

THE LYRIC THEATRE + P32 – ARTIST HOSTEL/ RESIDENCE

LANDSCAPE MITIGATION PLAN (Revision 04)

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Project Lyric Theatre in West Kowloon Cultural District P32 – Artist Hostel/ Residence	
Client WKCDA	Consultant UAJV Consultancy
Element Submission of Landscape Mitigation Plan	
Discipline LAN	

Review and Approval Table							
04	26 Jul 2021	LWK	<u>Plan D</u>	--	--	Submission of Landscape Mitigation Plan	For review
03	28 May 2021	LWK	<u>Plan D</u>	--	--	Submission of Landscape Mitigation Plan	For review
02	16 Dec 2020	LWK	<u>Plan D</u>	--	--	Submission of Landscape Mitigation Plan	For review
01	14 Aug 2020	LWK	<u>Plan D</u>	--	--	Submission of Landscape Mitigation Plan	For review
00	27 May 2020	LWK	<u>Plan D</u>	--	--	Submission of Landscape Mitigation Plan	For review
Rev	Date	Prepared by	Checked by	Approved by	Endorsed by	Description	Status

Internal Review and Approval Table							
04	19 Jul 2021	LWK	<u>UAJV</u>	--	--	Submission of Landscape Mitigation Plan	For review
03	28 May 2021	LWK	<u>UAJV</u>	--	--	Submission of Landscape Mitigation Plan	For review
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1.0 OBJECT AND PURPOSE OF THIS REPORT

Pursuant to the Condition 2.5 of the Environmental Permit No. EP-453/2013/B (Condition 2.5 please refer to Table 1 of this report), the Permit Holder shall, no later than one month before the commencement of construction of the project, deposit with the Director of EPD four hard copies and one electronic copy of a Landscape Mitigation Plan to demonstrate the compliance of Landscape Mitigation Plan with Landscape and Visual Mitigation Measure as recommended in the Approved EIA Report (Register No.: AEIAR-178/2013). Part of the West Kowloon Cultural District (named "WKCD" hereafter) is within the project boundary, thus, this landscape mitigation plan report will only cover the area for the Lyric Theatre Area and P32–Artist Hostel/ Residence. (see Figure 1, Figure 2 and Figure 3) The landscape mitigation plan for other remaining areas will be provided separately by the West Kowloon Cultural District Authority (named "WKCDA" hereafter).

2.0 INSTRUCTION

2.1. Project Background

2.1.1. The West Kowloon Cultural District Authority is invested by the Government of the Hong Kong Special Administrative Region to meet the long-term infrastructure needs of the arts and cultural sector, which is a vital part of any world-class city's economic and social fabric. WKCDA was established under the West Kowloon Cultural District Authority Ordinance ("WKCDA Ordinance"), Cap. 601, to develop the WKCD.

The WKCD include:

- (i) Planning, design and construction of 17 core arts and cultural facilities (CACF) (comprising 15 performing arts venues, a cultural institution with museum function (M+) together with its off-site conservatory laboratory and storage facilities, and as exhibition centre), other arts and cultural facilities (OACF), Retail, Dining and Entertainment (RDE) facilities, transport facilities and 23 ha public open space (which collectively constitute the "Capital Projects");
- (ii) Planning of the WKCD and project management which include consultancies, technical studies and public consultations for the preparation of a development plan for the whole WKCD site, and project management during the planning and construction stage;
- (iii) Major repair and renovation of the facilities; and
- (iv) Collection, exhibition development, conservation laboratory equipment, and library setup for the M+.

CACF are tentatively planned to be commissioned in 2 Batches, The Lyric Theatre Area and P32-Artist Hostel/ Residence are two of the venues included in the Batch TWO CACF.

2.1.2. UN Studio & AD+RG (UAJV) was appointed as the consultant for the Design and the Construction of the Proposed Lyric Theatre and P32 – Artist Hostel/ Residence for the West Kowloon Cultural District Authority.

2.1.3. The Environmental Permit (EP) No EP-453/2013/B was granted to WKCDA for the construction and operation of the "Underpass Road and Austin Road Flyover Serving the West Kowloon Cultural District" based on the approved Environmental Impact Assessment (EIA) Report for the West Kowloon Cultural District (WKCD) (Register No. AEIAR-178/2013). The Underpass Road forms part of the infrastructure works for the WKCD development, and shall be implemented in phases. The Landscape Mitigation Plan for this submission will cover the area only for the Lyric Theatre Area and P32 – Artist Hostel/ Residence & work area within project boundary, while the landscape mitigation plan for the remaining area will be provided under the WKCD project.

3.0 LANDSCAPE DESIGN CONCEPT

3.1. The Lyric Theatre Area

The WKCD site is bounded by Canton Road and Austin Road at the eastern and northern sides respectively. The project in this report takes approx. 27,850 m² as shown in Figure 1 and Figure3. Within the project boundary, there are Lyric Theatre Area (which including Lyric Theatre Complex, Artist Square, Austin Road West, Pocket Square and Promenade) and P32 – Artist Hostel/ Residence.

The Lyric Theatre Area is located in the south of Austin Road West driveway and in east of the new museum of visual culture, M+, as shown in Figure 1 and Figure 2. The north side of the Area will directly face the Austin Road West. The south of the Area faces the unique and spectacular views of Victoria Harbour and Hong Kong Island skyline. The east and west side of the Area will form pedestrian way connecting the Avenue to the waterfront promenade.

The Lyric Theatre Area will make use of the whole WKCD which involves the design, construction and commissioning of a new multi-story theatre with 2 levels of basement. Resident company facilities and RDE facilities will be included in the adjacent P32, to promote the vibrancy and diversity of functions and activities. The Area would occupy the primary frontage towards the Austin Road West. The Area also involves the design, construction and commission of the associated Common Basement and Public Infrastructure Works (PIW) interfacing with the Lyric Theatre.

The Site is on reclaimed land and various infrastructure and underground utilities are located within the Area, including: waterworks reserve; drainage outlet; access roads and utilities facilities; MTRCL's Airport Express Line (AEL) & Tung Chung Line (TCL) tunnel and associated ventilation buildings; temporary barging point Express Rail Link; underground sea water pumping station for Kowloon Government Office and the "Elements" shopping mall; cooling main for "Elements"; associated seawater intake and outlet culverts.

3.1.1. According to the Lyric Theatre Development Master Programme, the expected completion of Main Contract construction works to be in the 3rd quarter of 2023.

