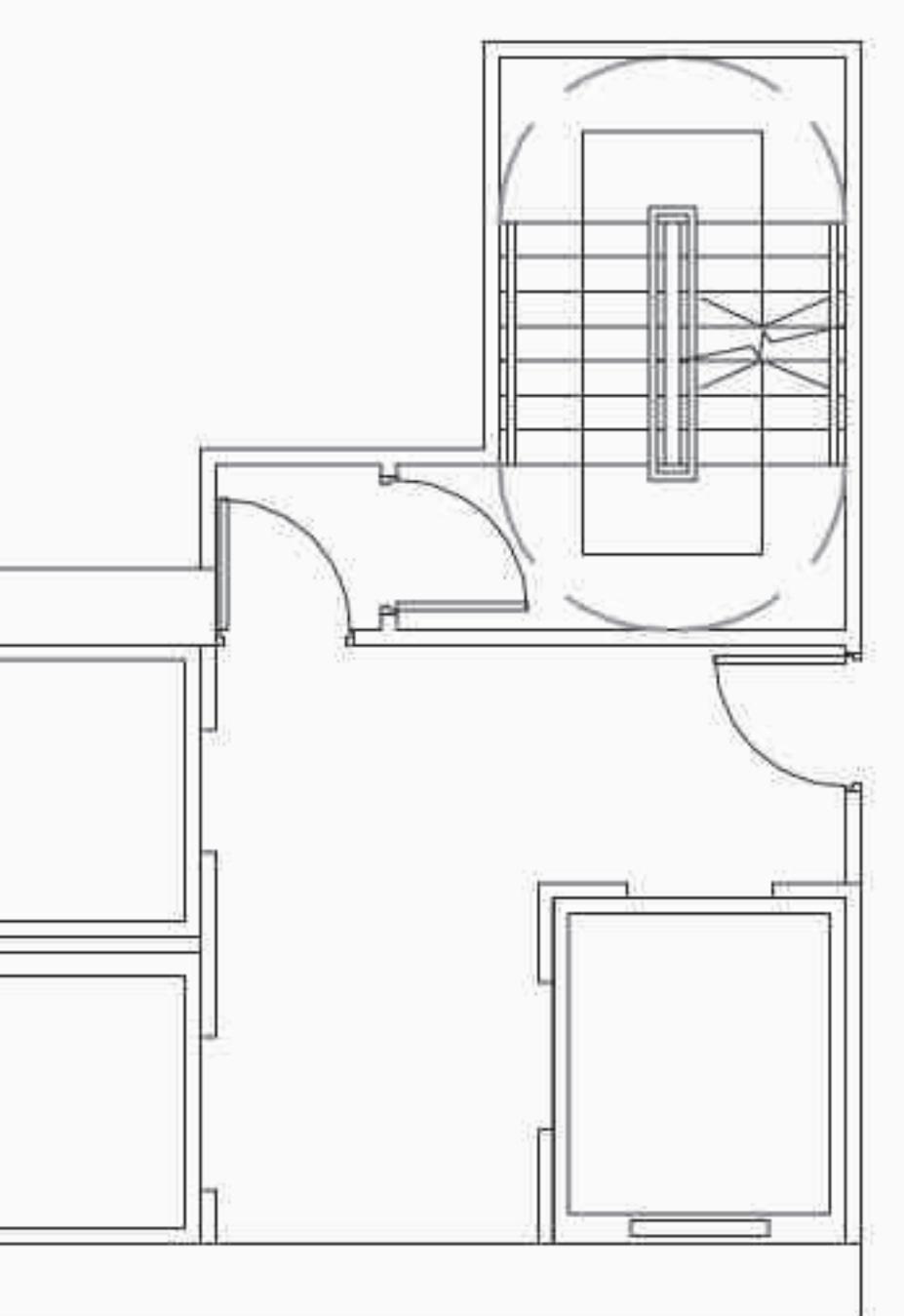
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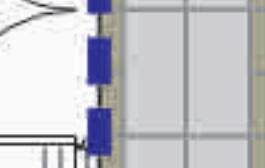
0 5 10 15M



SHOP

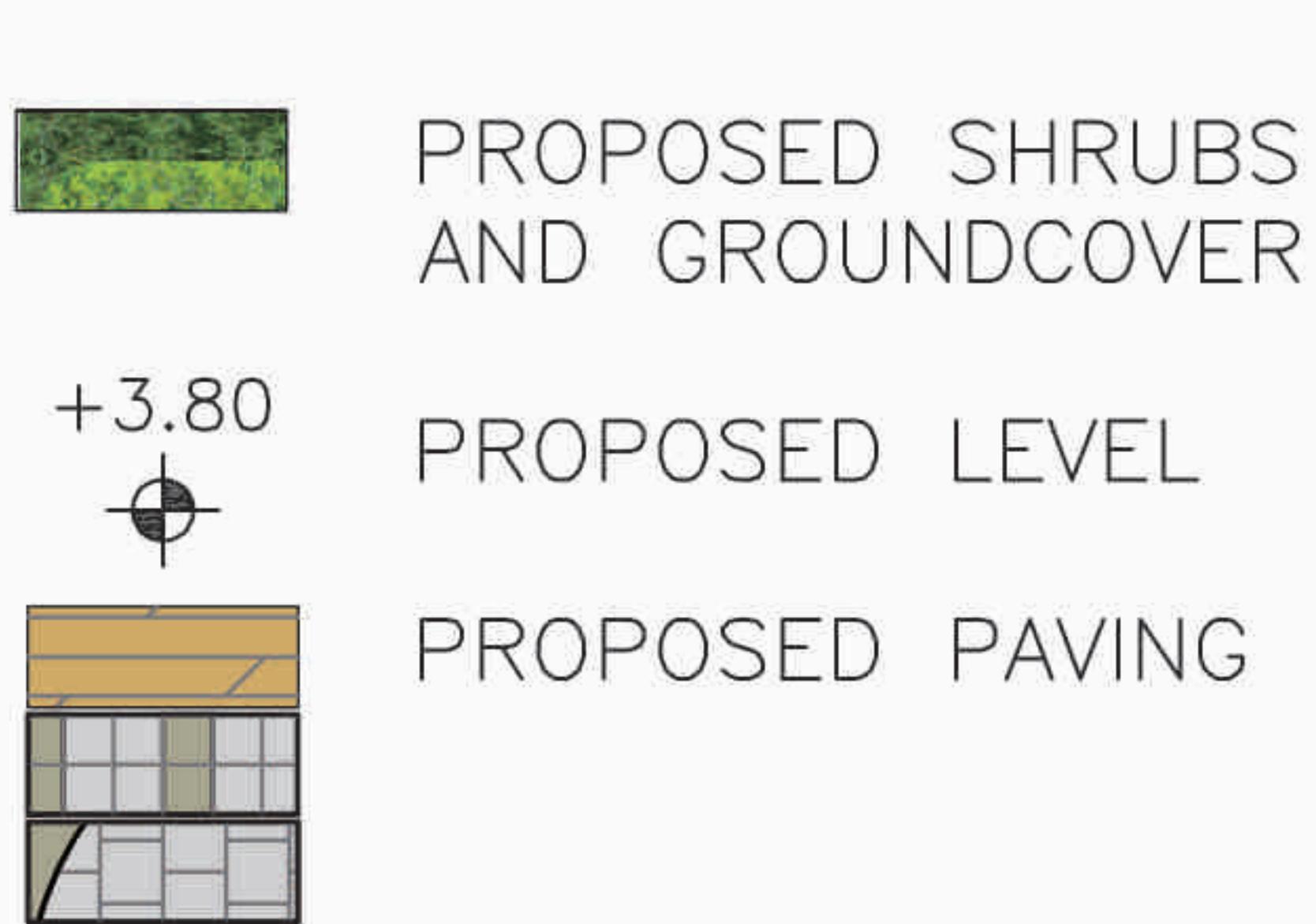
Vertical Green Wall to form
the Green Backdrop to the
Open Space

