

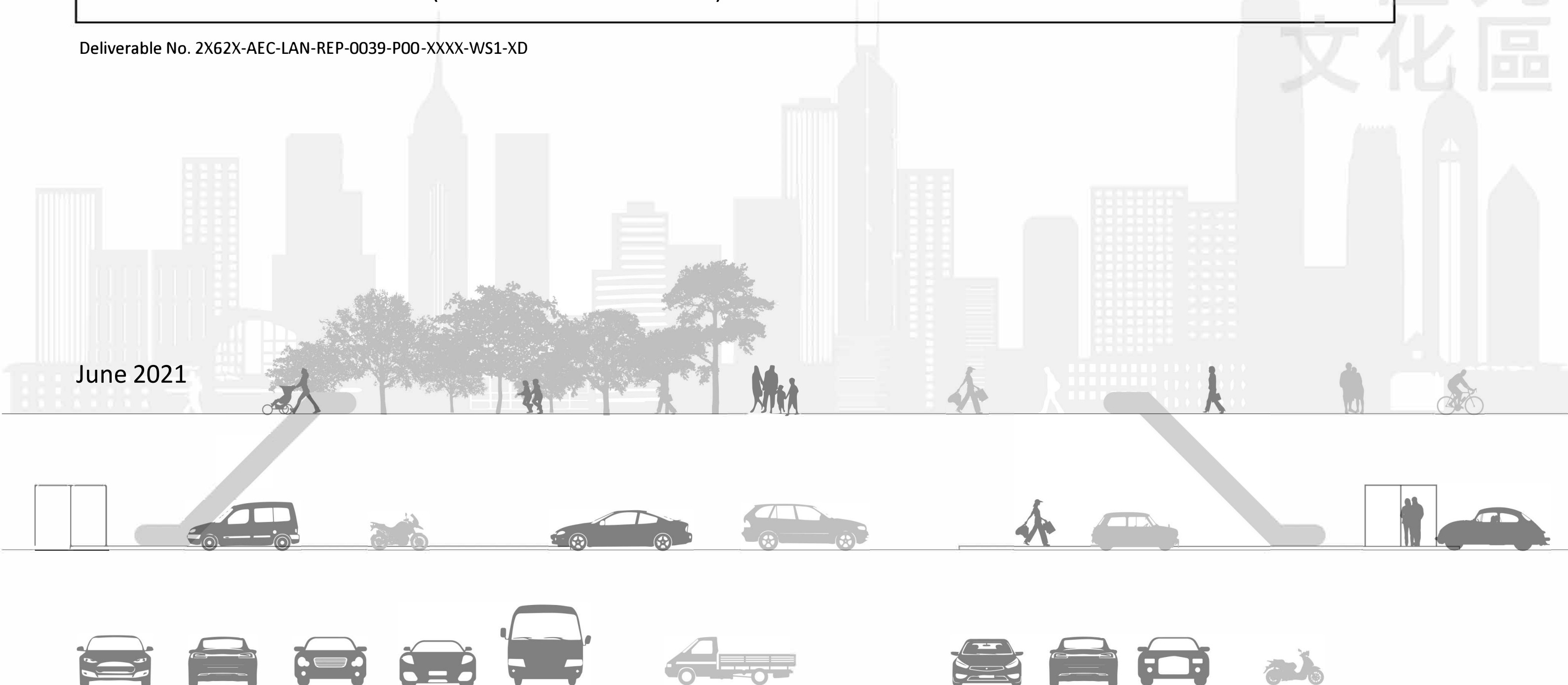
Consultancy Agreement for  
**Integrated Basement and Underground Road  
in Zones 2A, 2B and 2C  
of the West Kowloon Cultural District**

LANDSCAPE MITIGATION PLAN (4TH SUBMISSION TO EPD)

Deliverable No. 2X62X-AEC-LAN-REP-0039-P00-XXXX-WS1-XD

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Kowloon  
西九  
文化區

June 2021



<b>Project</b> Consultancy Agreement for Integrated Basement and Underground Road In Zones 2A, 2B and 2C of the West Kowloon Cultural District	
<b>Client</b> West Kowloon Cultural District Authority (WKCDA)	<b>Consultant</b> Leigh & Orange Ltd.
<b>Element</b>	Other
<b>Discipline</b> Landscape Mitigation Plan (4th Submission to EPD)	

Rev	Date	Prepared by	Checked by	Approved by	Endorsed by	Description	Status
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XD	17/06/2021	Viann Leung <i>[Signature]</i>	Stephen Suen <i>[Signature]</i>	Jeff Tang <i>[Signature]</i>	Alan Li /David Stanford <i>[Signature]</i>	Forth Submission	
XC	30/03/2021	Viann Leung:	Stephen Suen:	Jeff Tang:	Alan Li /David Stanford:	Third Submission	
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XA	07/07/2020	Anna Wong:	Stephen Suen:	Jeff Tang:	Alan Li /David Stanford:	First Submission	
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For WKCDA's Internal Review and Approval							

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**APPENDIX**

**A. LANDSCAPE MITIGATION PLAN**

- ii. LOCATIONS OF THE LANDSCAPE AND VISUAL MITIGATION MEASURES AS RECOMMENDED IN THE EIA REPORT (REGISTER NO.: AEIAR-178/2013) [PAGE 12 - 16]
- v. LOCATIONS, SIZE, NUMBER AND PLANT SPECIES OF COMPENSATORY PLANTING, BUFFER PLANTING AND ORNAMENTAL PLANTING [PAGE 17 - 18]
- vi. LANDSCAPE, ARCHITECTURAL AND CHROMATIC TREATMENT OF THE HARD ARCHITECTURAL AND ENGINEERING STRUCTURES AND FACILITIES [PAGE 19 - 22]

**B. LANDSCAPE MAINTENANCE SCHEDULE [PAGE 23 - 24]**

**C. TREE TREATMENT PLAN [PAGE 25 - 26]**

## 1. INTRODUCTION

### 1.1 Background

The West Kowloon Cultural District (WKCD) is a world-class integrated arts, cultural, entertainment and commercial district. The Integrated Basement (IB) and Underground Road (UR) in Zone 2A, 2B and 2C are part of the WKCD project.

The whole IB/UR are divided into zones to facilitate development as per the consultancy brief intention. Figures 1.1 show the extent of Zone 2 of WKCD development.

The IB within Zone 2A, 2B and 2C consists of three levels of basement: B1/F, B2M/F and B2/F, while the UR solely refers to the carriageway at B1/F including associated pavement, means of escape (MoE), means of access (MoA) and plant rooms serving the UR only.

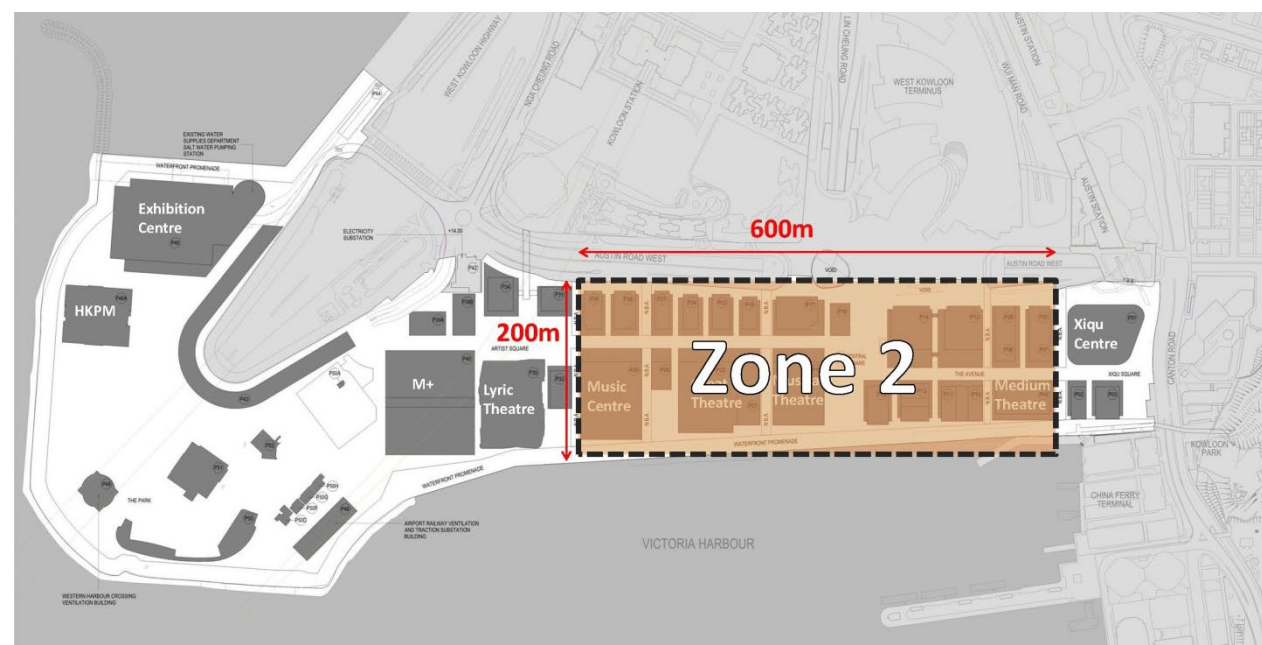


Figure 1. 1 Overall Site Plan for Zone 2 (Zone 2A, 2B and 2C)

### 1.2 Environmental Permit

Pursuant to Section 10 of the Environmental Impact Assessment Ordinance (EIAO), the Director of Environmental Protection (the Director) granted the Environmental Permit (No. EP-453/2013) to the West Kowloon Cultural District Authority (hereinafter referred to as the “Permit Holder”) on 18 November 2013.

Pursuant to Section 13 of the EIAO, the Director amends the Environmental Permit (No. EP-453/2013/A) based on the Application No. VEP-503/2016. The amendments described below are incorporated into this Environmental Permit (No. EP-453/2013/B).

This Environmental Permit as amended is for the construction and operation of the West Kowloon Cultural District subject to the environmental conditions specified.

#### 1.2.1 Submission of Landscape Mitigation Plan

According to the Condition 2.5 Environmental Permit (EP) No. EP-453/2013/B, the Permit Holder shall, no later than one month before the commencement of construction of the Project, deposit with the Director four hard copies and one electronic copy of a Landscape Mitigation Plan. The Landscape Mitigation Plan, with drawings showing the landscape and visual mitigation measures of the Project, shall include:-

- i. summary of the landscape mitigation proposal and demonstration of the proposal in conforming to the information and recommendations in the EIA Report (Register No.: AEIAR-178/2013);
- ii. locations of the landscape and visual mitigation measures as recommended in the EIA Report (Register No.: AEIAR-178/2013); [ Please refer to **Appendix A – item ii**, page 12-16 ]
- iii. locations, size, number and plant species of trees to be retained;
- iv. locations, size, number and plant species of trees to be transplanted and their final transplanting locations;
- v. locations, size, number and plant species of compensatory planting, buffer planting and ornamental planting [ Please refer to **Appendix A – item v**, page 17-18 ] ; and
- vi. landscape, architectural and chromatic treatment of the hard architectural and engineering structures and facilities [ Please refer to **Appendix A – item vi**, page 19-22 ].