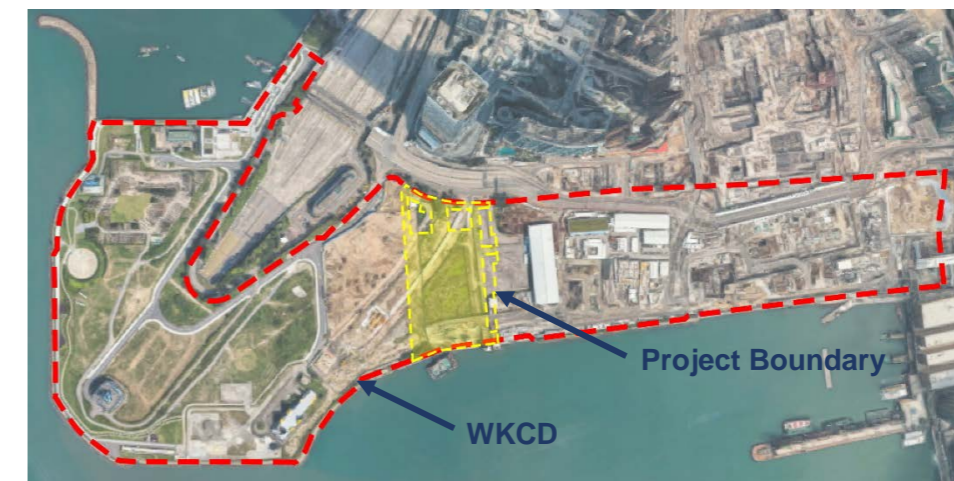


Figure 1 Project Location and Boundary

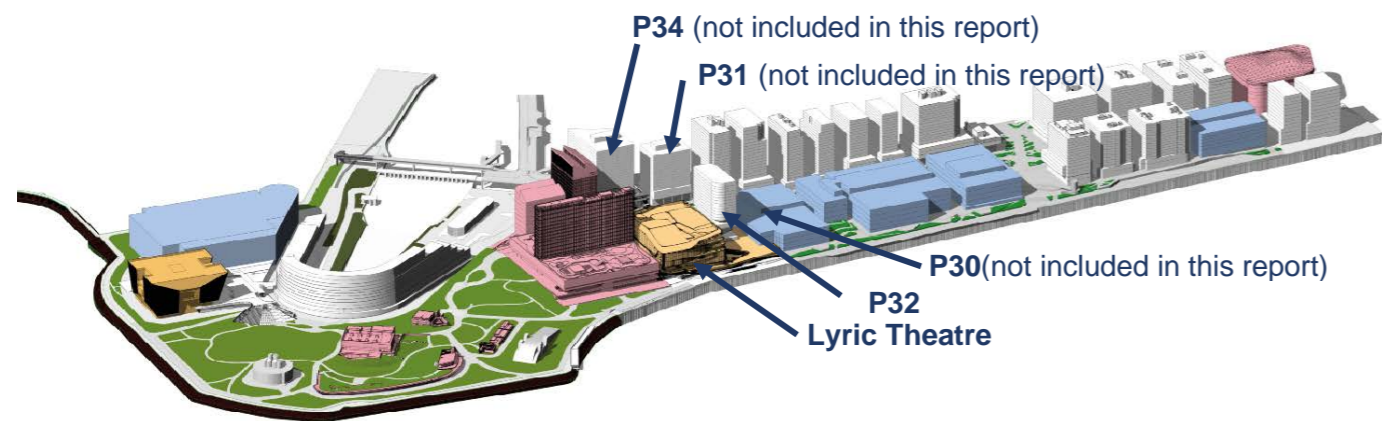


Figure 2 Project Location – 3D View

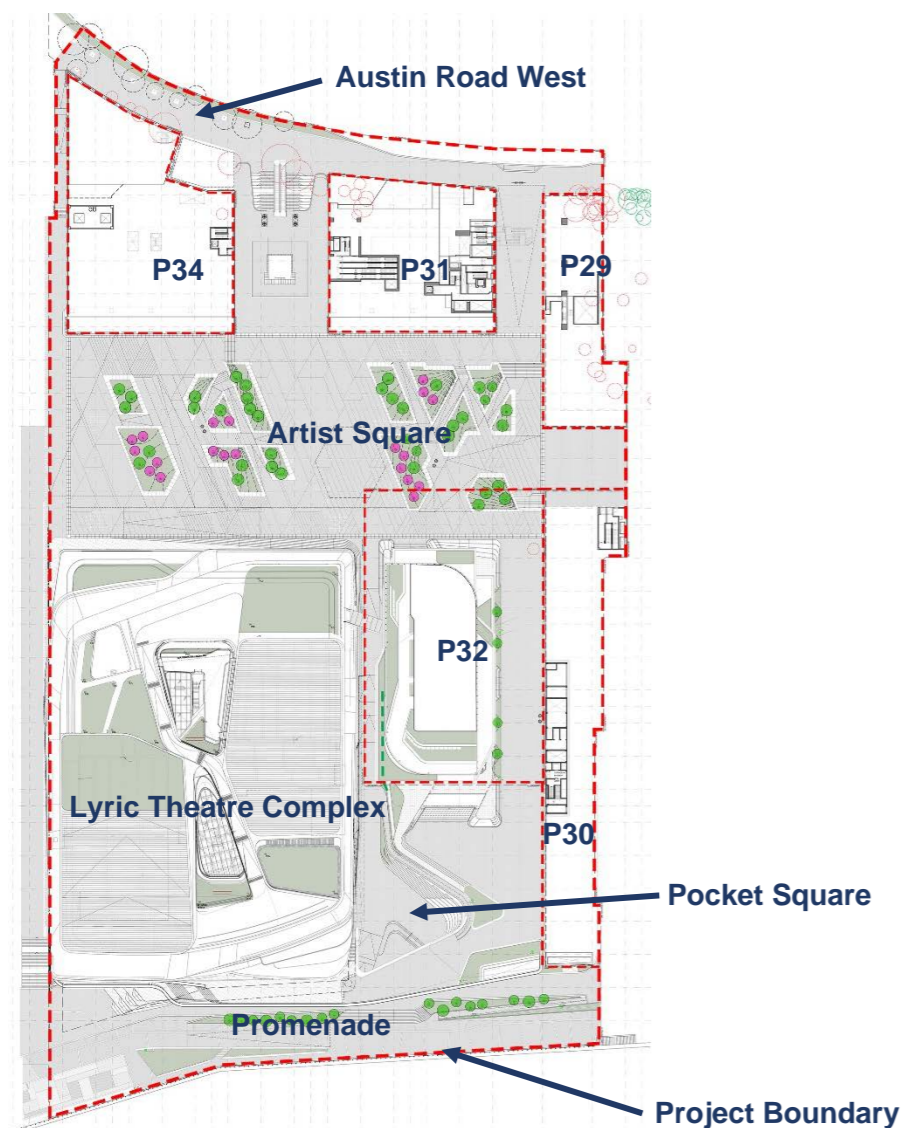


Figure 3 Project Boundary – Blow up (P34, P31, P29 and P30 not included in this report)

3.1.2. Landscape Design Principles

The landscape design for the Lyric Theatre aims to meet the following objectives:

- (i) Facilitate a relaxing environment for all public users;
- (ii) Manage security in terms of regulating access and increasing visibility in the design;
- (iii) Enhance accessibility for all users (especially wheel-chair users) and staff to create a barrier-free environment;
- (iv) Take into account the safety of public users, particularly in areas of different
- (v) Reduce maintenance requirements to a practical minimum without compromising the function or aesthetics of the design.;
- (vi) Choose hard landscape materials that promote sustainability, recyclability and durability;
- (vii) Provide planting that is vibrant and diverse in types, while endeavouring to be sustainable and not unduly maintenance-intensive;
- (viii) Maximise greening opportunities that provide visual masks to built structures and to blend them into the surroundings;
- (ix) Provide ample greening to improve thermal comfort within the site;
- (x) Practice tree preservation in accordance with regulations and sustainability principles.

3.1.3. Landscape Design Concept

Corresponding with the aim of the WKCD as the cultural centre of Hong Kong, the Lyric Theatre landscape shall extend and enhance the expression of both identity and public services. Therefore, the concept of landscape design encompasses feature that encourage public recreation, socialisation, and interaction. Natural elements such as stones, planting, sunlight and fresh air shall be incorporated to maximise the sense of comfort and leisure. Trees and shrubs of diversity will be placed at focal points to enhance visual effects of the landscape. The landscape design for the Lyric Theatre will strive to create landscape areas that respond to the needs of public users. The landscape shall aim to achieve the following, especially in the areas dedicated to the uses of public users:

- (i) Opportunities for movement and exercise;
- (ii) Setting which encourage people to gather and experience social support;
- (iii) Promote the sense of nature; and
- (iv) Visibility, Accessibility, Familiarity, Quiet and Comfort.

3.2. The Artist Square

3.2.1. Design Intent

The Artist Square is a unique part of the Lyric Theatre Area, which offer a direct connection to public open space and provide a public entrance plaza to the Area. The WKCD is a collection of exceptional cultural and commercial buildings, some very sculptural, some very modest in architecture. In between all these buildings the function of urban space design is to create a clear and unifying structure with several special highlight at the plazas, which are also included in the Artist Square function.

3.2.2. Design Concept

As a canvas that unifies M+ and Lyric Theatre Complex (LTC), the Artist Square sits at the heart of the cultural district. Due to its unique qualities, the square will undoubtedly become an emblem for the district. The coming together of forces, people and elements sets a dynamic tone and vitality to the square. The design embodies the energy and artistic spirit of the district.

3.3. P32- Artist Hostel/ Residence

3.3.1. Landscape Design Concept

The Concept Design of the P32- Artist Hostel/ Residence grounds itself in several key points that react to various site, contextual, programmatic and functional parameters.