+18.95



LD102


LEGEND:



+3.80

PROPOSED LEVEL

PROPOSED PAVING



0 5 10 15M

PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
KOWLOON

DRAWING TITLE :
LANDSCAPE MASTER PLAN
(5/F)

PROJECT No. C2426

DRAWING No. LMP03

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DATE OF ISSUE : SEP 2024

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**Sitting Garden to
cater for the Passive
Recreational Need of
the Occupants and
Visitors**

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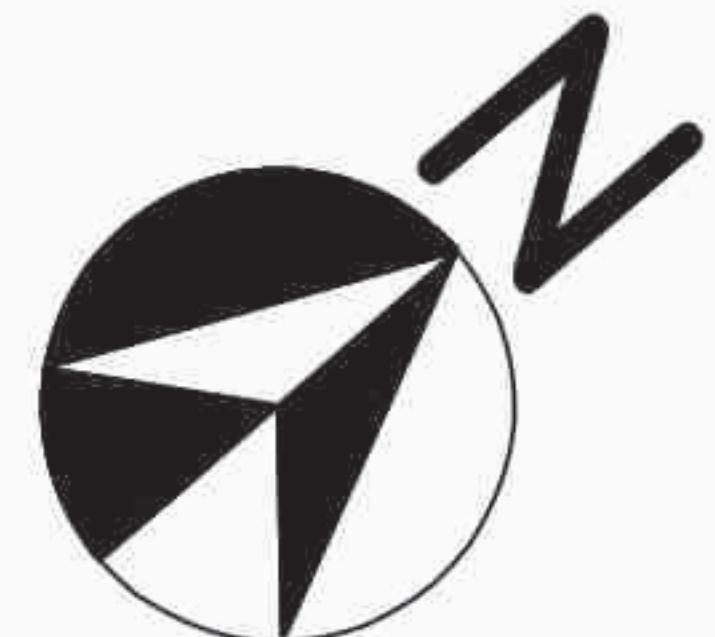
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PROPOSED SHRUBS
AND GROUNDCOVER


+4.45
PROPOSED LEVEL

PROPOSED PAVING

PROPOSED SEAT
BENCH



0 5 10 15M



PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
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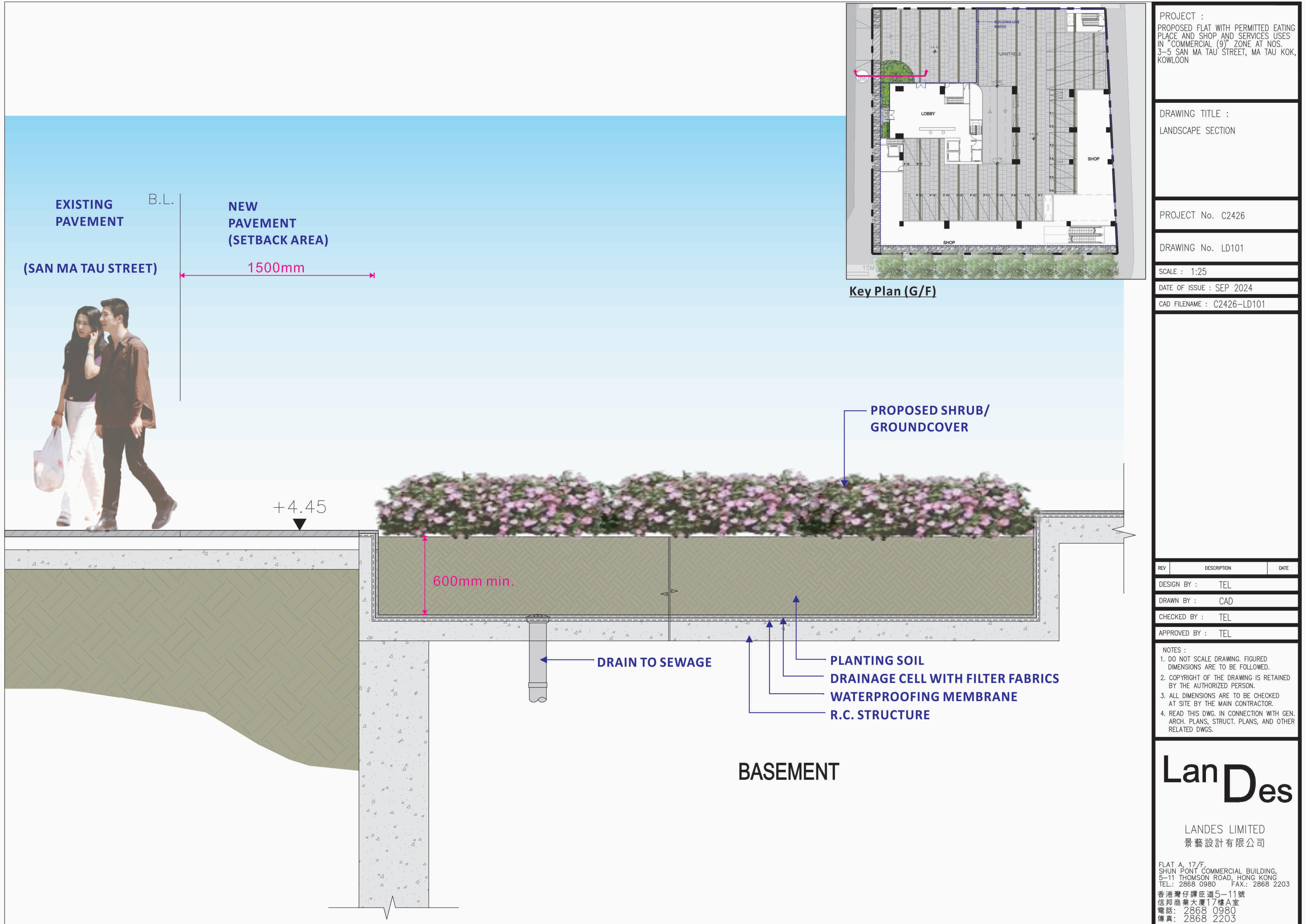
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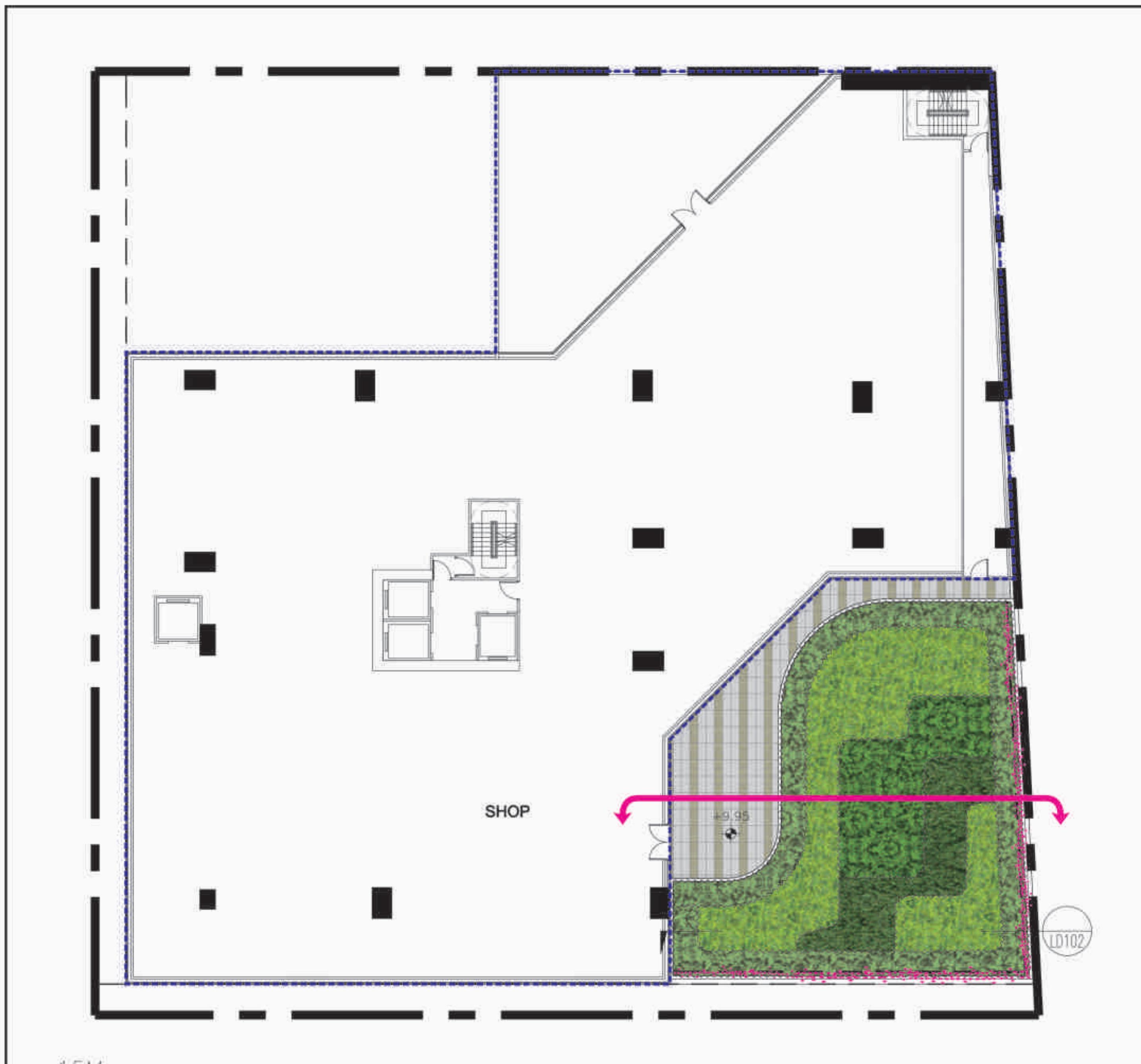
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
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Key Plan (3/F)



PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
KOWLOON

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LANDSCAPE SECTION

PROJECT No. C2426

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DATE OF ISSUE : SEP 2024

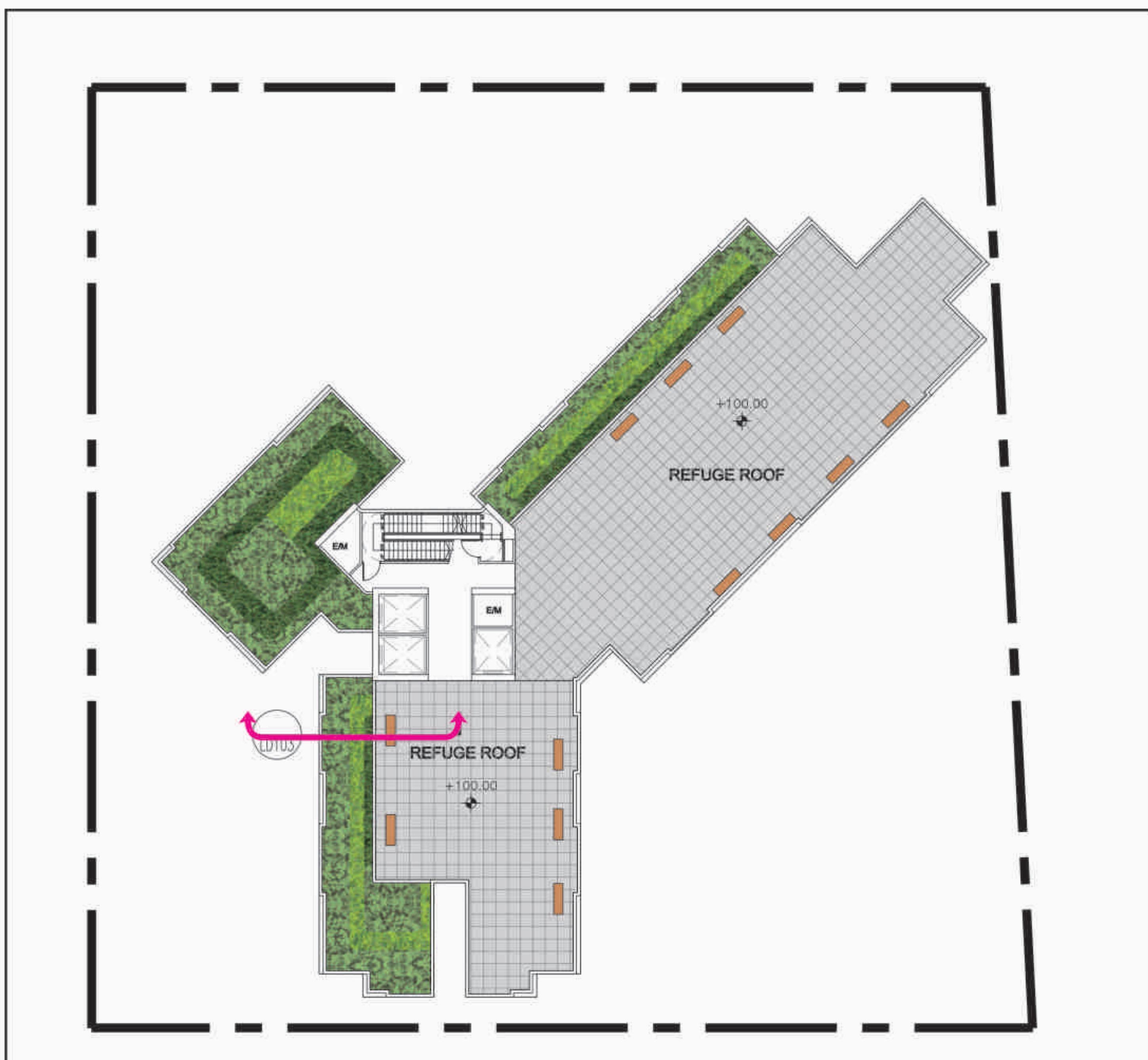
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Key Plan (R/F)

PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
KOWLOON

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2426

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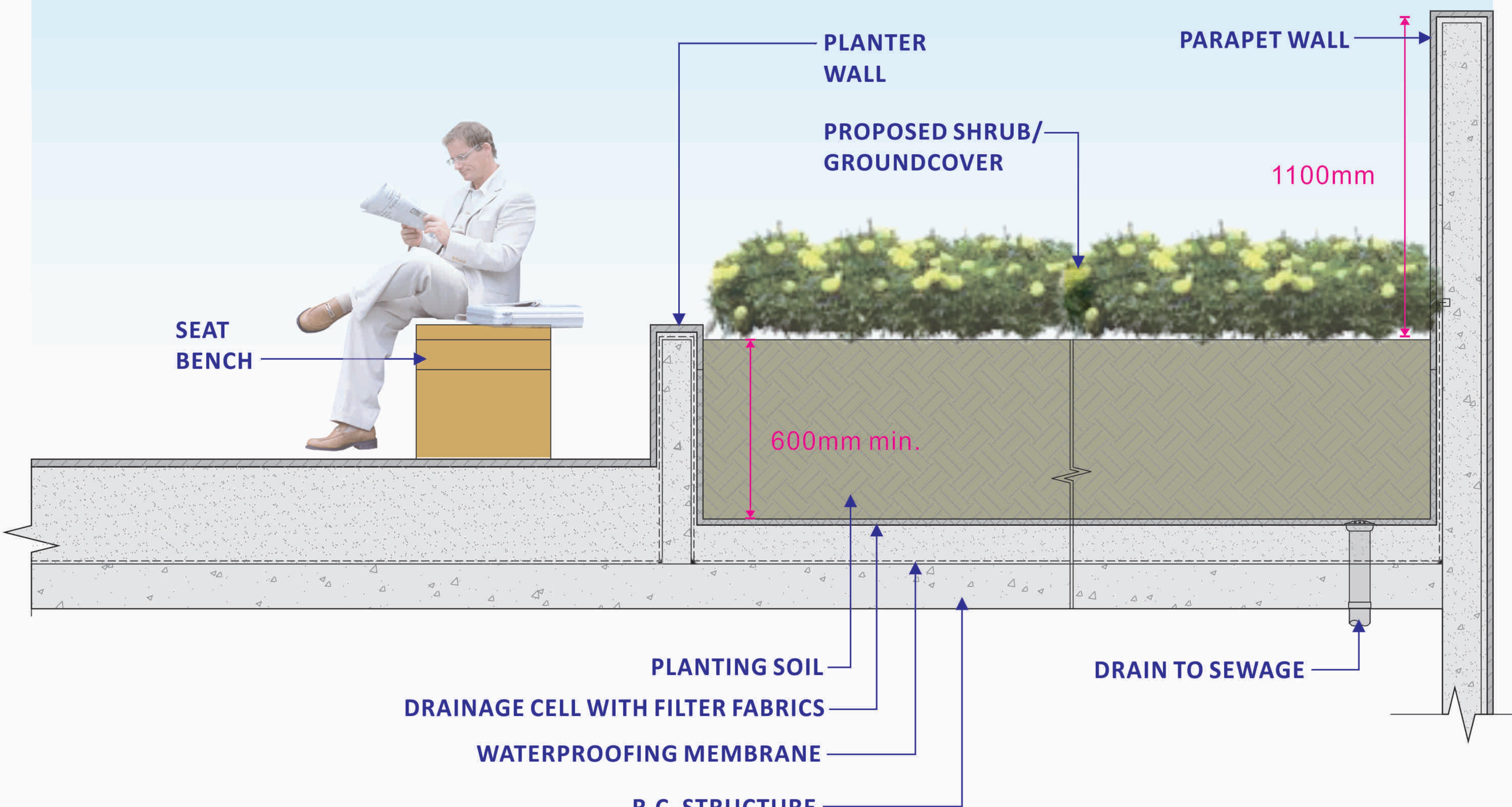
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APPENDIX II

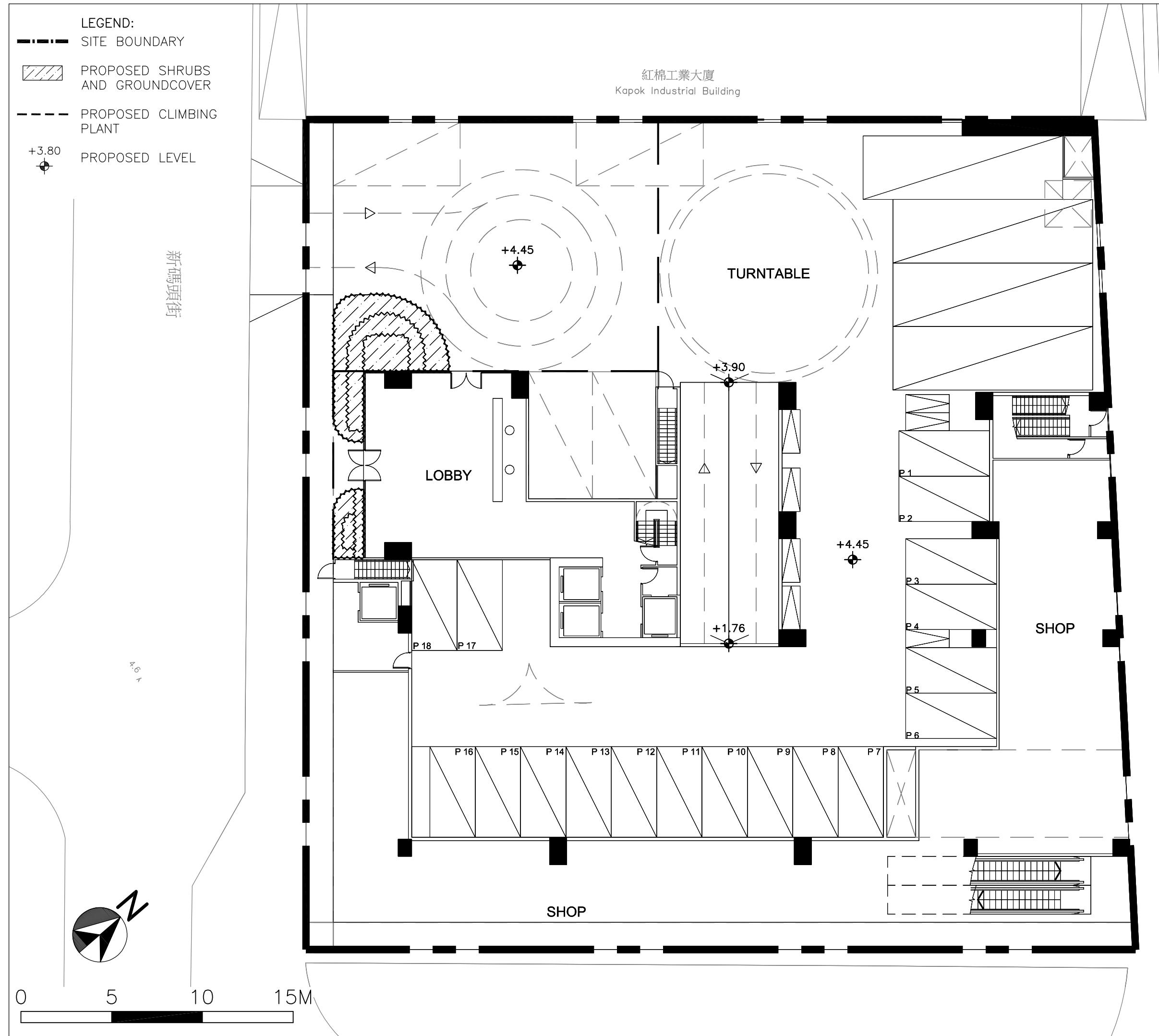
PLANTING PLANS

LEGEND:

- SITE BOUNDARY
- PROPOSED SHRUBS AND GROUNDCOVER
- PROPOSED CLIMBING PLANT
- PROPOSED LEVEL

+3.80

新碼頭街



PROJECT :
PROPOSED FLAT WITH PERMITTED EATING
PLACE AND SHOP AND SERVICES USES
IN "COMMERCIAL (9)" ZONE AT NOS.
3-5 SAN MA TAU STREET, MA TAU KOK,
KOWLOON

DRAWING TITLE :
PLANTING PLAN
(G/F)

PROJECT No. C2426

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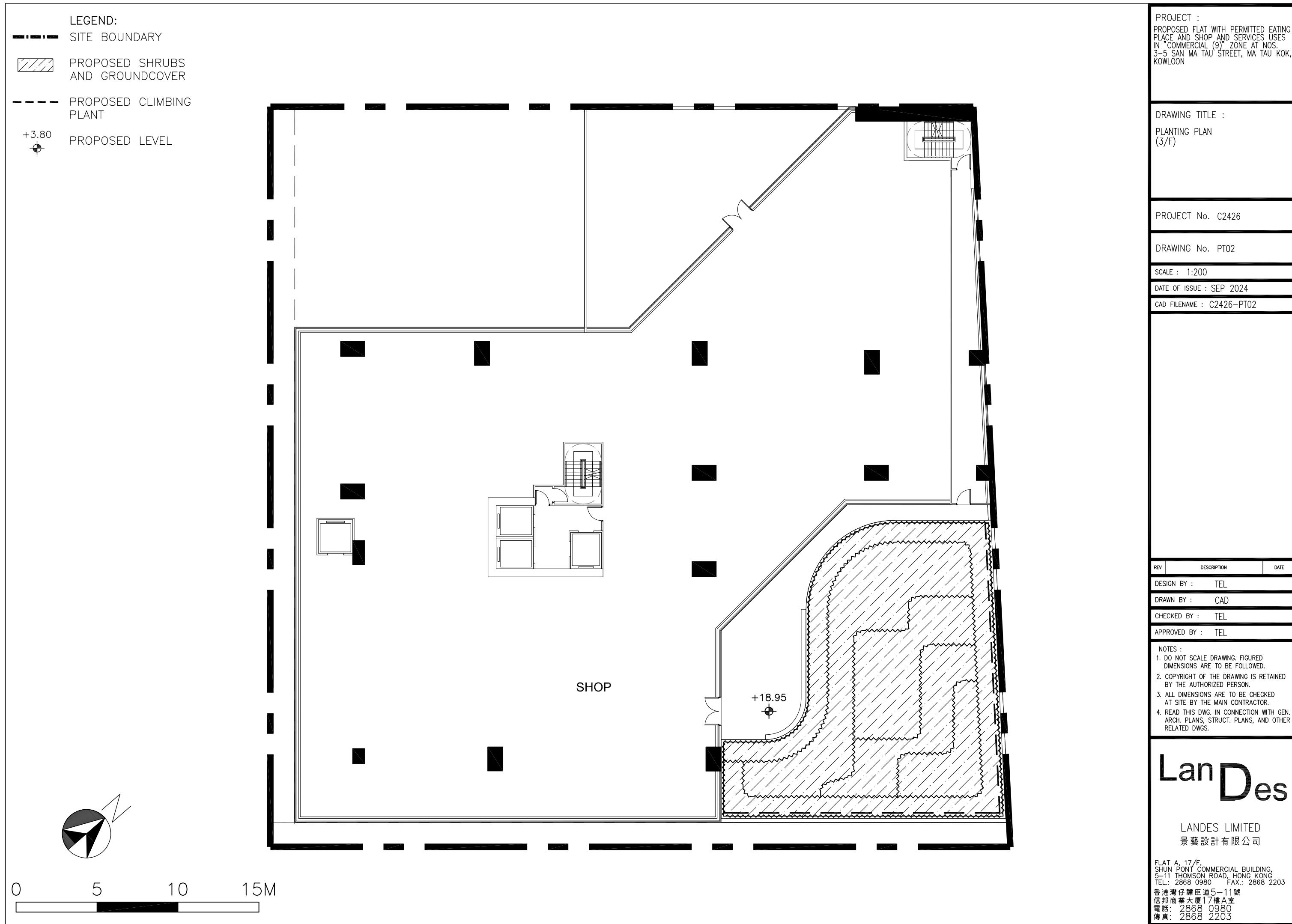
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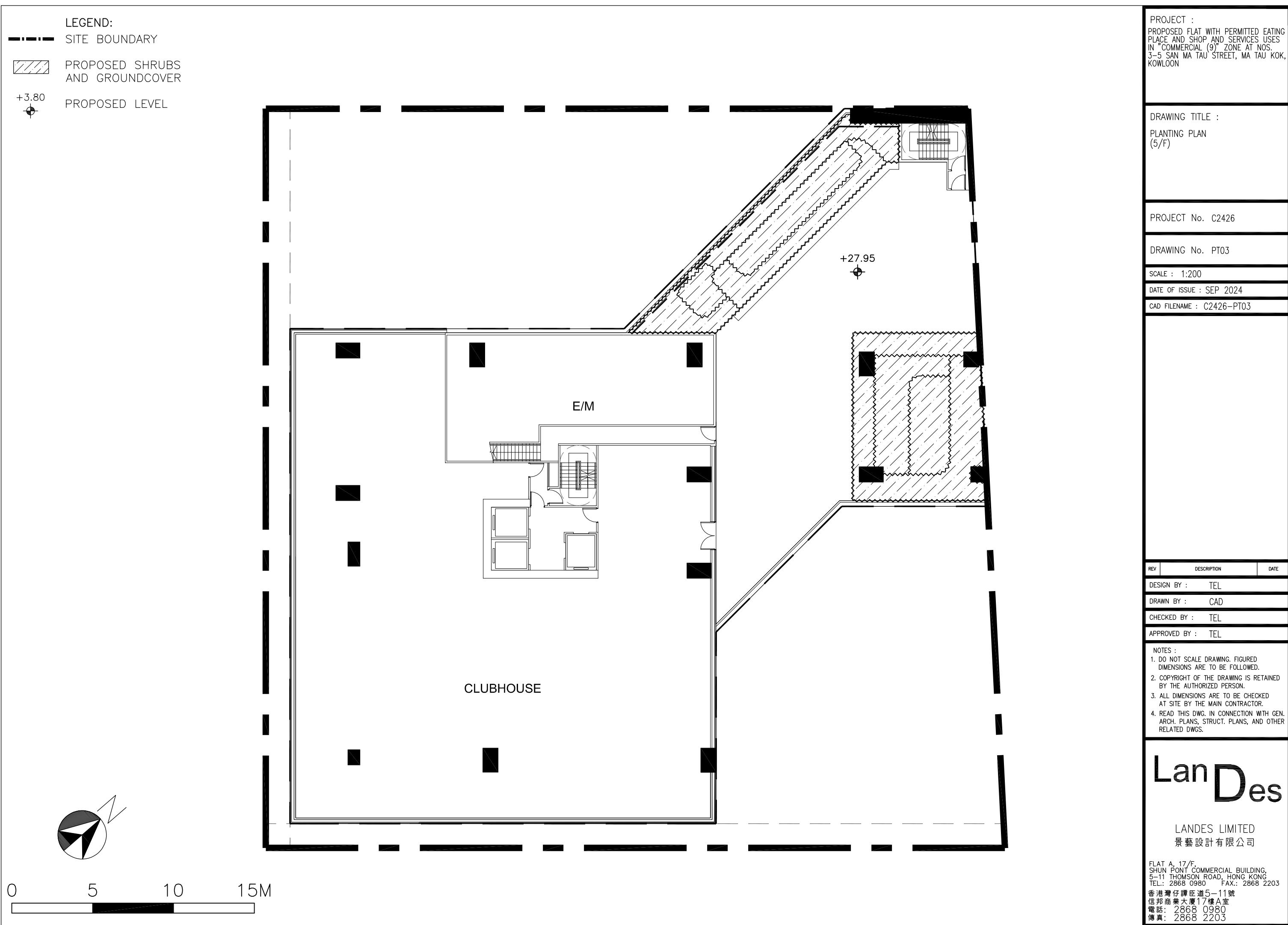
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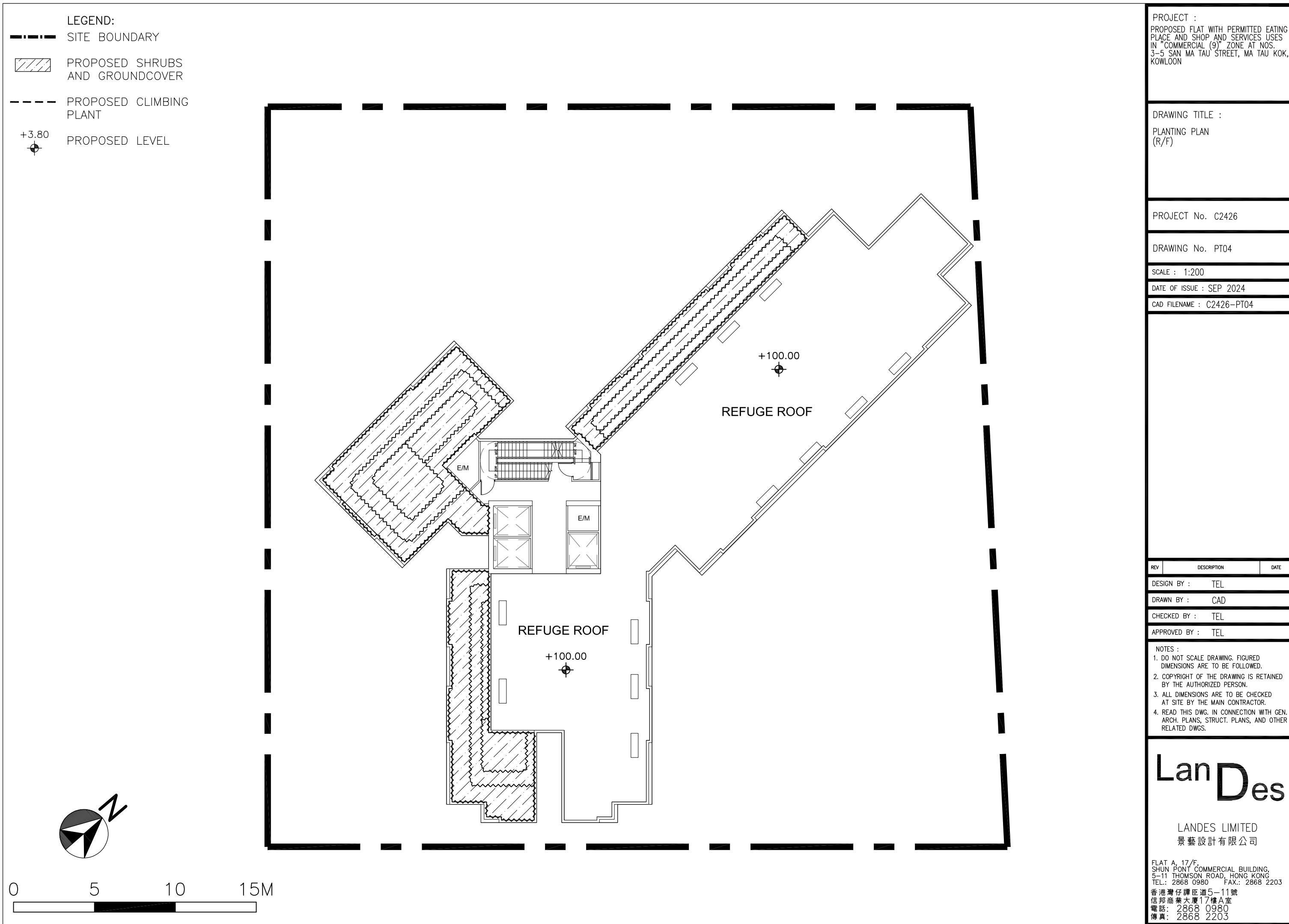
Lan Des