The Landscape Mitigation Plan shall be certified by the ET Leader and verified by the IEC as conforming to the information and recommendations of landscape and visual mitigation measures in the EIA Report (Register No.: AEIAR-178/2013).

With reference to WKCD Zone 2 development, **only (i), (ii), and (v) would be applicable** in this submission as there are no retained or transplanted trees. All existing trees are proposed to be felled, tree treatment plan are as shown in **Appendix C – Tree Treatment Plan** (page 25-26).

For **(vi)**, while it is **applicable only** for the hard architectural and engineering structures and facilities that extend to the topside landscape area within Public Open Space, the rest of the information is **not available** at this stage and to be advised/ provided by future developers.



**2. i. SUMMARY OF THE LANDSCAPE MITIGATION PROPOSAL**

**2.1 Landscape Mitigation Measures During Construction Phase**

The followings are the proposed landscape mitigation measures during construction phase in the approved EIA Report (Register No.: AEIAR-178/2013) :-

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>			Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op		
Table 15.10.15 (CM1)	Table 11.8 (CM1)	Trees should be retained in situ on site as far as possible. Should tree removal be unavoidable due to construction impacts, trees will be transplanted or felled with reference to the stated criteria in the Tree Removal Applications to be submitted to relevant government departments for approval in accordance to ETWB TCW No. 29/2004 and DEVB TCW No. 3/2006.	WKCD construction site / Throughout construction stage / Until completion of all construction activities	Contractor appointed by WKCDA	✓	✓		ETWB TCW No. 29/2004 and 3/2006	Complied.  Tree Preservation and Removal Application has been submitted to relevant government departments for approval in accordance to ETWB TCW No. 29/2004, DEVB TCW No. 4/2020 and LAO PN Nos. 7/2007 and 7/2007A.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.
Table 15.10.15 (CM2)	Table 11.8 (CM2)	Compensatory tree planting shall be incorporated to the proposed project and maximize the new tree, shrubs and other vegetation planting to compensate tree felled and vegetation removed. Also, implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the site.	WKCD Park and public areas / After completion of site formation / Prior to operation stage	Contractor appointed by WKCDA	✓	✓		ETWB TCW No. 3/2006	Complied.  Implementation of compensatory planting is of a ratio of not less than 1:1 in terms of quality and quantity within WKCD Zone 2A, 2B and 2C. Approx. 201 nos. of compensatory trees are proposed within the WKCD Zone 2A, 2B and 2C.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.
Table 15.10.15 (CM3)	Table 11.8 (CM3)	Buffer trees for screening purposes to soften the hard architectural and engineering structures and facilities.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Contractor appointed by WKCDA	✓	✓		EIAO-TM	Complied.  Approx. 83 nos. of compensatory buffer trees and approx. 73 nos. of non-compensatory buffer trees are proposed within the WKCD Zone 2A, 2B and 2C.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>				Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op	Dec		
Table 15.10.1 5(CM4)	Table 11.8 (CM4)	Softscape treatments such as vertical green wall panel / planting of climbing and/or weeping plants, etc, to maximize the green coverage and soften the hard architectural and engineering structures and facilities.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Design Consultant / Contractor appointed by WKCDA	✓	✓			EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.
Table 14.10.1 7(CM5)	Table 10.8 (CM5)	Roof greening by means of intensive and extensive green roof to maximize the green coverage and improve aesthetic appeal and visual quality of the building / structure.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Design Consultant / Contractor appointed by WKCDA	✓	✓			EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.
Table 14.10.1 7(CM6)	Table 10.8 (CM6)	Sensitive streetscape design should be incorporated along all new roads and streets.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Design Consultant / Contractor appointed by WKCDA	✓	✓			EIAO-TM	Complied.  Careful landscape design for both hard and soft landscape have been conducted within WKCD Zone 2. Sufficient street width, with clusters of shade trees and landscape furniture have been designed.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.
Table 14.10.1 7(CM7)	Table 10.8 (CM7)	Structure, ornamental planting shall be provided along amenity strips to enhance the landscape quality.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Contractor appointed by WKCDA	✓	✓			EIAO-TM	Complied.  Structure, ornamental planting have been fully considered in order to enhance the quality and values of the public open space. Approx. 118 nos. of compensatory ornamental trees and approx. 12 nos. of non-compensatory ornamental trees are proposed within the WKCD Zone 2A, 2B and 2C.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>			Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op		
Table 14.10.1 7(CM8)	Table 10.8 (CM8)	Landscape design shall be incorporated to architectural and engineering structures in order to provide aesthetically pleasing designs.	Alongside superstructures within WKCD / After completion of superstructure construction / Prior to operation stage	Design Consultant / Contractor appointed by WKCDA	✓	✓		EIAO-TM	Complied.  To provide aesthetically pleasing designs, landscape design has been incorporated with architectural and engineering structures.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.
Table 10.18 (CM9)	Table 9.1 (CM9)	Minimize the structure of marine facilities to build on the seabed and foreshore in order to minimize the affected extent to the waterbody.	WKCD construction site / Throughout construction stage / Until completion of all construction activities	Detailed Design Consultant / Contractor appointed by WKCDA	✓	✓		EIAO-TM	Not applicable for this submission.

## 2.2 Landscape Mitigation Measures During Operation Phase

The followings are the proposed landscape mitigation measures during operation phase in the approved EIA Report (Register No.: AEIAR-178/2013):-

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>				Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op	Dec		
Table 15.10.1 6(OM1)	Table 11.10 (OM1)	Provide proper planting establishment works, including watering, pruning, weeding, pest control, replacement of dead plant, etc, on the new planting areas to enhance the aesthetic design degree.	WKCD open areas / Throughout operation phase / As-needed basis	Landscape Contractor appointed by WKCD			✓		EIAO-TM	Complied.  Please refer to the Landscape Maintenance Schedule for detail.
Table 15.10.1 6(OM2)	Table 11.10 (OM2)	Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.	WKCD open areas / Throughout operation phase / As-needed basis	Detailed Design Consultant / Contractor appointed by WKCD			✓		EIAO-TM	Complied.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.

2.3 Visual Mitigation Measures During Construction Phase

The followings are the proposed visual mitigation measures during construction phase in the approved EIA Report (Register No.: AEIAR-178/2013):-

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>			Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op		
Table 10.22 (MCP1)	Table 9.2 (MCP1)	Use of decorative screen hoarding/boards.	WKCD construction sites / Throughout construction stage / Prior to operation stage	Contractor appointed by WKCD	✓	✓		EIAO-TM	Complied.  Decorative screen graphics will be provided for the hoardings.
Table 10.22 (MCP2)	Table 9.2 (MCP2)	Early introduction of landscape treatments.	WKCD construction sites/ Towards the end of construction stage / Prior to operation stage	Contractor appointed by WKCD		✓		EIAO-TM	Complied.  Please refer to the Landscape Mitigation Plan in the Appendix for detail.
Table 10.22 (MCP3)	Table 9.2 (MCP3)	Adoption of light colour for the temporary ventilation shafts for the basement during the transition period.	WKCD basement construction sites / After completion of ventilation shaft superstructure / Prior to operation stage	Design Architect / Contractor appointed by WKCD	✓	✓		EIAO-TM	Complied.  Light colour (fair-faced concrete) will be adopted for the temporary ventilation shafts for the basement during the transition period.
Table 10.22 (MCP4)	Table 9.2 (MCP4)	Control of night time lighting such as avoidance of lighting from spilling onto nearby residential developments.	WKCD construction sites/ During night time/ Throughout construction stage	Contractor appointed by WKCD		✓		EIAO-TM	Complied.  Restrict construction working hour from 7am to 7pm is proposed. Contractor to provide lighting specification and method statement for use in the construction site.
Table 10.22 (MCP5)	Table 9.2 (MCP5)	Use of greenery such as grass cover for the temporary landscaped areas will reduce the visual impacts derived by the construction works in the surroundings within the WKCD site.	WKCD temporary landscaped areas / Throughout construction stage / Prior to operation stage	Contractor appointed by WKCD		✓		EIAO-TM	Not applicable for this submission. There will be no temporary landscape to be provided since the development is above existing structures.



## 2.4 Visual Mitigation Measures During Operation Phase

The followings are the proposed visual mitigation measures during operation phase in the approved EIA Report (Register No.: AEIAR-178/2013):-

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>				Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op	Dec		
Table 10.23 (MOP1)	Table 9.4 (MOP1)	Undulating berms and the trees planted in the surroundings of the existing Western Harbour Crossing (WHC) and MTR ventilation buildings.	Around existing ventilation buildings within WKCD / During construction of WKCD Park / Throughout operation phase	Contractor appointed by WKCDA			✓		EIAO-TM	Not applicable for this submission.
Table 10.23 (MOP2)	Table 9.4 (MOP2)	Clusters of shade planting and appropriate landscaping are designed to provide a relaxing waterfront environment, soften the water edge and helps mitigate the visual impacts associated with the existing MTR & WHC ventilation buildings.	WKCD waterfront / During design stage / Throughout operation phase	Landscape Architect / Contractor appointed by WKCDA	✓		✓		EIAO-TM	Complied (where applicable of this measure).  Clusters of shade planting and appropriate landscaping are designed in the waterfront area within WKCD Zone 2A, 2B and 2C. Please note that MTR & WHC ventilation buildings are not within the landscape area of this project.  Please refer to the plans and Section A in Appendix A Landscape Mitigation Plan (page 15) for detail.
Table 10.23 (MOP3)	Table 9.4 (MOP3)	The unique designed roof top gardens and green roof are considered as mitigation measures to lessen the visual impacts and provide new visual resources when viewed from the VSRs at higher levels.	WKCD open areas / During design stage / Throughout operation phase	Private Developer (for land sale lots); WKCDA (for WKCD facilities)	✓		✓		EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.
Table 10.23 (MOP4)	Table 9.4 (MOP4)	Buffer trees for screening purposes or other softscape treatments such as vertical green wall /climber /green roof /vertical greening shall be incorporated to soften the hard architectural and engineering structures and facilities.	Alongside superstructures within WKCD / After completion of superstructure construction / Throughout operation stage	Private Developer (for land sale lots); WKCDA (for WKCD facilities)			✓		EIAO-TM	Complied (where applicable of this measure).  Soft landscape treatment (i.e green roof/ terraced shrub planting) for screening purposes are incorporated to soften the architectural structures of the MOE/MOA & vent shaft within WKCD Zone 2A, 2B and 2C.  Please refer to the plans in Appendix A Landscape Mitigation Plan item (vi) (page 19-20) for detail.