- (i) The landscape flows through the building connecting the Artist Square and Pocket Square;
- (ii) P32- Artist Hostel/ Residence will house artist from Lyric Theatre Complex, this drives the seamless connection through Lyric Theatre Complex central spine to P32 Artist residence both through the bridge and also through pocket square and artist square respectively;
- (iii) The project concept allows maximum flexibility for future operation, so that its both investor friendly and also responsive to its unique position among iconic and cultural projects;
- (iv) The tower acts as a floating prism that allows for maximum flexibility for room layouts and sizes;
- (v) The shifting landscape podium allows the building respond to the surrounding context and also retains its iconic characteristics along the precious waterfront;
- (vi) The building allows maximum interaction with the Artist Square and Pocket Square by allowing amphitheatre style staircases. This also enhances the character of the square by allowing public performances.
- (vii) Transparency of the podium has been created to maximize the view of the podium and also to create the lightness for the building;
- (viii) The sweeping soffits carry the landscape up the podium creating a strong architectural relationship with landscape below.

4.0 LANDSCAPE MITIGATION PLAN

To integrate the aim of the West Kowloon Cultural District (WKCD) the cultural centre of Hong Kong, landscape design of Lyric Theatre Area and P32- Artist Hostel/ Residence shall react to the site context and enhance the expression of both identity and public service. The concept of landscape design encompasses feature that encourage public recreation, socialisation, and interaction. Natural elements such as stones, planting, sunlight and fresh air shall be incorporated to maximise the sense of comfort and leisure. Trees and shrubs of diversity will be placed at focal points to enhance visual effects of the landscape.

4.1. Landscape and Visual Mitigation Measures in Approved EIA Report

Further to approved EIA Report (Register No.: AEIAR-178/2013), it has recommended landscape & visual mitigation measures in approved EIA Report as shown in Table 2 & Appendix B – Landscape Mitigation Plan. Proposed Landscape and Visual Mitigation measures comply with recommendation in approved EIA report, details of proposed mitigation measures is shown in the section 4.2 to section 4.4.

4.2. Tree Work Recommendation in Approved Tree Removal Application

According to approved Tree Removal Application under DLO letter (ref.: (13) in DLOKW KX 2844) dated 28 May 2015, there are 19 nos. of retained trees (in *Leucaena leucocephala*) located away from the construction site area which will be retained in situ without affection; no trees to be transplanted and 42 nos. of trees unavoidably required to be felled. To compensate for the loss of trees, 85 nos. of new compensatory trees (in 100mm DBH) to be planted in Artist Square, Waterfront Park Promenade and WKCD park/ public areas within the project boundary & WKCD area, refers to Appendix C – Compensatory Tree Planting Plan.

4.3. Buffer Planting and Ornamental Planting

4.3.1. Planting Design Concept of Lyric Theatre Area

Tall and structural form of trees are proposed near the super structure of Lyric Theatre Complex and soften the architectural and engineering structure facilities, refer to Appendix D – Planting Plans.

Tree planting includes exotic species such as *Taxodium* species, *Terminalia* species and native species such as *Sapium* species. They are planted to provide shade and amenities for the users at the open area and along the water promenade. Salt tolerant turf *Zoysia japonica* will be incorporated to maximise greening opportunity.

The tightly planted tree clusters along the waterfront promenade control and enhance view- sheds from the Lyric Theatre Complex to waterfront. The groups are formed of *Terminalia* evergreen trees which provide shade & screen winds and also unifies the design of the adjacent promenade. These trees could reach to a potential height of 10-15m, and it has erect stem and conspicuously layered branches with smooth leaves with wavy margins that are bright green in youth, held in terminal rosettes.

Details of planting design refer to Appendix D- Planting Plan & Schedule of Lyric Theatre.

4.3.2. Planting Design Concept of P32- Artist Hostel/ Residence

Selected native feature tree, in species of *Liquidambar formosana*, with beautiful form of lateral spread branching layers to be planted along the stripped planter to highlight the entrance. There is brilliant pendant in species of *Muhlenbergia filipes* to create visual interest along the entrance path.

Drought and wind tolerant ornamental plantings is selected in podium level, a variety mix of different types, color and foliage of plants create an attractive visual interest of natural planting environment and recreation open space for the public. Proposed planting species are *Abelia Chinensis* R. Br, *Acorus gramineus*, *Liriope spicata*, *Pennisetum alopecuroides* in consideration of long term sustainability with low maintenance.

Details of planting design refer to Appendix E – Planting Plan & Schedule of P32- Artist Hostel/ Residence Area.

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

4.4.1. Seating and Greenery

Seating area is incorporated in planter to avoid obstruction of the passageway of barrier free/ universal design, which provide for public relaxation, employment and improvement of quality of environment in function and aesthetic design.

Planter design maximize greening opportunities & blend with building design structures; adequate outdoor seating area are provided in different layers of balconies, from ground floor to roof floor, extending from the building. Green roofs and recreational open space provided with seating allow flexibility for public outdoor activities and events.

4.4.2. Visibility & Sustainability

At ground level, landscape design flows through the building of Lyric Theatre. P32- Hostel/ Residence grounds connecting to Artist Square and Pocket Square and Promenade. Paving pattern and planter layout are designed to match the dynamic form of building and site context, creates a subtle and harmonized landscape environment with a sense of hospitality and identity.

At podium level, various extending shifting landscape podiums/ balconies allows the building respond to surrounding context and maximise the transparency view of the podium for visibility. It also enhances thermal comfort of natural ventilation and sunlight penetration throughout the outdoor recreational open space, so as create a cohesive relationship with iconic building and character along precious waterfront landscape area.

4.4.3. Material Section/ Chromatic Treatment

Hard landscape materials considered to promote sustainability, recyclability and durability. Durable and ecological natural stone pavement blocks are proposed to match adjacent surrounding site environment; Tactile pavement in natural stone with stainless steel studs and accessories to comply with barrier free requirements; Granite stone of planters are proposed to match surrounding building design and site environment; Stainless steel handrails to steps are designed as per statutory requirements with inlaid braille markings

Planting species are considered sustainable and require low maintenance. Species with substantial leaf fall or problematic wind-borne seed or pollen will be avoided. Adequate soil depth, irrigation and drainage provision are proposed for proper maintenance operation, details refer to Appendix F – Post Planting Care Plan.

Details of landscape, architectural and chromatic treatment of the hard architectural and engineering structures and facilities refer to Appendix G. Detail of planting design refers to Appendix D & E.

5.0 CONCLUSION

Table 1 Required Information of Condition 2.5 in Environmental Permit No. EP-453/2013/B

Required Information	Section in LMP Submission to include the information
(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);	Please refer to Table 2 in Section 5.0
(ii) locations of the landscape and visual mitigation measures as recommended in the EIA Report (Register No.: AEIAR-178/2013);	Please refer to Appendix B – Landscape Mitigation Plan
(iii) locations, size, number and plant species of trees to be retained;	Please refer to approved Tree Removal Application under DLO letter (ref.: (13) in DLOKW KX 2844) dated 28 May 2015 in Appendix C
(iv) locations, size, number and plant species of trees to be transplanted and their final transplanting locations;	No tree to be transplanted, refer to the Tree Removal Application stated in above row
(v) locations, size, number and plant species of compensatory planting, buffer planting and ornamental planting; and	Please refer to Appendix D – Planting Plan & Planting Schedule of Lyric Theatre Area, and Appendix E – Planting Plan & Planting Schedule of P32- Artist Hostel
(vi) landscape, architectural and chromatic treatment of the hard architectural and engineering structures and facilities.	Please refer to Section 4.4.