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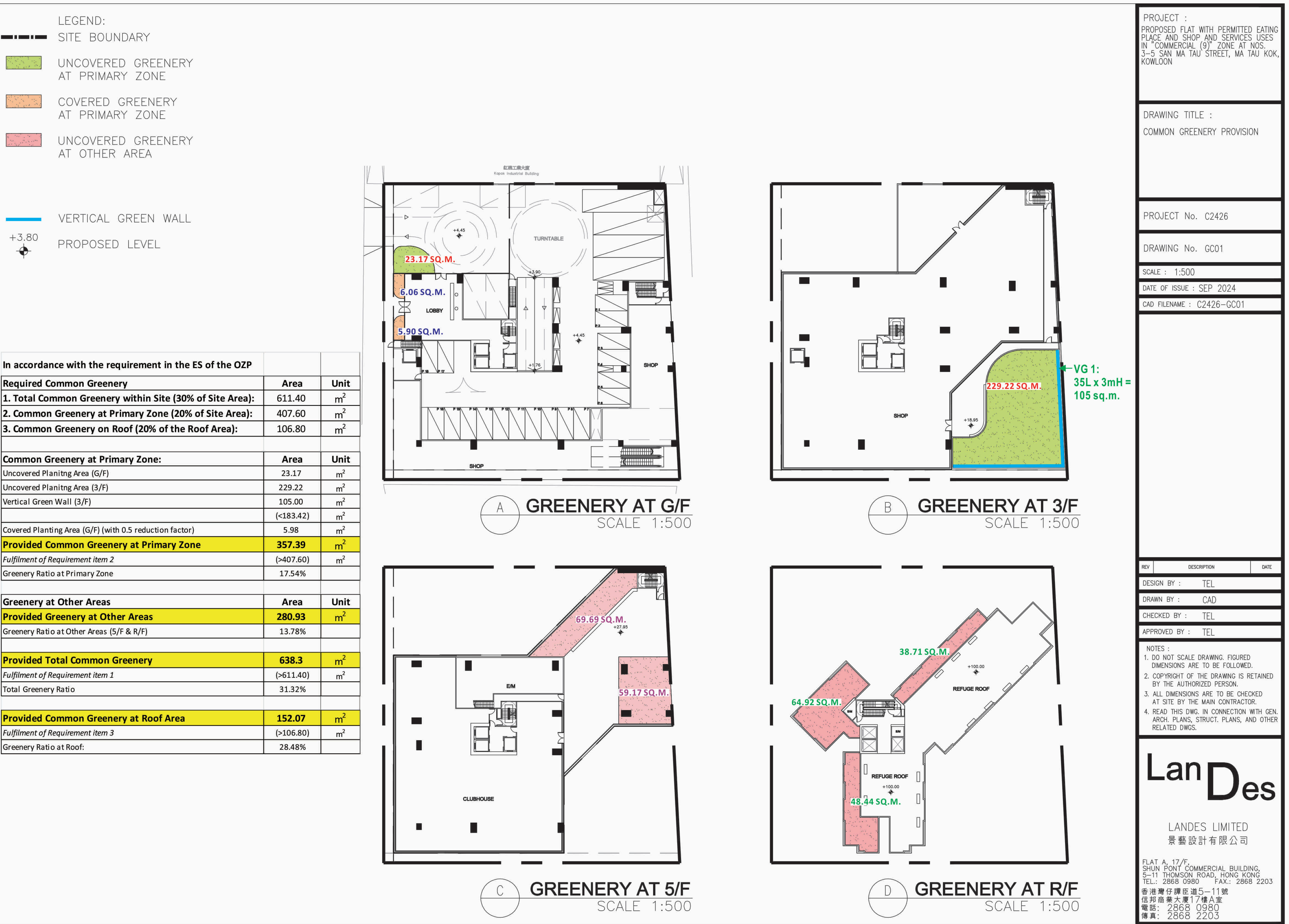