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>			Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op		
Table 10.23 (MOP5)	Table 9.4 (MOP5)	Use of natural colour tones (e.g. green colour) for wind turbines located along the waterfront, to make them visually more compatible with the surroundings.	WKCD waterfront / During design stage / Throughout operation phase	Design Architect / Contractor appointed by WKCD	✓		✓	EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.
Table 10.23 (MOP6)	Table 9.4 (MOP6)	Appropriate positioning and angling of the solar panels to avoid significant visual impacts on the VSRs located at upper levels in close proximity.	WKCD building rooftops / During daytime / Throughout operation stage	Private Developer (for land sale lots); WKCD (for WKCD facilities)	✓		✓	EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.
Table 10.23 (MOP7)	Table 9.4 (MOP7)	Aesthetic design of roads and streetscapes.	Along WKCD roads and streets / During design stage / Throughout operation phase	Design Architect / Contractor appointed by WKCD	✓		✓	EIAO-TM	<p>Complied. (where applicable of this measure)</p> <p>Please note that WKT plaza is not within the project extent of this project. For extent of the public open space please refer to Appendix A Landscape Mitigation Plan (page 13 -14).</p> <p>Careful landscape design for both hard and soft landscape have been conducted within WKCD Zone 2A, 2B and 2C. Sufficient street width, with clusters of shade trees and landscape furniture where appropriate have been designed. At Avenue and ARW, shade tree planting, diverse shrub planting, feature paving and integrated seating areas along the planter edges are proposed to enhance the overall atmosphere of the streetscape, subject to site constraints.</p> <p>Please refer to the plans and Section B and C in Appendix A Landscape Mitigation Plan (page 15-16) and Appendix A item vi. (page 21-22) for detail.</p>

Table 10.23 (MOP8)	Table 9.4 (MOP8)	Human scale design for the WKT Plaza and the Intersection of Canton Road and Austin Road West.	WKT Plaza intersection with WKCD / During design stage / Throughout operation phase	Design Architect / Contractor appointed by WKCD	✓	✓	EIAO-TM	Not applicable in this submission.  Please note that there are no above-ground architectural elements for the intersection of Austin Road West. Current proposal is a public open space.  The information is not available at this stage and to be advised/ provided by future topside developers.
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EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location / Duration of measures / Timing of completion of measures	Implementation Agent	Implementation Stage <sup>1</sup>				Relevant Legislation & Guidelines	State and Actions
					Dec	Con	Op	Dec		
Table 10.23 (MOP9)	Table 9.4 (MOP9)	Night time lighting control measures such as the use of sensors and timers could help reduce usage after hours.	WKCD building exterior and open areas / During night time / Throughout operation stage	Private Developer (for land sale lots); WKCD (for WKCD facilities)			✓	EIAO-TM	The information is not available at this stage and to be advised/ provided by future developers.	

## Appendix A. LANDSCAPE MITIGATION PLAN

- ii. locations of the landscape and visual mitigation measures as recommended in the EIA Report (Register No.: AEIAR-178/2013)



**Landscape and Visual Mitigation Measures During Construction Phase**



Landscape Mitigation Measures during Construction Phase

- CM1** - Trees should be retained in situ on site as far as possible. Should tree removal be unavoidable due to construction impacts, trees will be transplanted or felled with reference to the stated criteria in the Tree Removal Applications to be submitted to relevant government departments for approval in accordance to ETWB TCW No. 29/2004 and DEVB TCW No. 3/2006.
- CM2** - Compensatory tree planting shall be incorporated to the proposed project and maximize the new tree, shrubs and other vegetation planting to compensate tree felled and vegetation removed. Also, implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the site.
- CM3** - Buffer trees for screening purposes to soften the hard architectural and engineering structures and facilities.
- CM4** - Softscape treatments such as vertical green wall panel / planting of climbing and/or weeping plants, etc, to maximize the green coverage and soften the hard architectural and engineering structures and facilities. (The information is not available at this stage and to be advised/ provided by future developers.)
- CM5** - Roof greening by means of intensive and extensive green roof to maximize the green coverage and improve aesthetic appeal and visual quality of the building / structure. (The information is not available at this stage and to be advised/ provided by future developers.)
- CM6** - Sensitive streetscape design should be incorporated along all new roads and streets.
- CM7** - Structure, ornamental planting shall be provided along amenity strips to enhance the landscape quality.

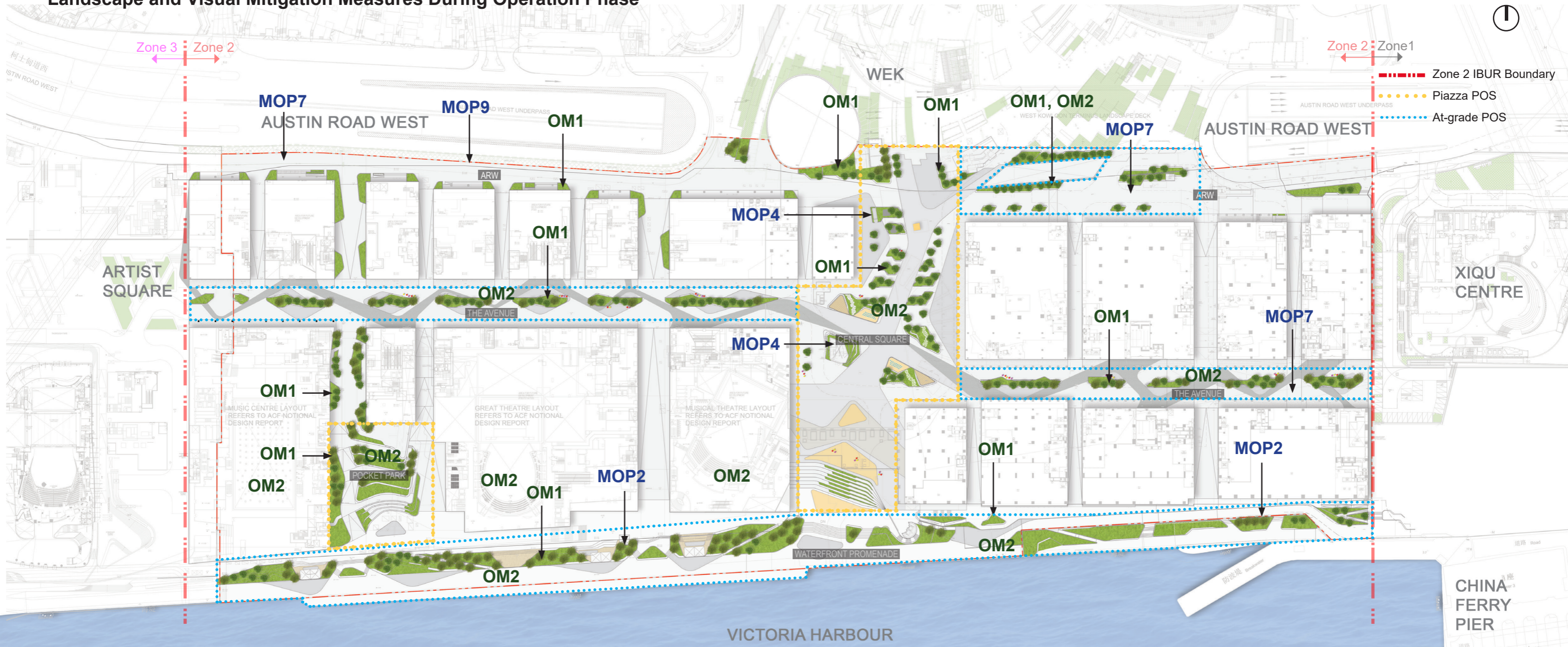
- CM8** - Landscape design shall be incorporated to architectural and engineering structures in order to provide aesthetically pleasing designs.
- CM9** - Minimize the structure of marine facilities to build on the seabed and foreshore in order to minimize the affected extent to the waterbody. (Not applicable for this submission.)

Visual Mitigation Measures during Construction Phase

- MCP1** - Use of decorative screen hoarding/boards.
- MCP2** - Early introduction of landscape treatments.
- MCP3** - Adoption of light colour for the temporary ventilation shafts for the basement during the transition period.
- MCP4** - Control of night time lighting such as avoidance of lighting from spilling onto nearby residential developments.
- MCP5** - Use of greenery such as grass cover for the temporary landscaped areas will reduce the visual impacts derived by the construction works in the surroundings within the WKCD site. (Not applicable for this submission.)



**Landscape and Visual Mitigation Measures During Operation Phase**



Landscape Mitigation Measures during Operation Phase

**OM1** - Provide proper planting establishment works, including watering, pruning, weeding, pest control, replacement of dead plant, etc, on the new planting areas to enhance the aesthetic design degree.

**OM2** - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

Visual Mitigation Measures during Operation Phase

**MOP1** - Undulating berms and the trees planted in the surroundings of the existing Western Harbour Crossing (WHC) and MTR ventilation buildings. (Not applicable for this submission.)

**MOP2** - Clusters of shade planting and appropriate landscaping are designed to provide a relaxing waterfront environment, soften the water edge and helps mitigate the visual impacts associated with the existing MTR & WHC ventilation buildings.

**MOP3** - The unique designed roof top gardens and green roof are considered as mitigation measures to lessen the visual impacts and provide new visual resources when viewed from the VSRs at higher levels. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP4** - Buffer trees for screening purposes or other softscape treatments such as vertical green wall /climber /green roof /vertical greening shall be incorporated to soften the hard architectural and engineering structures and facilities. (Complied where applicable of this measure)

**MOP5** - Use of natural colour tones (e.g. green colour) for wind turbines located along the waterfront, to make them visually more compatible with the surroundings. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP6** - Appropriate positioning and angling of the solar panels to avoid significant visual impacts on the VSRs located at upper levels in close proximity. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP7** - Aesthetic design of roads and streetscapes (complied where applicable of this measure).

**MOP8** - Human scale design for the WKT Plaza (Not applicable for this submission) and the Intersection of Canton Road and Austin Road West. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP9** - Night time lighting control measures such as the use of sensors and timers could help reduce usage after hours. (The information is not available at this stage and to be advised/ provided by future developers.)



## Landscape and Visual Mitigation Measures During Construction and Operation Phase

### Landscape Mitigation Measures during Construction Phase

**CM1** - Trees should be retained in situ on site as far as possible. Should tree removal be unavoidable due to construction impacts, trees will be transplanted or felled with reference to the stated criteria in the Tree Removal Applications to be submitted to relevant government departments for approval in accordance to ETWB TCW No. 29/2004 and DEVB TCW No. 3/2006.

**CM2** - Compensatory tree planting shall be incorporated to the proposed project and maximize the new tree, shrubs and other vegetation planting to compensate tree felled and vegetation removed. Also, implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the site.

**CM3** - Buffer trees for screening purposes to soften the hard architectural and engineering structures and facilities.

**CM4** - Softscape treatments such as vertical green wall panel / planting of climbing and/or weeping plants, etc, to maximize the green coverage and soften the hard architectural and engineering structures and facilities. (The information is not available at this stage and to be advised/ provided by future developers.)

**CM5** - Roof greening by means of intensive and extensive green roof to maximize the green coverage and improve aesthetic appeal and visual quality of the building / structure. (The information is not available at this stage and to be advised/ provided by future developers.)

**CM6** - Sensitive streetscape design should be incorporated along all new roads and streets.

**CM7** - Structure, ornamental planting shall be provided along amenity strips to enhance the landscape quality.

**CM8** - Landscape design shall be incorporated to architectural and engineering structures in order to provide aesthetically pleasing designs.

**CM9** - Minimize the structure of marine facilities to build on the seabed and foreshore in order to minimize the affected extent to the waterbody. (Not applicable for this submission.)

### Visual Mitigation Measures during Construction Phase

**MCP1** - Use of decorative screen hoarding/boards.

**MCP2** - Early introduction of landscape treatments.

**MCP3** - Adoption of light colour for the temporary ventilation shafts for the basement during the transition period.

**MCP4** - Control of night time lighting such as avoidance of lighting from spilling onto nearby residential developments.