Table 2 Landscape and Visual Mitigation Measures in Approved EIA Report

Proposed Mitigation Measures pursuant to the Condition 2.5 of the EP-453/2013/B										
Landscape and Visual Impact (Construction & Operation)										
EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location/ Duration of measures/ Timing of completion of measures	Implementation Agents	Implementation Stage				Relevant Legislation & Guideline	Mitigation Measures Adopted in LMP Submission
					Des	Con	Op	Dec		
Landscape Impact (Construction)										
CM1	CM1	Trees to 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 10/2013.	WKCD construction site/ Throughout construction stage/ Until completion of all construction activities	Contractor appointed by WKCDA	y	y			ETWB TCW 29/2004 & 3/2006 (ETWB TCW 29/2004 superseded by DEVB TC 5/2020 & ETWB TCW 3/2006 superseded by DEVB TC 4/2020)	Refers to Landscape Mitigation Plan in Appendix B; & Approved TPRA Submission in Appendix C.
CM2	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 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	y	y			ETWB TCW No. 3/2006 (superseded by DEVB TC 4/2020)	Refers to Landscape Mitigation Plan in Appendix B; Compensatory Tree Planting Plan of Lyric Theatre_Dwg. no. CP-01 to CP-05 in Appendix D; & Landscape Planting Plan of P32- Artist Hostel _ Dwg. Title: Plan L000-P32 Landscape Planting Plan in Appendix E.
CM3	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	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; Compensatory Tree Planting Plan of Lyric Theatre_ Dwg. no. CP-01 in Appendix D; & Landscape Planting Plan of P32- Artist Hostel. Dwg Title: Plan L000-P32 Landscape Planting Plan in Appendix E.
CM4	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 road and street construction/ Prior to operation stage	Detailed Design Consultant/ Contractor appointed by WKCDA	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; Landscape Planting Plan of P32- Artist Hostel _ Dwg. no: 3A32X-LWK-LAN-DWG-1020-P00-L000-WS3-XD & Planting Schedule in Appendix E.
CM5	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.	WKCD structures/ After completion of superstructure construction/ Prior to operation stage	Detailed Design Consultant/ Contractor appointed by WKCDA	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; Landscape Planting Plan of Lyric Theatre_ Dwg. no. 3A35X-LWK-LAN-DWG-1502-P00-L005-WS4-01 to 3A35X-LWK-LAN-DWG-1504-P00-L005-WS4-01 in Appendix D; & Landscape Planting Plan of P32- Artist Hostel _ Dwg. no: Plan L002, L003, L004, L006 L018-P32 Landscape Planting Plan & Planting Schedule in Appendix E.
CM6	CM6	Sensitive streetscape design should be incorporated along all new roads and streets.	Alongside roads and streets within WKCD/ After completion of structure construction/ Prior to operation stage	Alongside roads and streets within WKCD/ After completion of structure construction/ Prior to operation stage	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; & Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities. In Appendix G.
CM7	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	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B ; Landscape Planting Plan of Lyric Theatre_ Dwg. no.3A35X-LWK-LAN-DWG-1500-P00-L00L-WS4-01 in Appendix D; Landscape Planting Plan of P32- Artist Hostel _ Dwg. no: 3A32X-LWK-LAN-DWG-1020-P00-L000-WS3 & Planting Schedule in Appendix E.
CM8	CM8	Landscape design shall be incorporated to architectural and engineering structures in order to provide aesthetically pleasing designs.	WKCD structures/ After completion of structure construction/ Prior to operation stage	Detailed Design Consultant/ Contractor appointed by WKCDA	y	y			EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; & Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities. In Appendix G.
CM9	CM9	Minimize the structure of marine facilities to be built on the seabed and foreshore in order to minimize the affected extent to the waterbody.	-	-					EIAO-TM	There is no marine facilities in south promenade within the site boundary.

EIA Ref.	EM&A Ref.	Environmental Protection Measures	Location/ Duration of measures/ Timing of completion of measures	Implementation Agents	Implementation Stage				Relevant Legislation & Guideline	Mitigation Measures Adopted in LMP Submission
					Des	Con	Op	Dec		
Visual Impact (Construction)										
MCP1	MCP1	Use of decorative screen hoarding/ boards.	WKCD construction site/ Throughout construction stage/ Prior to operation stage	Contractor appointed by WKCDA		y			EIAO-TM	Implemented by contractor
MCP2	MCP2	Early introduction of landscape treatments.	WKCD construction site/ Towards the end of construction stage/ Prior to operation stage	Contractor appointed by WKCDA		y			EIAO-TM	Implemented by contractor
MCP3	MCP3	Adoption of light colour for the temporary ventilation shafts for the basement during the transition period.	WKCD basement construction site/ After completion of ventilation shaft superstructure/ Prior to operation stage	Design Architect/ Contractor appointed by WKCDA	y	y			EIAO-TM	Light concrete color will be adopted
MCP4	MCP4	Control of night time lighting	WKCD construction site/ During night time/ Throughout construction stage	Contractor appointed by WKCDA		y			EIAO-TM	Implemented by contractor
MCP5	MCP5	Use of greenery such as grass cover for the temporary open areas will help achieve the visual balance and soften the hard edges of the structures.	-	-					EIAO-TM	The greenery such as grass cover is not applicable in this site due to the limited space
Landscape Impact (Operation)										
OM1	OM1	Provide proper planting maintenance on the new planting areas to enhance the aesthetic design degree.	WKCD open areas/ Throughout operation phase/ As-needed basis	Private Developer (for land sale lots); LCSD (for roadside planting); WKCDA (for all other WKCD areas)			y		EIAO-TM	Refers to Post Planting Care Plan in Appendix F.
OM2	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	Private Developer (for land sale lots); LCSD (for roadside planting); WKCDA (for all other WKCD areas)	y		y		EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; & Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities. In Appendix G.
Visual Impact (Operation)										
MOP1	MOP1	Undulating berms and the trees planted in the surroundings of the existing WHC and MTR ventilation buildings.	-	-					EIAO-TM	WHC and MTR ventilation buildings are out of the site boundary.
MOP2	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 WHC and MTR ventilation buildings.	WKCD waterfront/ During design stage/ Throughout operation phase	Contractor appointed by WKCDA	y		y		EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B
MOP3	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)	y		y		EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; Landscape Planting Plan of Lyric Theatre in Appendix D; & Landscape Planting Plan of P32- Artist Hostel in Appendix E.
MOP4	MOP4	Buffer trees for screening purposes or other softscape treatments such as vertical green wall/ climbers/ 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	Private Developer (for land sale lots); WKCDA (for WKCD facilities)			y		EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; Compensatory Tree Planting Plan of Lyric Theatre_ Dwg. no. CP-01 & Landscape Planting Plan of Lyric Theatre in Appendix D; & Landscape Planting Plan of P32- Artist Hostel & Planting Schedule in Appendix E.
MOP5	MOP5	Use of natural colour tones (e.g. green color) for wind turbines located along the waterfront, to make them visually more compatible with the surroundings.	-	-					EIAO-TM	There is no wind turbines within the site boundary.
MOP6	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); WKCDA (for WKCD facilities)	y		y		EIAO-TM	There is no solar panel within the site boundary.
MOP7	MOP7	Aesthetic design of roads and streetscapes	Alongside WKCD roads and streets/ During design stage/ Throughout operation phase	Design Architect/ Contractor appointed by WKCDA	y		y		EIAO-TM	Refers to Landscape Mitigation Plan in Appendix B; & Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities. In Appendix G.
MOP8	MOP8	Human scale design for the WKT Plaza and Intersection of Canton Road and Austin Road	-	-					EIAO-TM	WKT Plaza and Intersection of Canton Road and Austin Road are outside this project boundary.
MOP9	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); WKCDA (for WKCD facilities)			y		EIAO-TM	Night time lighting control measures such as the use of sensors and timers will be provided to reduce usage after hours.

Remark: Des – Design Stage, Con – Construction Stage, Op – Operation, Dec – Decommissioning

Appendix A – Landscape and Visual Mitigation Measures in Approved EIA Report

Landscape and Visual Mitigation Measure during Construction and Operation Phase

(from Approved EIA Report, Register NO.: AEIAR-178/2013)

CM1 – Trees to 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 10/2013.

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 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.

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.

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 be built on the seabed and foreshore in order to minimize the affected extent to the waterbody.

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

MCP5 - Use of greenery such as grass cover for the temporary open areas will help achieve the visual balance and soften the hard edges of the structures.

OM1 - Provide proper planting maintenance 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.

MOP1 - Undulating berms and the trees planted in the surroundings of the existing WHC and MTR ventilation buildings.

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 WHC and MTR 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.

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

MOP5 - Use of natural colour tones (e.g. green color) for wind turbines located along the waterfront, to make them visually more compatible with the surroundings.

MOP6 - Appropriate positioning and angling of the solar panels to avoid significant visual impacts on the VSRs located at upper levels in close proximity.

MOP7 - Aesthetic design of roads and streetscapes

MOP8 - Human scale design for the WKT Plaza and Intersection of Canton Road and Austin Road

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

Appendix B – Landscape Mitigation Plan

Landscape and Visual Mitigation Measures:

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 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.

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.

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.