APPENDIX III

COMMON GREENERY

(For PlanD's Reference Only)

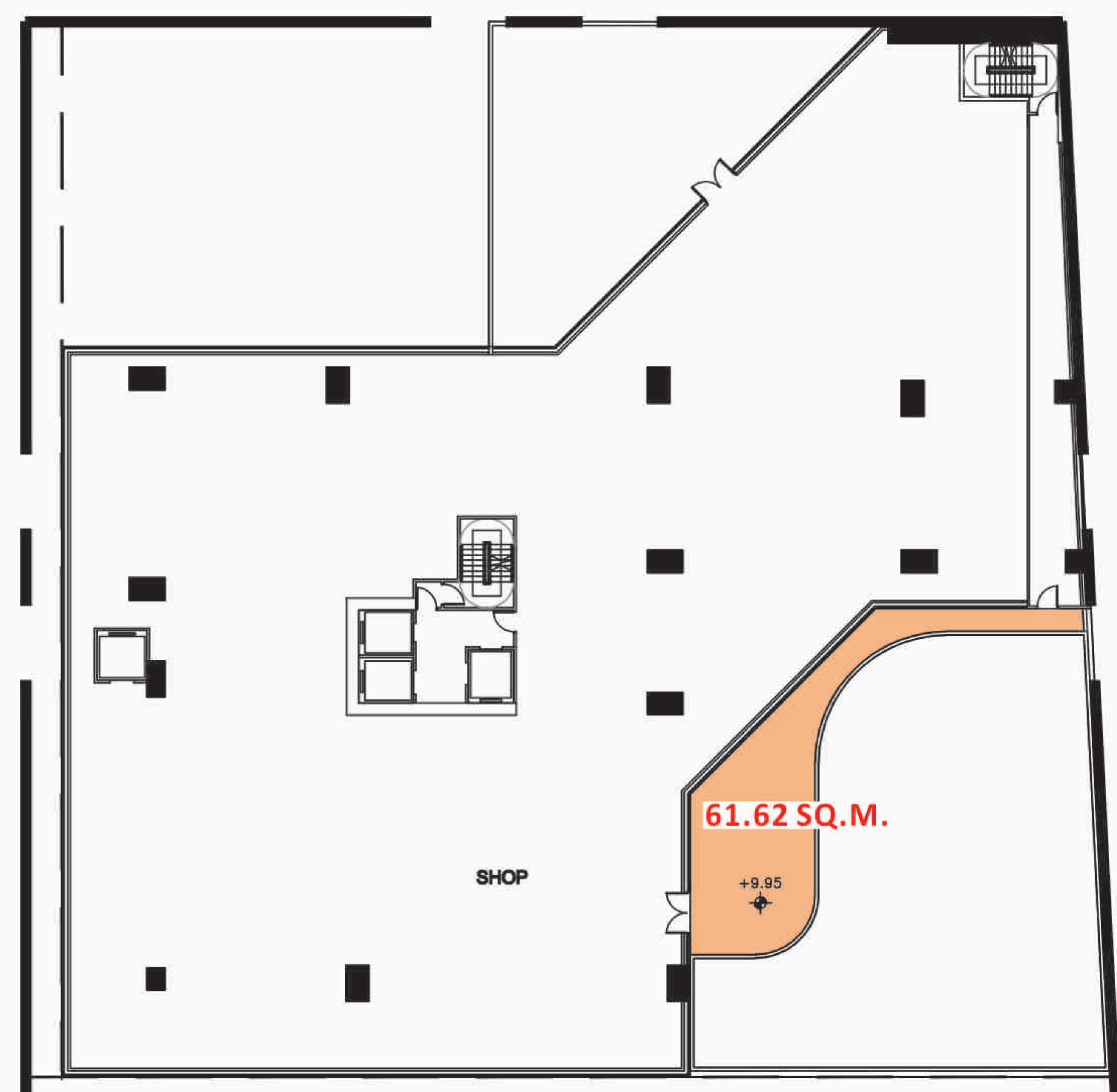


APPENDIX IV

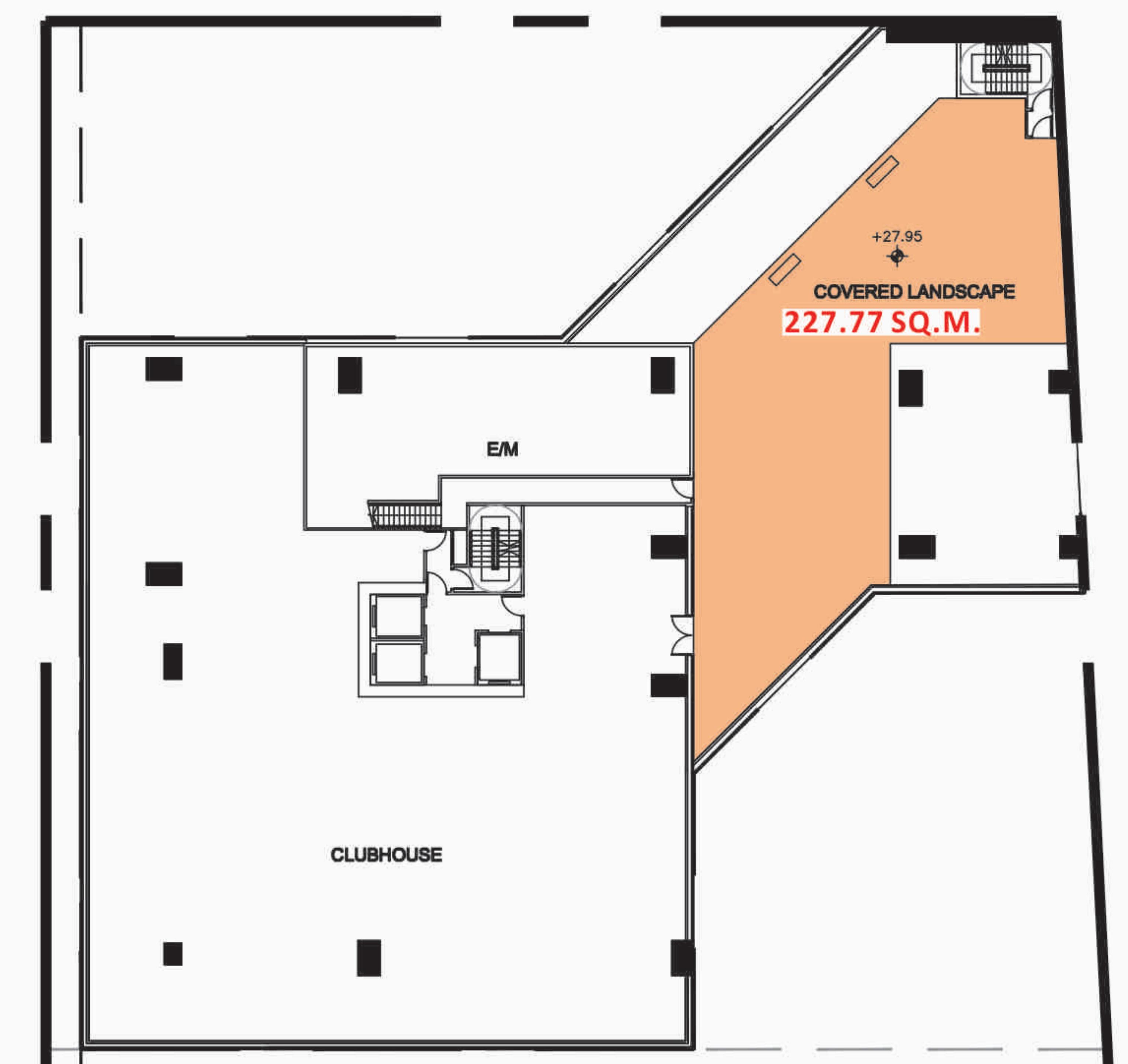
COMMUNAL OPEN SPACE



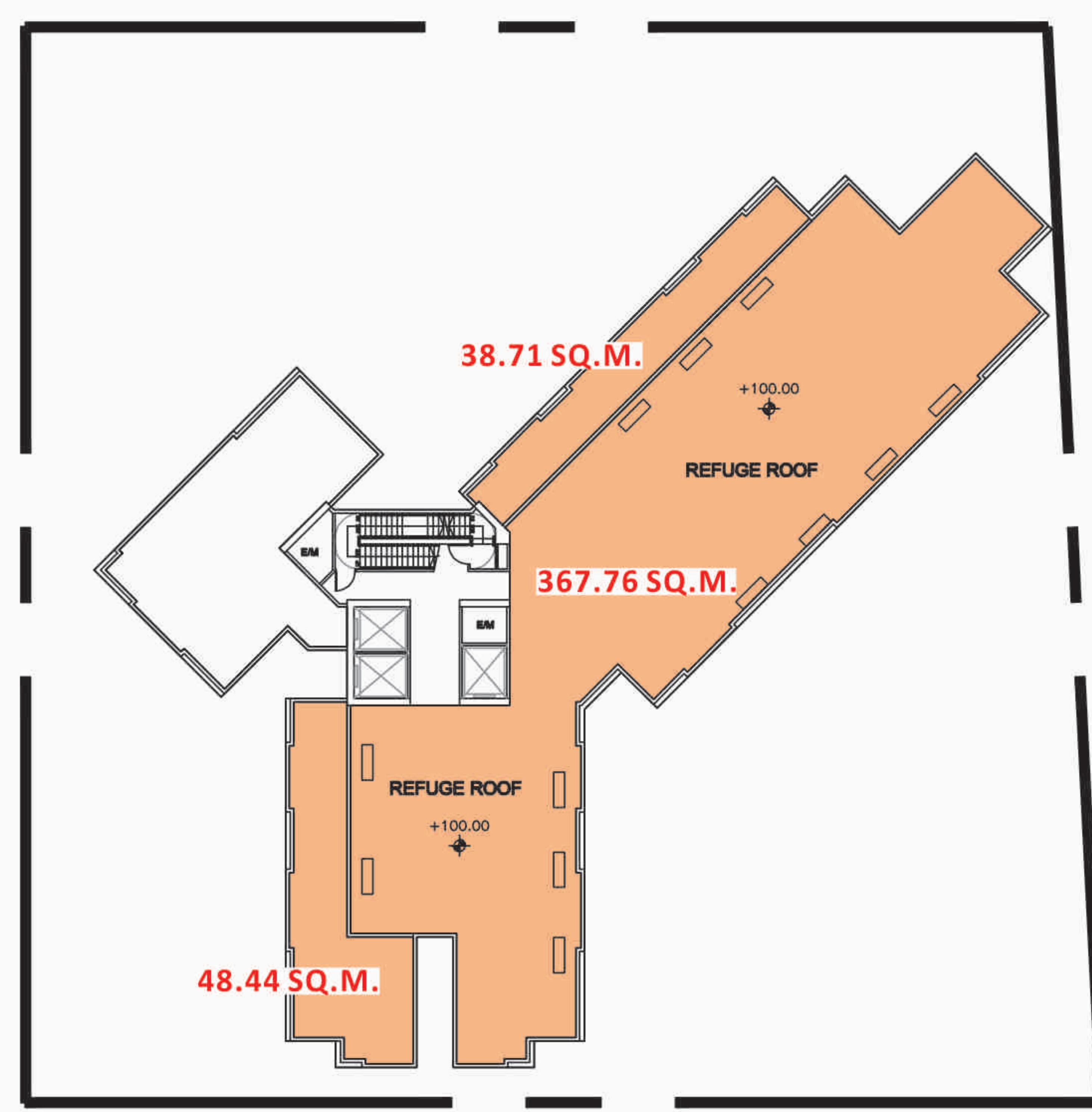
TARGET POPULATION: 702 PERSONS
REQUIRED COMMUNAL OPEN SPACE: 702 SQ.M.
(1 SQ.M. PER PERSON IN ACCORDANCE WITH HKPSG)
PROVIDED COMMUNAL OPEN SPACE : 744.30 SQ.M.
(>702 SQ.M.)



A OPEN SPACE AT 3/F
SCALE 1:500



B OPEN SPACE AT 5/F
SCALE 1:500



C OPEN SPACE AT R/F
SCALE 1:500

PROJECT :
 PROPOSED FLAT WITH PERMITTED EATING PLACE AND SHOP AND SERVICES USES IN "COMMERCIAL (9)" ZONE AT NOS. 3-5 SAN MA TAU STREET, MA TAU KOK, KOWLOON

DRAWING TITLE :
 COMMUNAL OPEN SPACE

PROJECT No. C2426

DRAWING No. OS01

SCALE : 1:500

DATE OF ISSUE : SEP 2024

CAD FILENAME : C2426-OS01

REV	DESCRIPTION	DATE
	DESIGN BY : TEL	
	DRAWN BY : CAD	
	CHECKED BY : TEL	
	APPROVED BY : TEL	
	NOTES :	
	1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.	
	2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.	
	3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.	
	4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.	

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