**MCP5** - Use of greenery such as grass cover for the temporary landscaped areas will reduce the visual impacts derived by the construction works in the surroundings within the WKCD site. (Not applicable for this submission.)

### Landscape Mitigation Measures during Operation Phase

**OM1** - Provide proper planting establishment works, including watering, pruning, weeding, pest control, replacement of dead plant, etc, on the new planting areas to enhance the aesthetic design degree.

**OM2** - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

### Visual Mitigation Measures during Operation Phase

**MOP1** - Undulating berms and the trees planted in the surroundings of the existing Western Harbour Crossing (WHC) and MTR ventilation buildings. (Not applicable for this submission.)

**MOP2** - Clusters of shade planting and appropriate landscaping are designed to provide a relaxing waterfront environment, soften the water edge and helps mitigate the visual impacts associated with the existing MTR & WHC ventilation buildings.

**MOP3** - The unique designed roof top gardens and green roof are considered as mitigation measures to lessen the visual impacts and provide new visual resources when viewed from the VSRs at higher levels. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP4** - Buffer trees for screening purposes or other softscape treatments such as vertical green wall /climber /green roof / vertical greening shall be incorporated to soften the hard architectural and engineering structures and facilities. (Complied where applicable of this measure)

**MOP5** - Use of natural colour tones (e.g. green colour) for wind turbines located along the waterfront, to make them visually more compatible with the surroundings. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP6** - Appropriate positioning and angling of the solar panels to avoid significant visual impacts on the VSRs located at upper levels in close proximity. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP7** - Aesthetic design of roads and streetscapes (complied where applicable of this measure).

**MOP8** - Human scale design for the WKT Plaza (Not applicable for this submission) and the Intersection of Canton Road and Austin Road West. (The information is not available at this stage and to be advised/ provided by future developers.)

**MOP9** - Night time lighting control measures such as the use of sensors and timers could help reduce usage after hours.

### Key Plan



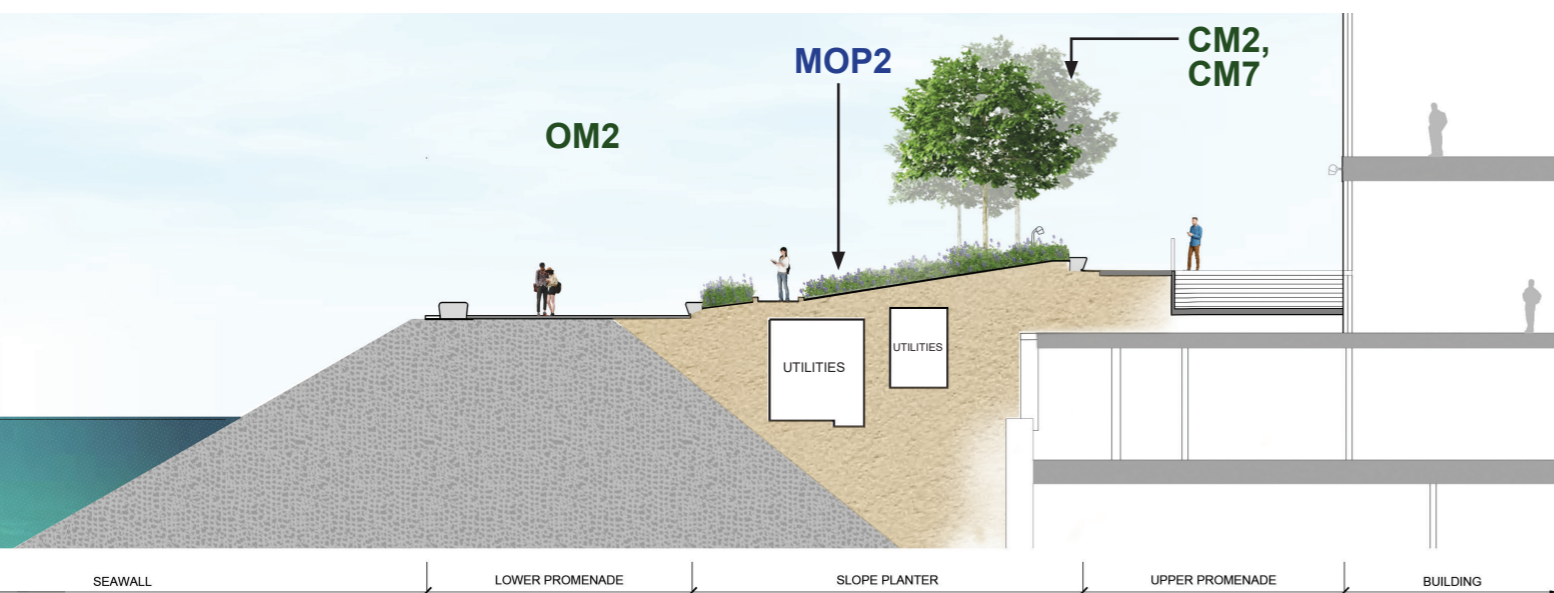
### Interface at ARW West-layby



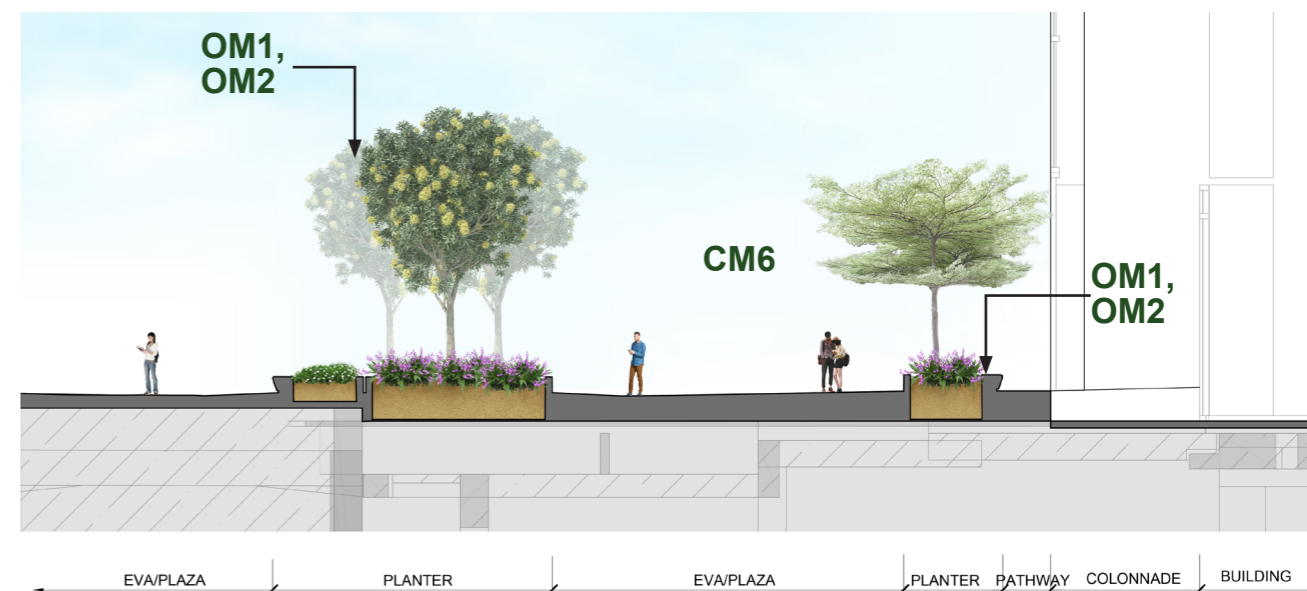
### Interface at WKT Plaza



### Interface at ARW East-layby



Section A - Waterfront Promenade



Section B - Austin Road West



## Landscape and Visual Mitigation Measures During Construction and Operation Phase

### Landscape Mitigation Measures during Construction Phase

CM1 - Trees should be retained in situ on site as far as possible. Should tree removal be unavoidable due to construction impacts, trees will be transplanted or felled with reference to the stated criteria in the Tree Removal Applications to be submitted to relevant government departments for approval in accordance to ETWB TCW No. 29/2004 and DEVB TCW No. 3/2006.

CM2 - Compensatory tree planting shall be incorporated to the proposed project and maximize the new tree, shrubs and other vegetation planting to compensate tree felled and vegetation removed. Also, implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the site.

CM3 - Buffer trees for screening purposes to soften the hard architectural and engineering structures and facilities.

CM6 - Sensitive streetscape design should be incorporated along all new roads and streets.

### Landscape Mitigation Measures during Operation Phase

OM1 - Provide proper planting establishment works, including watering, pruning, weeding, pest control, replacement of dead plant, etc, on the new planting areas to enhance the aesthetic design degree.

OM2 - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

### Visual Mitigation Measures during Operation Phase

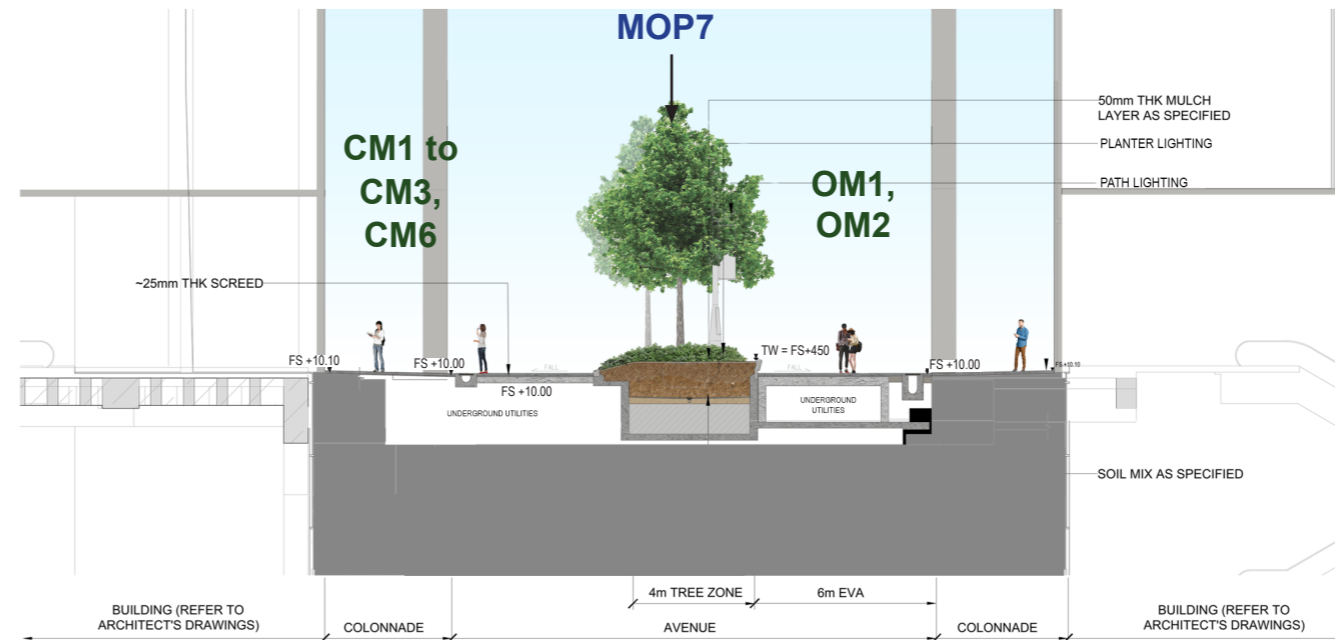
MOP7 - Aesthetic design of roads and streetscapes.