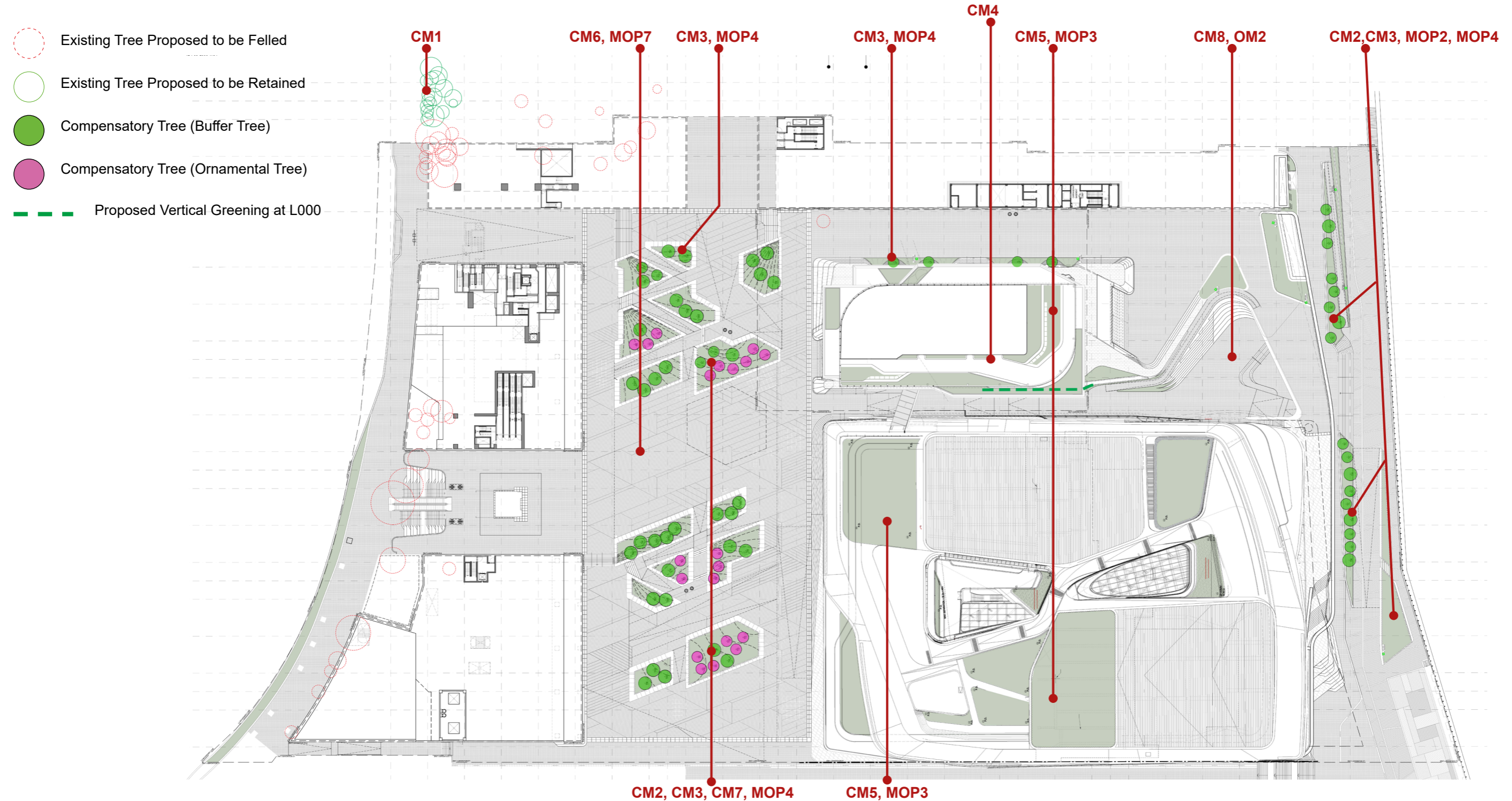
OM2 - Provision of open space in various forms and at different levels on or above ground, including park, waterfront promenade, piazzas and terrace garden and associated green connections for public enjoyment.

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 WHC and MTR 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.

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

MOP7 - Aesthetic design of roads and streetscapes



Appendix C – Tree Removal Application

(Tree Removal Application was approved on 28 May 2015
under DLO letter ref.: (13) in DLOKW KX2844 (T) IV)



地政總署
九龍西區地政處
DISTRICT LANDS OFFICE,
KOWLOON WEST
LANDS DEPARTMENT

電話 Tel: 2300 1752
圖文傳真 Fax: 2782 5061
電郵地址 Email: eskwhmt@landsd.gov.hk
本署檔號 Our Ref.: (13) in DLOKW KX 2844 (T) IV
來函檔號 Your Ref. LT 15003046

來函請註明本署檔號
Please quote our reference in your reply

我們矢志努力不懈，提供盡善盡美的土地行政服務。
We strive to achieve excellence in land administration.

九龍上海街二百五十號油麻地停車場大廈十樓
10TH FLOOR, YAUMATEI CARPARK BUILDING,
250 SHANGHAI STREET, KOWLOON.

網址 Web Site : www.info.gov.hk/landsd

28 May 2015

West Kowloon Cultural District Authority
c/o LWK & Partners (HK) Ltd.
15/F., North Tower
World Finance Centre
Harbour City
Tsim Sha Tsui
Kowloon

By Fax (2572 4908)
and By Post

(Attn: Mr. Michael Thomas)

Dear Sir,

Consultancy Services for the Design of the Construction of
the Proposed Lyric Theatre for the West Kowloon Cultural District Authority
Tree Preservation and Removal Application

I refer to the letter of 15 May 2015 issued by LWK & Partners (HK) Ltd. together with Tree Preservation and Removal Application (1st Submission) (Apr 2015) ("the Application").

Consent is hereby given to the felling of 42 nos. of trees as proposed in the Application pursuant to Special Condition No. 13 of the Tenancy Agreement dated 23 December 2011 as supplemented by the Supplementary Agreement dated 3 June 2013 for Short Term Tenancy No. KX2844 and the subsequent amendments as agreed via your letters of 22 March 2013, 23 May 2014 and 22 July 2014 subject to the following conditions:-

-
- (i) Your due execution of the attached Undertaking within one month from the date of this letter.
 - (ii) To implement the tree compensatory planting proposal as shown on Drawing Nos. CP-01 to CP-05 attached to the Application to replant 85 nos. of trees before end of 2020.
 - (iii) To submit a coordinated compensatory planting proposal (3 copies) within one month from the date of this letter.

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Please also note LAO Practice Note No. 7/2007 and upon completion of the proposed compensatory planting proposal to submit the relevant report with photos as required under the said Practice Note for compliance checking.

Yours faithfully,



(KK Ho)
for District Lands Officer/Kowloon West

Encl.

c.c. (w/e)

WKCDA	(Attn.: Dr. Chan Man-wai)	Fax: 2895 1286
HAB	(Attn.: Ms. Kathy Chan)	Fax: 3102 5997
PM(K), CEDD	(Attn.: Ms. Florence Wong)	Fax: 2369 4980
AD/V (Tree Unit)	(Attn.: Mr. Henry Ng)	Fax: 3151 7870

**CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR
THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY**

TREE PRESERVATION AND REMOVAL APPLICATION

1st Submission

Apr 2015



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1. INTRODUCTION

1.1 Background

The West Kowloon Cultural District Authority (named “Authority” hereafter) is invested by the Government of the Hong Kong Special Administrative Region to meet the long-term infrastructure needs of the arts and cultural sector, which is a vital part of any world-class city’s economic and social fabric. The West Kowloon Cultural District Authority (“WKCD”) was established under the West Kowloon Cultural District Authority Ordinance (“WKCD Ordinance”), Cap. 601, to develop the WKCD. The WKCD include:

- Planning, design and construction of 17 core arts and cultural facilities (CACF) (comprising 15 performing arts venues, a cultural institution with museum functions (M+) together with its off-site conservatory laboratory and storage facilities, and as exhibition centre), other arts and cultural facilities (OACF), Retail, Dining and Entertainment (RDE) facilities, transport facilities and 23 ha public open space (which collectively constitute the “Capital Projects”);
- Planning of the WKCD and project management which include consultancies, technical studies and public consultation for the preparation of a development plan for the whole WKCD site, and project management during the planning and construction stage;
- Major repair and renovation of the facilities; and
- Collection, exhibition development, conservation laboratory equipment, and library setup for the M+.

CACF are tentatively planned to be commissioned in 2 Batches, The Lyric Theatre is one of the venues included in the Batch TWO CACF.

LWK has been commissioned to conduct a tree impact assessment and compensatory planting report (the report) for such development. This report provides detailed information on the existing trees to be affected by the Project, proposed treatments to the affected trees, recommendation of the compensatory planting for the proposed felled trees and related methodologies.

1.2 Description of the Project

The WKCD site is bounded by Canton Road and Austin Road at the eastern and northern sides respectively. The Lyric Theatre (“the Site”) is located at the western portion of WKCD; the application area is approx. 37434.15m² as shown in **Figure 1**, **Figure 2** and **Annex G**. The Site is located in the south of Artist Square and in east of the new museum for visual culture, M+. The north side of the Site will directly face the Artist Square, one of the major focal points along the Avenue, which offer a direct connection to public open space and provide a public entrance plaza to the Site. The south of the Site faces the unique and spectacular views of the Victoria Harbour and Hong Kong Island skyline. The east and west side of the Site will form pedestrian way connecting the Avenue to the waterfront promenade.

The Lyric Theatre project (the “Project”) will make use of the whole Project Site which involves the design, construction and commissioning of a new multi-storey theatre with 2 levels of basement tentatively. Resident company facilities and RDE facilities will be included

in this Project to promote the vibrancy and diversity of functions and activities. The Project would occupy the primary frontage towards the Artist Square.

The Project also involves the design, construction and commission of the associated Common Basement and Public infrastructure Works (PIW) interfacing with the Lyric Theatre.

The Site is on reclaimed land and various infrastructure and underground utilities are located within the Site including: drainage reserves; waterworks reserve; drainage outlet; access roads and utilities facilities; MTRCL’s Airport Express Link (AEL) & Tung Chung Line (TCL) tunnel and associated ventilation buildings; temporary barging point Express Rail Link; underground sea water pumping station for Kowloon Government Office and the “Elements” shopping mall; cooling main for “Elements”; associated seawater intake and outlet culverts.



Figure 1

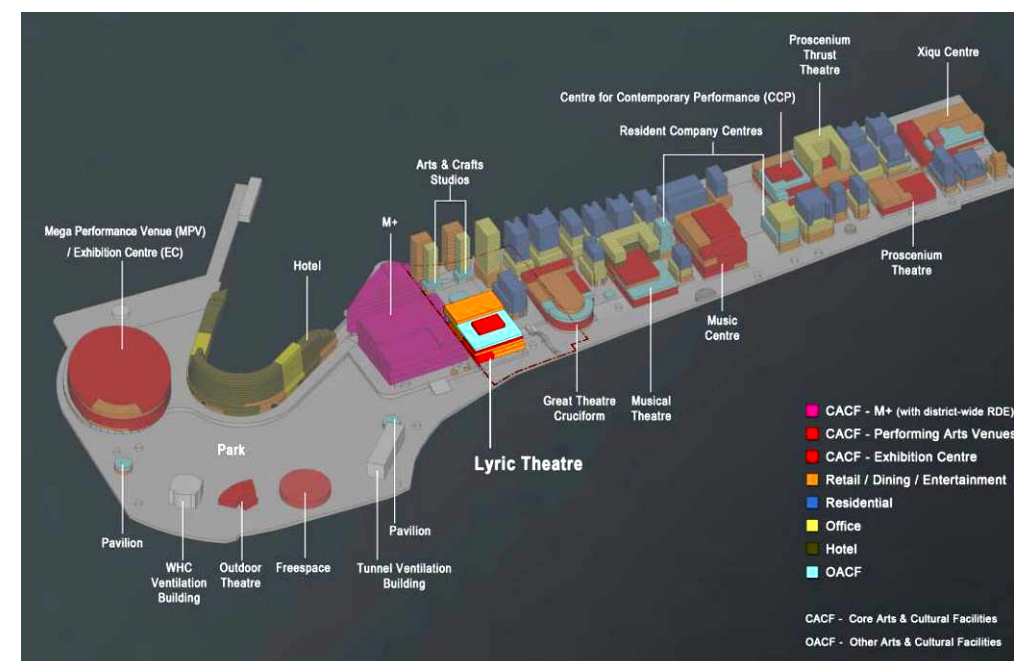


Figure 2

2. TREE SURVEY

The tree survey was carried out on 23 March 2015 within the Site for any tree may affected by this proposed development. The location of each individual tree within the survey boundary is shown in Tree Survey and Recommendation Plan at **Annex B** and a detailed description of each tree such as DBH, crown spread and tree ID numbers is given in the Tree Assessment Schedule at **Annex C**. The photographic record of individual tree is shown in **Annex D**.

2.1 Description of Vegetation

A total of **61** trees (include **3** dead trees) were surveyed within the tree survey boundary and **61** trees of the amount would be affected by the Project.

8 species were surveyed which included **2** native species and **6** exotic species. **46** nos. of the undesirable invasive species, *Leucaena leucocephala* were recorded. The affected trees species was dominated by mainly exotic species such as *Leucaena leucocephala*.

2.2 Summary of Existing Trees

Species and quantity of existing trees recorded within the tree survey boundary are tabulated below:

Botanical Name	Chinese Name	Qty.
<i>Acacia auriculiformis</i>	耳果相思	1
<i>Acacia confusa</i>	台灣相思	3
<i>Bauhinia x blakeana</i>	洋紫荊	1
<i>Bombax ceiba</i>	木棉	1
<i>Cassia siamea</i>	鐵刀木	1
<i>Celtis sinensis</i>	朴樹	4
<i>Leucaena leucocephala</i>	銀合歡	46
<i>Melia azedarach</i>	苦楝	1
Dead tree	枯死樹木	3
TOTAL		61

NOTE: Species highlighted in **BOLD** text denote native plant species.

2.3 Condition of Existing Trees

The general health and form of the existing trees within tree survey area ranges from poor to fair and majority of them are in poor condition. Since the existing trees are located within the future development zone and many are located on slope and close to each other. Most of them are low amenity value and anticipated survival rate after transplant.

No registered or potential “Old and Valuable Trees” (OVTs) or potentially registerable as old and valuable trees (Potentially Registerable Trees) or as protected by law were recorded within the tree survey boundary.

No rare or endangered tree species were recorded within the tree survey boundary. All recorded species are commonly found in Hong Kong.

Details of the condition of individual trees are recorded in the Tree Assessment Schedule at **Annex C** and photographic records for individual trees are included in **Annex D**.

3. PROPOSED TREATMENT OF EXISTING TREES

3.1 Impact of the Project on Existing Trees

Unavoidable conflicts between the Project and existing trees are as follows:

- Proposed Site hoardings;
- Proposed piling works;
- Proposed site formation works;
- Proposed roads, underground services and ancillary works; and
- Proposed buildings.

The details of the impacts are shown in the proposed Project layout superimposed on the Tree Survey and Recommendation Plan under **Annex B** (Drawing No. **TS-01**).

3.2 Proposed Treatment of Existing Trees

The species, size, maturity, character, amenity and cultural value of all trees have been carefully considered in the preparation of this proposal. Tree removal has been proposed only once all other options for preservation have been exhausted. All tree works will be carried out in accordance with specification/guidelines/etc.

The proposed treatment for all existing trees within the tree survey boundary is summarised in the table below:

Botanical Name	Chinese Name	Retain	Transplant	Fell	Total
<i>Acacia auriculiformis</i>	耳果相思	-	-	1	1
<i>Acacia confusa</i>	台灣相思	-	-	3	3
<i>Bauhinia x blakeana</i>	洋紫荊	-	-	1	1
<i>Bombax ceiba</i>	木棉	-	-	1	1
<i>Cassia siamea</i>	鐵刀木	-	-	1	1
<i>Celtis sinensis</i>	朴樹	-	-	4	4
<i>Leucaena leucocephala</i>	銀合歡	19	-	27	46
<i>Melia azedarach</i>	苦楝	-	-	1	1
Dead tree	枯死樹木	-	-	3	3
TOTAL		19	-	42	61

3.3 Trees Proposed to be Retained

19 nos. of *Leucaena leucocephala* are found within the application site. Due to they are located away from the construction area which will not be disturbed therefore they are proposed to be retained.

3.4 Trees Proposed to be Transplanted

The majority of the existing trees within the Site are located on a slope; according to the existing constraints it would be difficult to form healthy and balanced root balls for transplantation, even if it were possible to physically transplant any of the trees, unbalanced growth would result in low amenity value and low survival rate after transplanting.

For the rest of the existing trees, they are also low amenity value and low survival rate after transplanting, therefore none of the existing trees are proposed to be transplanted.