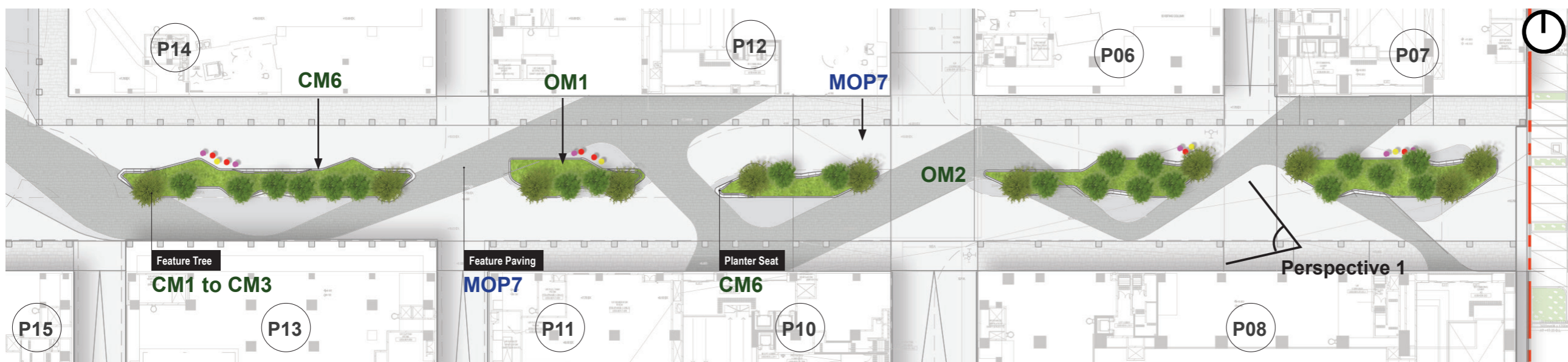
Key Plan



Perspective 1 - Avenue



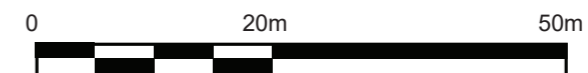
Section C - Avenue



**Legend**

--- EVA      - - - - - Zone 2 IBUR Boundary

Blow-up Plan for Zone 2A Avenue



## Appendix A. LANDSCAPE MITIGATION PLAN

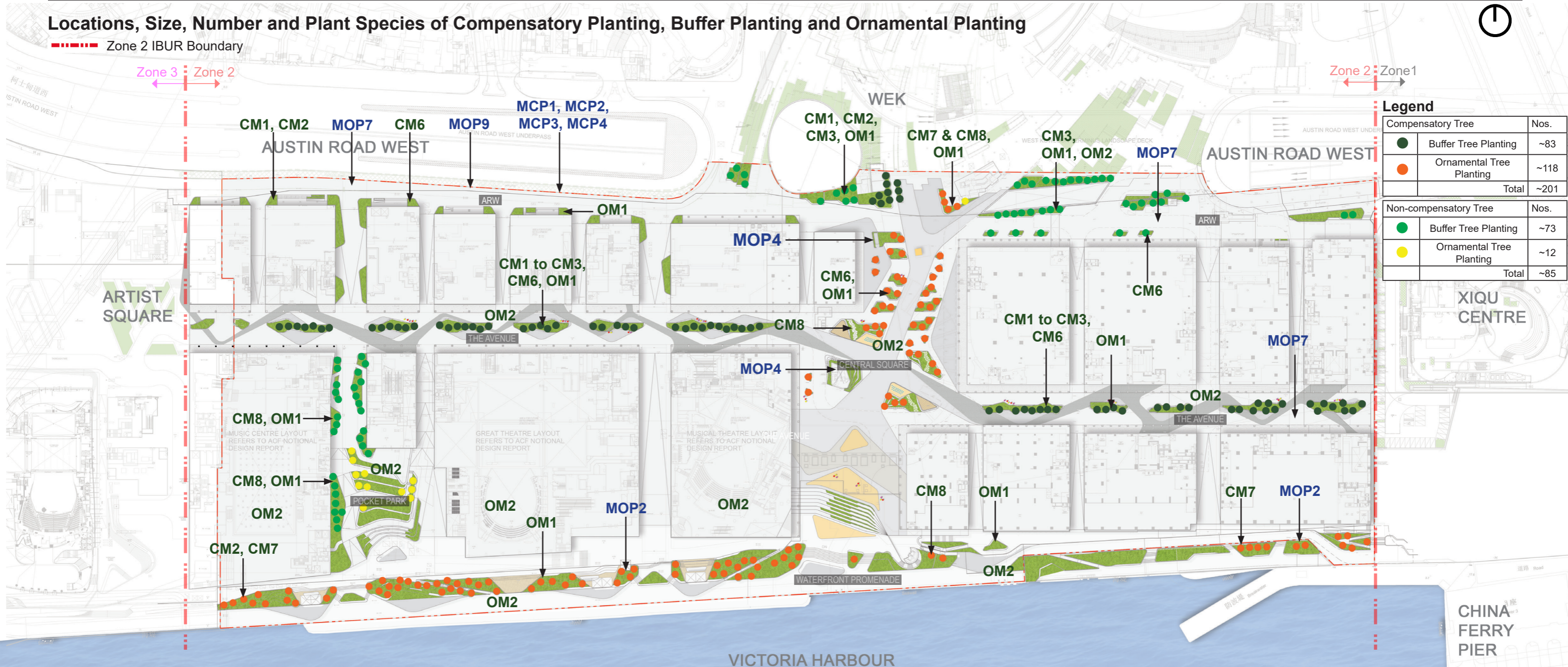
- v. locations, size, number and plant species of compensatory planting, buffer planting and ornamental planting

The overall tree planting plan and schedule shall reflect the corresponding planting strategy in Zone 2A, B and C.

Ornamental trees shall be planted in Public Open Space areas with key programmes such as the Central Square, Pocket Park and Promenade for public enjoyment. Whilst buffer trees shall be along key movement corridors such as Avenue and ARW to enhance the pedestrian experience.



**Locations, Size, Number and Plant Species of Compensatory Planting, Buffer Planting and Ornamental Planting**



**Legend**

Compensatory Tree		Nos.
●	Buffer Tree Planting	~83
●	Ornamental Tree Planting	~118
	<b>Total</b>	<b>~201</b>
Non-compensatory Tree		Nos.
●	Buffer Tree Planting	~73
●	Ornamental Tree Planting	~12
	<b>Total</b>	<b>~85</b>

**WKCD ZONE 2A, 2B & 2C PROPOSED TREE SPECIES**

Species Name	Chinese Name	DBH (mm)	Spacing (mm)	Crown Spread (m)	Height (m)	Quantity (nos.)	Native	Location
<b>Compensatory Planting - Buffer Tree</b>								
Peltophorum tonkinense	銀珠	100	4-5	4	4	23	No	Avenue
Tabebuia rosea	紅花風鈴木	100	3-4	3	4	50	No	Avenue
Ilexrotunda Thunb. var. microcarpa	小果鐵冬青	125	4	3	3	3	Yes	Central Square
Cinnamomum camphora	樟樹	125	4-5	3-4	5	7	Yes	Central Square
						<b>Sub Total:</b>	<b>83</b>	
<b>Compensatory Planting - Ornamental Tree</b>								
Liquidambar formosana	楓香	125	4	3	5	21	Yes	Central Square
Pongamia pinnata	水黃皮	100	4	3	4	8	Yes	Promenade
Sapium discolor	山烏柏	100	3-4	3	3	6	Yes	Central Square
Viburnum odoratissimum	珊瑚樹	100	3	2	3	11	Yes	Central Square
Koelreuteria bipinnata	復羽葉藥樹	100	4	4	4	10	No	Promenade
Cleistocalyx operculatus	水翁	125	5	3	4	10	Yes	Promenade
Ficus benjamina 'Variegata'	花葉垂榕	125	5-6	4	5	13	No	Promenade
Sterculia lanceolata	假蘋婆	100	4	3	4	6	Yes	Promenade
Thespesia populnea	恒春黃槿	100	4	3	4	4	Yes	Promenade
Terminalia catappa	大葉欖仁	125	5	4	5	23	No	Promenade
Ilexrotunda Thunb. var. microcarpa	小果鐵冬青	125	4	3	3	6	Yes	Central Square
						<b>Sub Total:</b>	<b>118</b>	
						<b>Total nos. for compensatory Tree:</b>	<b>201</b>	

\* Note: Implementation of the compensatory tree planting ratio is not less than 1:1 in terms of quality and quantity.  
Exact nos. of compensatory trees are subjected to approved TPRP submission.

Species Name	Chinese Name	DBH (mm)	Spacing (mm)	Crown Spread (m)	Height (m)	Quantity (nos.)	Native	Location
<b>Non-Compensatory Planting - Ornamental Tree</b>								
Pongamia pinnata	水黃皮	100	4	3	4	1	Yes	Central Square
Koelreuteria bipinnata	復羽葉藥樹	100	4	4	4	11	No	Promenade
						<b>Sub Total:</b>	<b>12</b>	
<b>Non-Compensatory Planting - Buffer Tree</b>								
Tabebuia chrysantha	黃鐘木	100	4	3	4	20	No	ARW
Terminalia mantaly 'Variegata'	花葉欖仁	100	4	3	5	7	No	ARW
Xanthostemon chrysanthus	金蒲桃	100	3	3	3	8	No	ARW
Magnolia grandiflora (Pink)	荷花玉蘭	150	4	3	4	15	No	Pocket Park
Sapium discolor	山烏柏	100	3-4	3	3	13	Yes	Pocket Park
Cinnamomum camphora	樟樹	125	4-5	3-4	5	6	Yes	Central Square
Pongamia pinnata	水黃皮	100	4	3	4	4	Yes	Central Square
						<b>Sub Total:</b>	<b>73</b>	
						<b>Total nos. for non-compensatory Tree:</b>	<b>85</b>	