3.5 Trees Proposed to be Felled

42 existing trees will be unavoidably affected by the permanent and temporary works associated with the Project.

The proposed treatment for existing trees is shown in **Drawing No. TS-01** under **Annex B** and a detailed description of each tree such as DBH, crown spread and tree ID numbers is given in the Tree Assessment Schedule at **Annex C**.

4. COMPENSATORY TREE PLANTING PROPOSAL

4.1 Quantity and Quality of Compensatory Tree Planting

To compensate for the loss of **42** trees of aggregate **8496** DBH, **85** new heavy standard trees will be planted within the Site and The Park of WKCD Area. Planting density is as shown on plan and shall be at a minimum spacing of 5m centres to allow adequate room for future growth. The planting areas for compensatory trees will have a minimum soil depth of 1.2m (excluding drainage layer where applicable) see **Annex GZ** for detail.

The details of the compensatory planting proposal are as follows:

Item	Value
Number of trees proposed to be felled (quantity)	42
Total loss in DBH (mm)	8496
Individual DBH of compensatory trees (mm)	100
number of compensatory trees (quantity)	85
Aggregate DBH of compensatory tree (mm)	8500
Ratio of compensation (quantity)	1:2.02
Ratio of compensation (aggregate DBH)	1:1.000

4.2 Compensatory Tree Planting

The compensatory tree planting proposal is shown on the Compensatory Tree planting Plan (drawing no. **CP-01 - CP-05**). All planting materials and works will be in accordance with the *General Specification for Building* (2012) and the Particular Specification for the Project. A number of considerations were included in the selection of proposed compensatory tree species such as:

- Amenity value;
- Availability in the market.
- Biodiversity;
- Ecological value;
- Native / exotic;
- Suitability for the Site;
- Seasonal colour; and
- Shade and microclimate;

The proposed species and sizes for compensatory tree planting are given below. In accordance with ArchSD's *General Specification for Building* (2012), heavy standard trees with 100mm DBH are proposed. Please note that this is a preliminary and indicative list and will be developed further during detailed planting design in line with the selection criteria given above.

ID	Botanical Name	Chinese Name	DBH (mm)	Qty.
TC	<i>Terminalia catappa</i>	欖仁樹	100	7
PA	<i>Polyspora axillaris</i>	大頭茶	100	13
SH	<i>Schefflera heptaphylla</i>	鴨腳木	100	10
MP	<i>Mallotus paniculatus</i>	白楸	100	6
Cafi2	<i>Castanopsis fissa</i>	鰲蒴錐	100	6
CN	<i>Cleistocalyx nervosum</i>	水翁	100	11
EC	<i>Elaeocarpus chinensis</i>	中華杜英	100	9
ES	<i>Elaeocarpus sylvestris</i>	膽八樹	100	6
SSE	<i>Sapium sebiferum</i>	烏柏	100	6
SSU	<i>Schima superba</i>	木荷	100	3
Fm2	<i>Ficus microcarpa</i>	細葉榕	100	2
Tt2	<i>Tipuana tipu</i>	大班木	100	3
Bv2	<i>Bauhinia variegata</i>	宮粉羊蹄甲	100	3
TOTAL				85

NOTE: Species highlighted in **BOLD** text denote Native plant species.

5. CONCLUSION

A tree survey has been carried out within the respective Project Area to record the number of trees, species name, trunk diameters, height, crown spread, tree form, health condition, survival rate after transplantation and amenity value as part of WKCD's application for a Tree Removal permit.

A total of **61** trees were surveyed within the application area, **3** dead trees and **46** undesirable adventitious weed species *Leucaena leucocephala*. Out of the **61** trees surveyed, **19** trees are to be retained; no trees to be transplanted; **42** trees are proposed to be felled. Trees in conflict with the development are dominated by low amenity value individuals.

All trees surveyed were common species. **No** registered "Old and Valuable Trees" were recorded. **No** trees of particular value were specified under the Lease.

85 trees of heavy standard size in 100mm DBH are proposed to compensate for the loss of **42** existing trees; the ratio of the loss trees and the compensatory trees in terms of quantity is **1:2** and the ratio of the loss trees and the compensatory trees in terms of DBH is **1:1**.

ANNEX A

TREE SURVEY METHODOLOGY

TREE SURVEY METHODOLOGY

E. Definitions

Tree: A woody plant with a stem diameter over 95mm measured at a point 1.3m above the root collar (DBH).

DBH: “Diameter at breast height” as defined in AFCD PN No. 2/2006 *Measurement of Diameter at Breast Height (DBH)*.

Tree Survey: To survey all “trees” (see definition above) within the tree survey area in accordance with government requirements under Lands Department Practice Note No. 7/2007 *Tree Preservation and Tree removal Application for Building Development in Private Projects*.

F. Topographic Survey

Each tree was allocated a tree number and clearly marked on Site with an identity label showing the tree number in accordance with specification.

An accurate topographic survey was carried out by a qualified Surveyor. Measurements of tree dimensions (DBH, height and spread), location and top-of-soil level (in mPD at root zone) were recorded. The survey area covered the Works area for the Project, including temporary and permanent Works.

All trees were identified by species. Where necessary, identification was verified / assisted by AFCD Hong Kong Herbarium or CUHK Herbarium.

G. Photographic Record

Individual photographic records were taken of each tree where possible, meeting the following standards as applicable:

- Where practical (within reasonable distance and within a safe location), the whole form of the individual tree was shown;
- Where obstacles were present (e.g. structures, other vegetation, dense covering of climbers, etc.), the main tree trunk(s) from ground level to a height of at least 3m was shown;
- Where special feature(s) at the base of the tree base were present (e.g. exposed roots, special rooting medium, etc.), the photo was taken from the location where said feature as well as the largest possible part of the tree could be seen.

H. Tree Assessment Schedule

A tabulated assessment of each tree was produced including the following information:

- Tree identification number;
- Relevant tree survey drawing number;
- Tree species (botanical name and Chinese name);
- Top-of-soil level at root zone (in mPD);
- DBH;
- Overall height;
- Average crown spread;
- Health (good / fair / poor);
- Amenity value (high / medium / low);
- Form (good / fair / poor);
- Survival rate after transplanting (high / medium / low);
- Predicted form after transplanting (good / fair / poor);
- Proposed treatment (retain / transplant / fell);
- Justification for felling; and
- Other remarks.

I. Tree Survey Plan

A tree survey plan in CAD format was prepared including the following information:

- Topographical information (tree identification number, location and levels);
- DBH (to scale);
- Crown spread (to scale);
- Overlay of proposed ground level Project layout and temporary Works; and
- Individual tree recommendations (retain / transplant / fell).

J. Assessment of Tree Health

The health of each tree was assessed by examining each portion of the tree as follows:

- **Foliage:** Colour; general appearance; and evidence of insect infestation or fungal infection.
- **Branches:** Damaged, broken, cut, dead or dying back; evidence of insect infestation or fungal infection.
- **Trunk:** Cavities; serious bark damage; wounds; internal or external rot; evidence of insect infestation or fungal infection; sap seeping through the bark.

K. Assessment of Tree Form

The form of each tree was assessed by examining overall shape of the tree as follows:

- **Crown:** Balance; shape; typical form; density.
- **Branches:** Balance; broken or missing; contorted.
- **Trunk:** Upright, leaning, twin or multiple trunks, expected shape.

L. Assessment of Tree Amenity Value

The amenity value of each tree was assessed according to the following criteria:

- Health;
- Form;
- Native or exotic species;
- Size and maturity;
- Function (e.g. screening, shade, wind break, etc.); and
- Character (e.g. theme tree, landmark, *feng shui*, etc.).