## APPENDIX A. LANDSCAPE MITIGATION PLAN

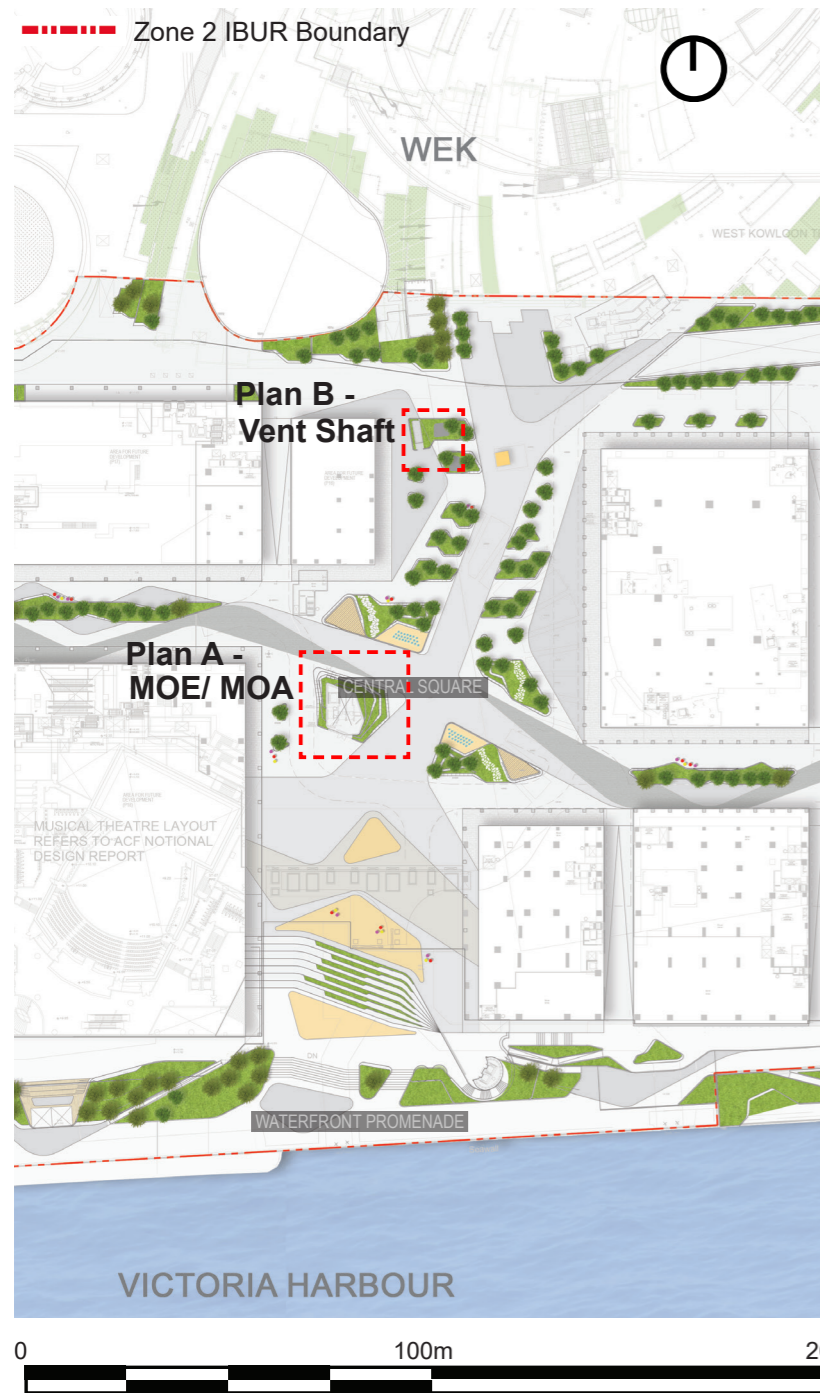
- vi. landscape, architectural and chromatic treatment of the hard architectural and engineering structures and facilities

Zone 2 is a public open space with vehicle-free design on the avenue level. Extent and location of public open space is indicated in Appendix A (ii) Landscape Mitigation Plan (page 13 -14). There are no aboveground roads & streets in current proposal.

For any of the hard architectural and engineering structures and facilities within Public Open Space, which are vent shaft and MOE/MOA at Central Square area, the landscape, architectural and chromatic treatments have been considered and proposed accordingly.

The information on the landscape, architectural and chromatic treatment for other architectural and engineering structures and facilities is not available at this stage and to be advised/ provided by future topside developers.

**Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities**



**Part Plan for Central Square**

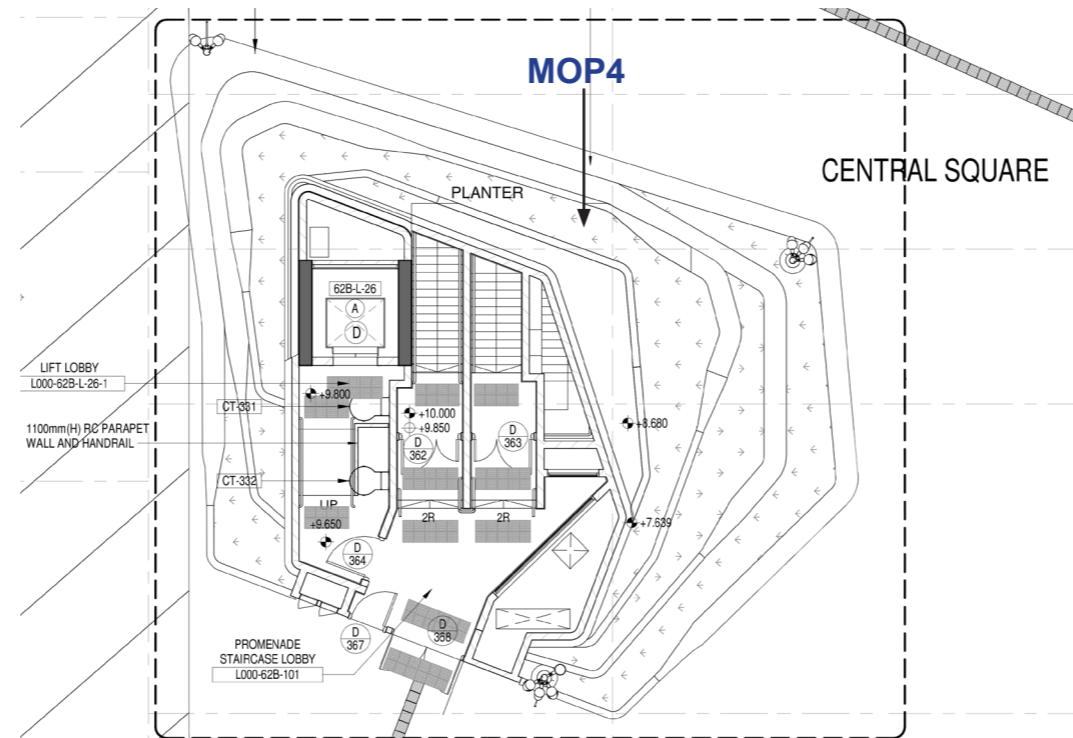
Visual Mitigation Measures during Operation Phase

MOP4 - Buffer trees for screening purposes or other softscape treatments such as vertical green wall /climber /green roof /vertical greening shall be incorporated to soften the hard architectural and engineering structures and facilities. (Complied where applicable)

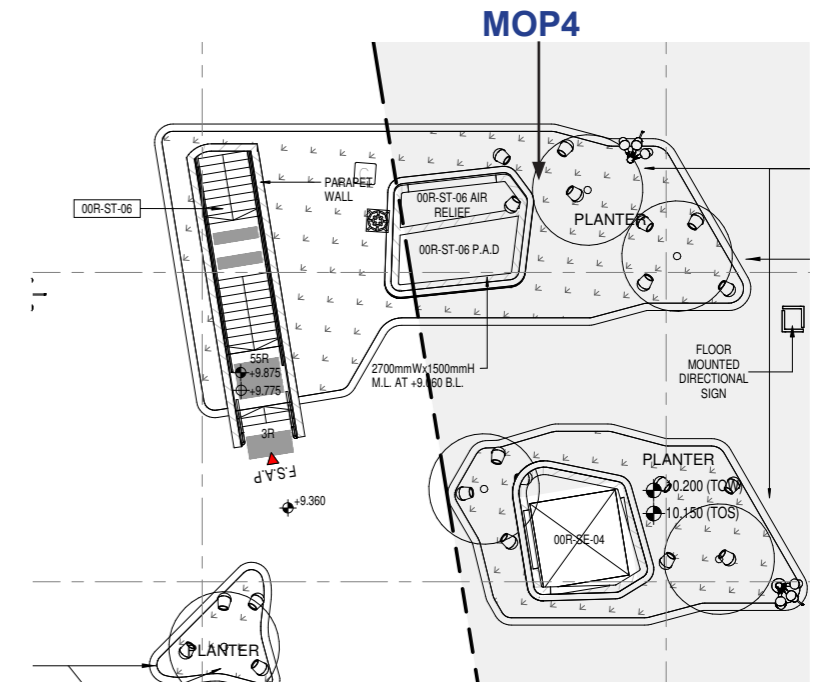
The MOE/MOA is enclosed by planters with seating, and stone cladding are used to match with the surrounding finishes. Two ribbons of LED screen shall wrap around the structure, serving as a digital signage for district information for the public to view for all angles. Light colour aluminium louvers and the stone cladded vent shafts are associated with the overall colour and texture of the landscape theme.

Greening in the form of terraced shrub planting shall soften the extent of the architectural structure of the MOE/MOA on ground level and integrate with the rest of the landscape within Central Square. Planter walls with integrated seating is provided to create opportunities for rest and socialisation.

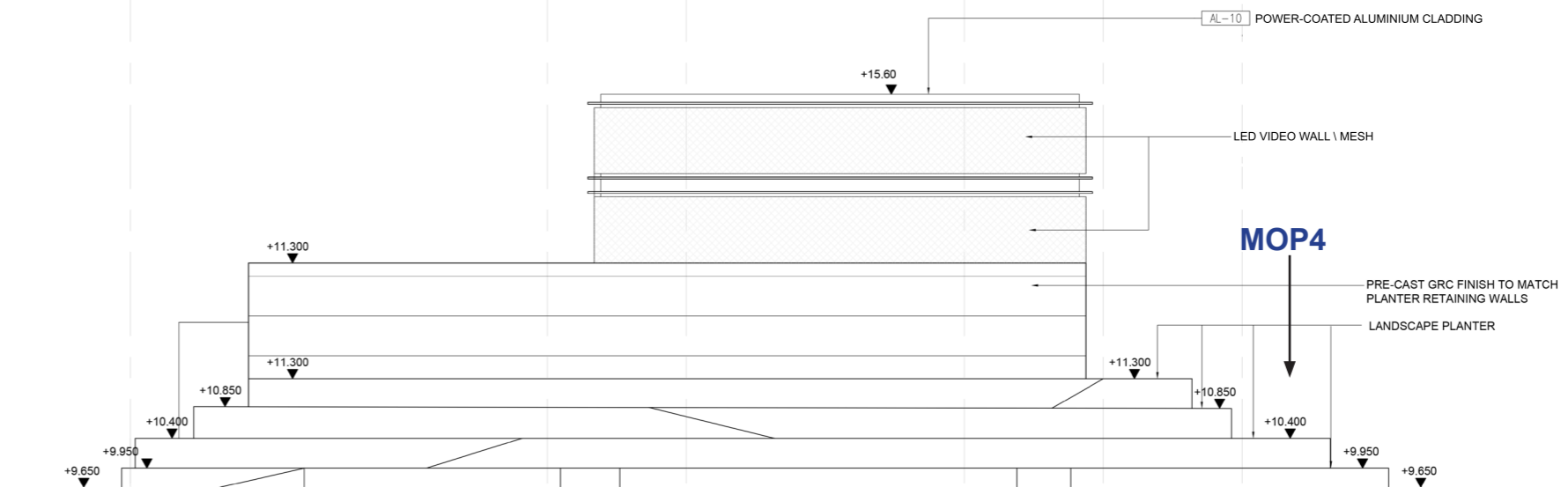
Vent shaft at Central Square area shall be integrated within the landscape through appropriate buffer planting to mitigate its visual impact and complement the surrounding landscape areas.



**Plan A - MOE/MOA at Central Square**

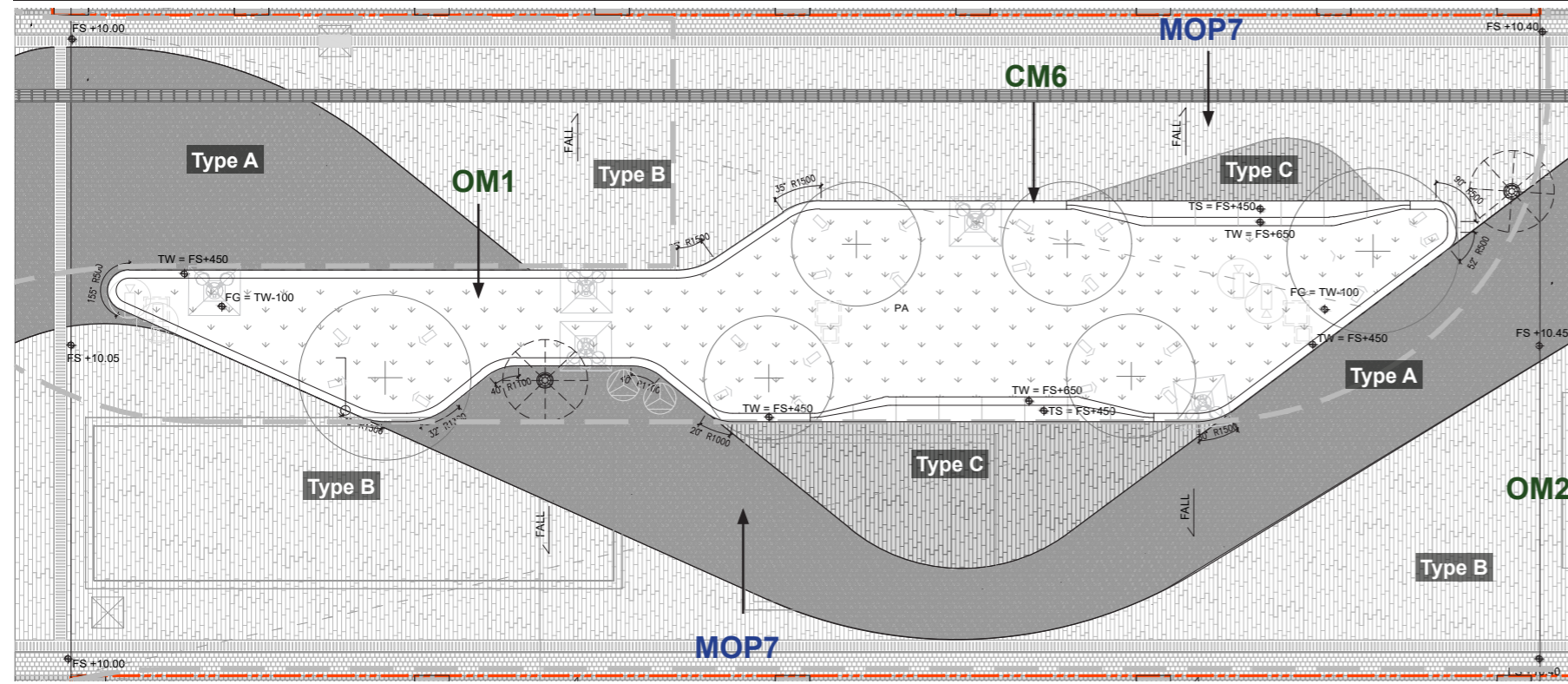


**Plan B - Vent shafts at Central Square**



**Elevation - MOE/MOA**

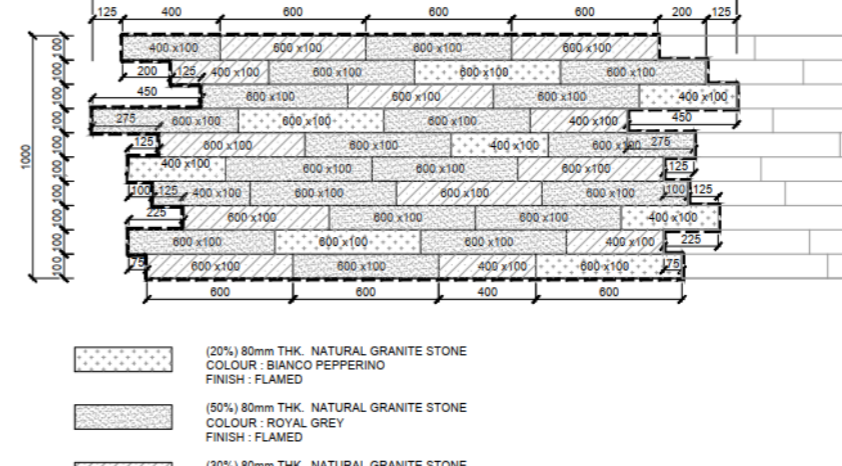
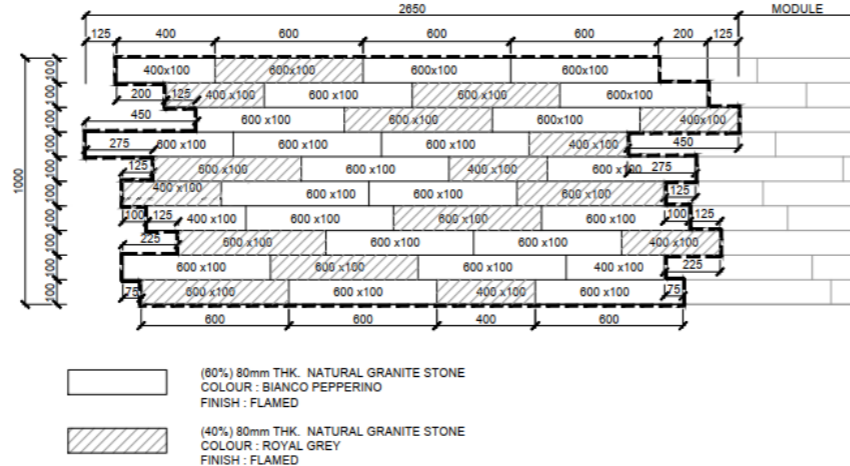
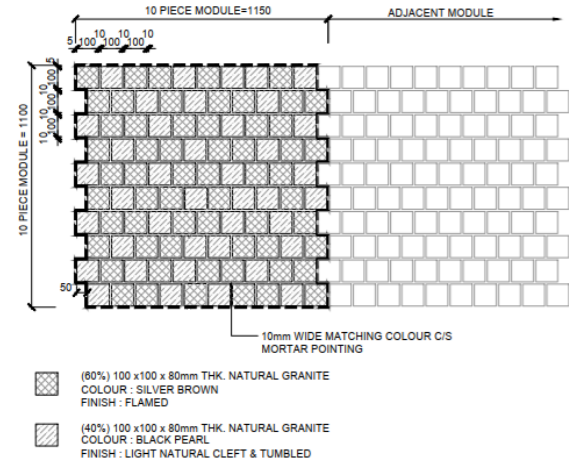
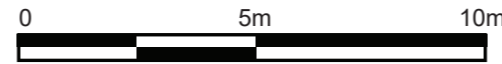




Key Plan

**Plan C - Detail Plan for Avenue**

- Zone 2 IBUR Boundary
- EVA



**Paving - Type A**

**Paving - Type B**

**Paving - Type C**

Landscape Mitigation Measures during Construction Phase

CM6 - Sensitive streetscape design should be incorporated along all new roads and streets.

Landscape Mitigation Measures during Operation Phase

OM1 - Provide proper planting establishment works, including watering, pruning, weeding, pest control, replacement of dead plant, etc. on the new planting areas to enhance the aesthetic design degree.  
OM2 - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

Visual Mitigation Measures during Operation Phase

MOP7 - Aesthetic design of roads and streetscapes

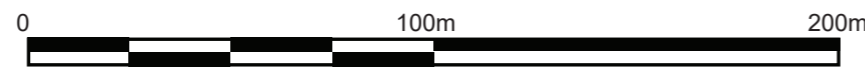
Please refer to the Landscape Mitigation Plan (page 13-14) in Appendix A for the extent of project extent and public open space location.

Careful landscape design for both hard and soft landscape have been conducted within WKCD Zone 2A, 2B and 2C. Sufficient street width, with clusters of shade trees and landscape furniture where appropriate have been designed. At Avenue and ARW, shade tree planting, diverse shrub planting, feature paving and integrated seating areas along the planter edges are proposed to enhance the overall atmosphere of the streetscape, subject to site constraints.

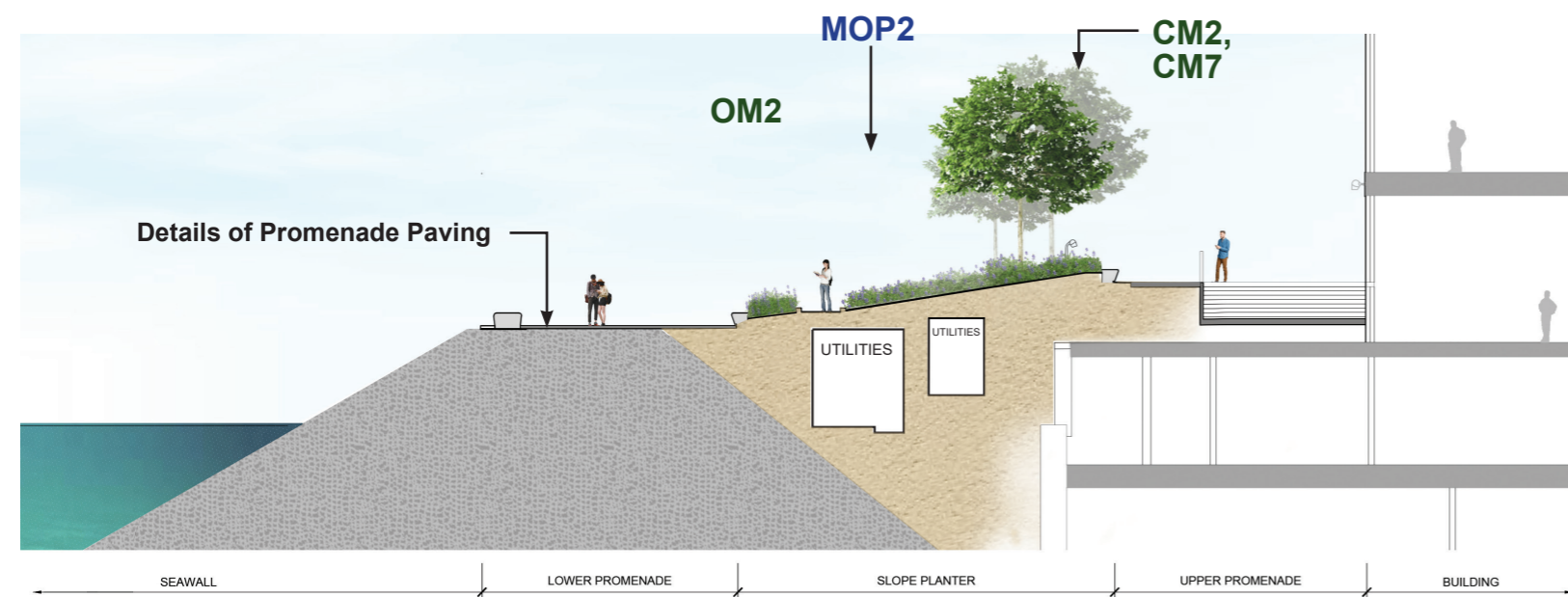




**Part Plan for Waterfront Promenade**



- - - - - Zone 2 IBUR Boundary
- - - - - At-grade POS
- - - - - Piazza POS



**Section A - Waterfront Promenade**

Landscape Mitigation Measures during Construction Phase

**CM2** - Compensatory tree planting shall be incorporated to the proposed project and maximize the new tree, shrubs and other vegetation planting to compensate tree felled and vegetation removed. Also, implementation of compensatory planting should be of a ratio not less than 1:1 in terms of quality and quantity within the site.

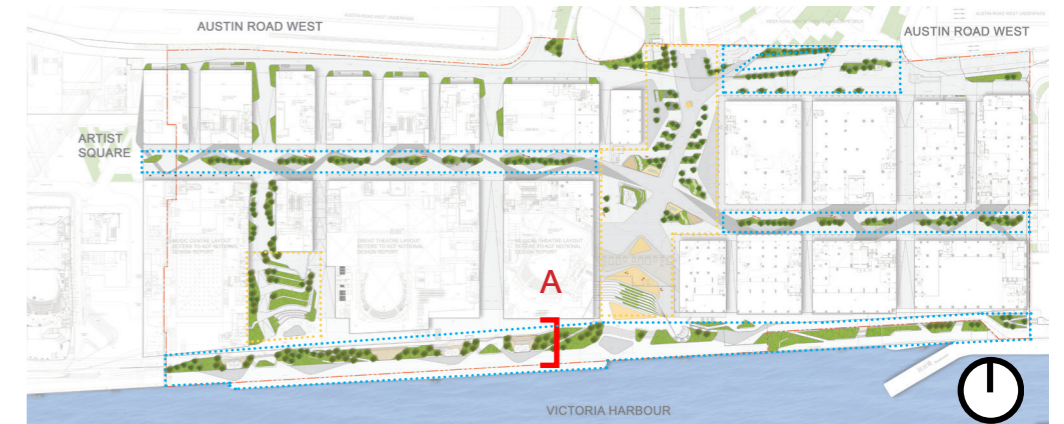
**CM7** - Structure, ornamental planting shall be provided along amenity strips to enhance the landscape quality.

Landscape Mitigation Measures during Operation Phase

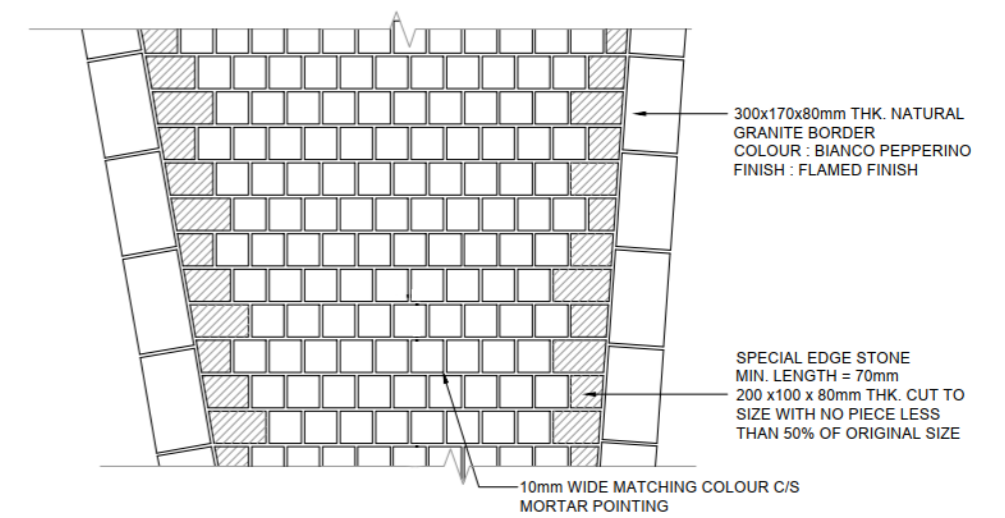
**OM2** - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

Visual Mitigation Measures during Operation Phase

**MOP2** - Clusters of shade planting and appropriate landscaping are designed to provide a relaxing waterfront environment, soften the water edge and helps mitigate the visual impacts associated with the existing MTR & WHC ventilation buildings.



**Key Plan**



- 100 x100 x 80mm THK. NATURAL GRANITE SETTS COLOUR: BIANCO PEPPERINO FINISH: LYCHEE BUSH-HAMMERED
- NATURAL GRANITE EDGE TREATMENT 200 x100 x80mm THK CUT TO SIZE WITH NO PIECE LESS THAN 50% OF ORIGINAL SIZE COLOUR: BIANCO PEPPERINO FINISH: LYCHEE BUSH-HAMMERED

**Details of Promenade Paving**

## APPENDIX B. LANDSCAPE MAINTENANCE SCHEDULE



## Landscape Maintenance Schedule

### LANDSCAPE MAINTENANCE STRATEGY

Maintenance of hard and soft landscape components will be carried out by a qualified Landscape Contractor for at least a period of 12 months after the completion of the construction works. Afterward, they will be managed by the West Kowloon Cultural District Authority, or its service agent. The landscape maintenance is to be carried out to a high standard. General maintenance shall be provided using the following criteria.

#### Soft Landscape Areas

General maintenance will include the following regular operations:-

- o Watering,
- o Weeding,
- o Fertilizing,
- o Firming up of plants,
- o Pruning/thinning,
- o Securing of protective fencing,
- o Lawn cutting,
- o Forking over,
- o Applying insecticide/ fungicide,
- o Replanting/ replacing of damaged/ dead plants,
- o Aeration and
- o Mulching.

#### Irrigation and Drainage

All planting areas will be provided with adequate manual water point supplies which are no more than 40m apart from each other. Also, planter drainage will be provided for all the planting areas.

ITEM	Suggested Frequency											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
0 Record keeping	•	-	-	•	-	-	•	-	-	•	-	-
1 Leaf picking and ground cleaning	•	•	•	•	•	•	•	•	•	•	•	•
2 Watering	Anticipated daily			As required (At most daily except during heavy rainfall)							Anticipated daily	
3 Weeding	•	•	•	•	•	•	•	•	•	•	•	•
4 Fertilization	-	-	•	-	-	-	-	•	-	-	-	-
5 Soil amelioration	-	-	•	-	-	-	-	•	-	-	-	-
6 Checking tree stability	•	-	-	•	-	-	•	-	-	•	-	-
7 Staking & tie maintenancel	•	•	•	•	•	•	•	•	•	•	•	•
8 Lawn cutting	•	•	•	•	•	•	•	•	•	•	•	•
9 Shrub pruning	As necessary											
10 Tree pruning	As required											
11 Mulch maintenance	As requested											
12 Pest and disease control	•	•	•	•	•	•	•	•	•	•	•	•
13 Tree inspection following adverse weather events	As required											
14 Tree Risk Assessment	As appropriate											

**Note:**

All maintenance works listed should be carried out by experienced and qualified personnel having suitable training in arboricultural works.

Landscape Maintenance Schedule applies on a regular basis under normal circumstances. Events may occur such as inclement weather or change in the planting environment, micro-climate, and/or adjacent constructions which may require additional or ad hoc care. These changes should be monitored by experienced and qualified personnel to determine appropriate adjustments to the Landscape Maintenance Schedule.

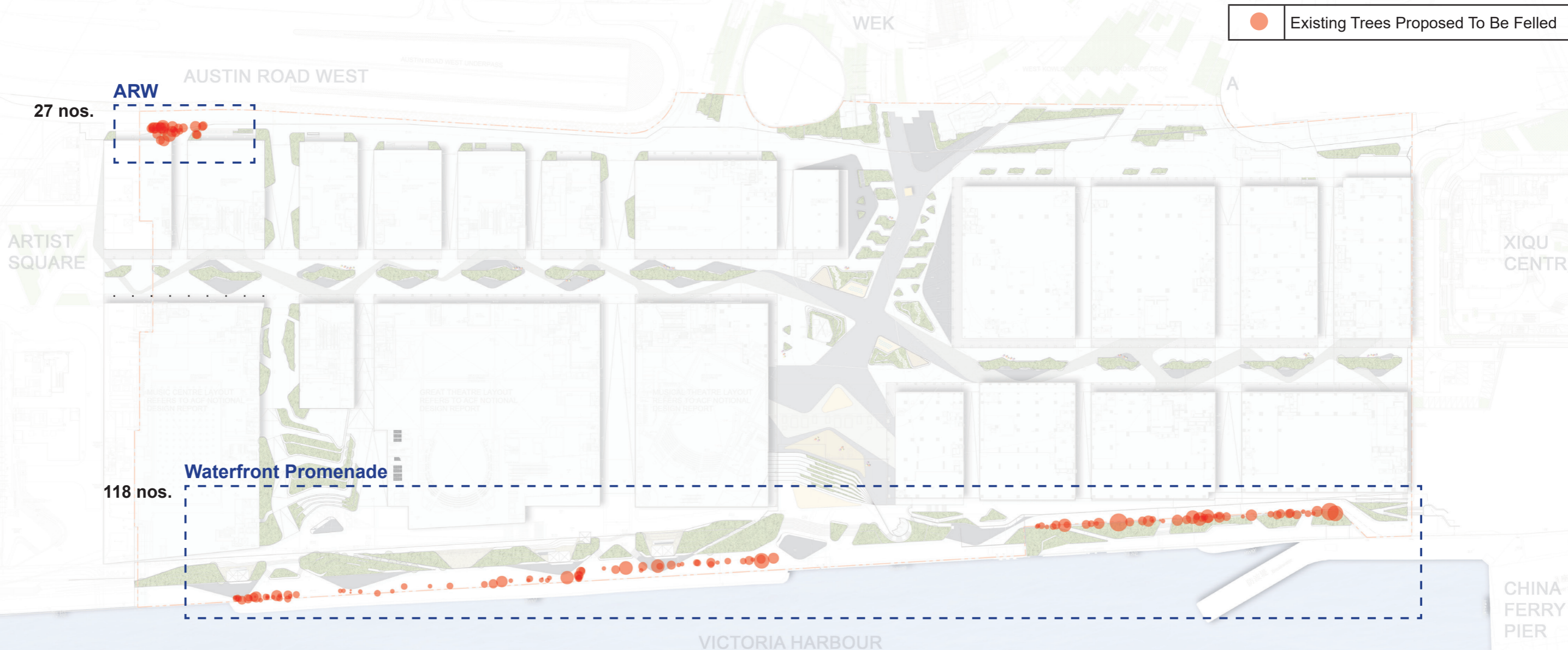
## APPENDIX C. TREE TREATMENT PLAN

**Tree Treatment Plan**



**Legend**

- Existing Trees Proposed To Be Felled



Tree Felling Summary	Nos. of Tree
(1) Nos. of Existing Tree at ARW	27
(2) Nos. of Existing Tree at Waterfront Promenade	118
<b>Total No. of Tree To Be Felled</b>	<b>145</b>