M. Assessment of Suitability for Transplanting

In order to be successfully transplanted, a tree must maintain good health throughout preparation and during and after the transplantation process. At no time may it be unstable or present any threat to public or site staff safety. In assessing the suitability of individual trees for transplanting, the following criteria were addressed:

- **Species:** Experience has shown that certain species do not recover well after transplanting, with the risk that they may subsequently die and pose a safety risk. Other species may be undesirable, e.g. *Leucaena leucocephala*.
- **Size:** Larger and older trees are more difficult to transplant successfully and have lower capacity for recovery due to the root and crown pruning required before transplanting.
- **Health:** Trees in poor health are highly unlikely to withstand the stress of transplantation.
- **Form:** Trees of leaning or unbalanced form are at risk of instability during root ball preparation and after transplanting. The form of trees after crown pruning for transplanting may also make them unsuitable for transplanting.
- **Amenity:** Transplanting of trees with little or no amenity value is not justified.
- **Root ball preparation:** Site topography, above and below ground utilities, other nearby trees, rocky ground or surrounding hard paving may seriously reduce the feasibility of preparing a sufficiently large root ball for successful transplantation.
- **Accessibility:** Steep slopes, uneven terrain or lack of space for the large machinery required to lift trees will drastically reduce the feasibility of successful transplantation.
- **Transportation:** Due to the physical limitations of existing roads transporting vehicles, trees to be transplanted off-Site cannot exceed 3m in width or 7m in length, respectively. Limiting pruning to no more than 25% of the existing tree crown, no tree of over 4m spread can be transplanted off-Site.

N. Criteria for Recommendation of Transplanting of Existing Trees

The preferred option for all trees is to be retained in situ unless they pose a threat to the public, they are of an invasive or otherwise undesirable species (e.g. *Leucaena leucocephala*), or they unavoidably conflict with the Project. In such cases, trees will first be considered for transplanting.

Transplanting was recommended under the following conditions:

- The tree was assessed as suitable for transplanting.
- Unavoidable proximity of proposed retaining walls, temporary works, roads, buildings or other structures including their foundations, which pose major conflicts with the tree or its branches or root system.
- Proposed major changes to ground levels affecting the ground water table, or large areas of proposed cut and/or fill unavoidably affecting the tree.
- The tree was assessed to possess a justifiable amenity value and replacement with a new nursery grown specimen of the same species and comparable size is deemed less cost effective than transplanting.

O. Criteria for Recommendation of Felling of Existing Trees

Felling of existing trees was considered as a last resort and only recommended under the following conditions:

- The tree was assessed as unsuitable for transplanting.
- Unavoidable proximity of proposed retaining walls, temporary works, roads, buildings or other structures including their foundations, which pose major conflicts with the tree or its branches or root system.
- Proposed major changes to ground levels affecting the ground water table, or large areas of proposed cut and/or fill unavoidably affecting the tree.
- The tree is not an OVT under LCSD's *Register of Old and Valuable Trees*; nor a "Champion Tree" listed in Jim, C.Y. (1994) *Champion Trees in Urban Hong Kong*, Urban Council, Hong Kong.
- The tree is not irreplaceable, of a rare or protected species or an unusually large or fine example of its species.
- The tree is not a significant landmark tree and does not have special *feng shui* or cultural significance.
- Felling would not cause a serious loss of species diversity in the area.
- Adequate compensatory tree planting can be implemented.
- The tree was found dead, diseased, or otherwise assessed as a risk to public or Site safety.

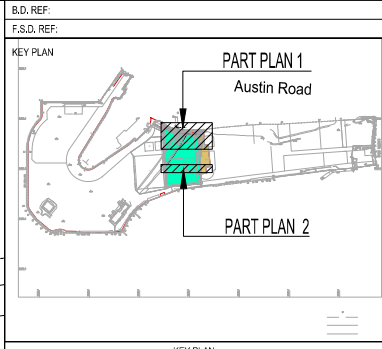
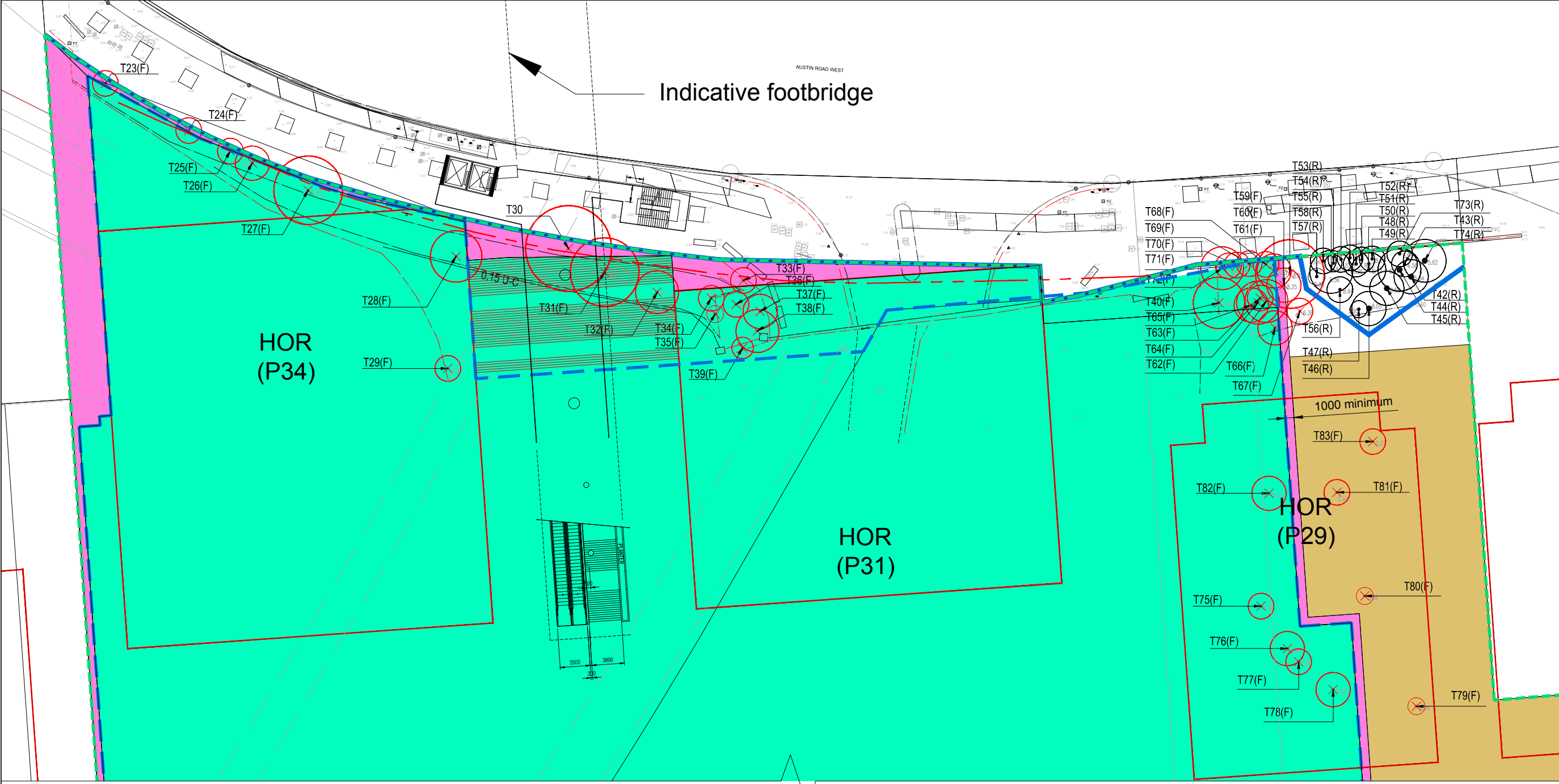
P. References

The following ordinances, practice notes, technical circulars and other references were consulted in the preparation of this Proposal:

- AFCD Conservation PN No. 2 *Measurement of Diameter at Breast Height (DBH)*
- AFCD Conservation PN No. 3 *The Use of Plant Names*
- ETWB TCW No. 29/2004 *Registration of Old and Valuable Trees, and Guidelines for their Preservation*
- ETWB TCW No. 10/2013 *Tree Preservation*
- HK Ordinance Cap.96 *Forest and Countryside*
- HK Ordinance Cap.586 *Animals and Plants (Protection of Endangered Species)*
- HU, Q. et al (2003) *Rare and Precious Plants of Hong Kong*. AFCD, Hong Kong (Website: http://www.hkherbarium.net/herbarium/html%20text/Rare%20plant_E%20Introduction.htm)
- Jim, C.Y. (1994) *Champion Trees in Urban Hong Kong*. Urban Council, Hong Kong
- LAO PN No. 7/2007 *Tree Preservation and Tree Removal Application for Building Development in Private Projects*
- Leisure and Culture Services Department *Register of Old and Valuable Trees* (Website: <http://ovt.lcsd.gov.hk/ovt/>)
- Webb, R. (1991) *Tree Planting and Maintenance in Hong Kong*. Standing Interdepartmental Landscape Technical Group, Hong Kong Government, Hong Kong

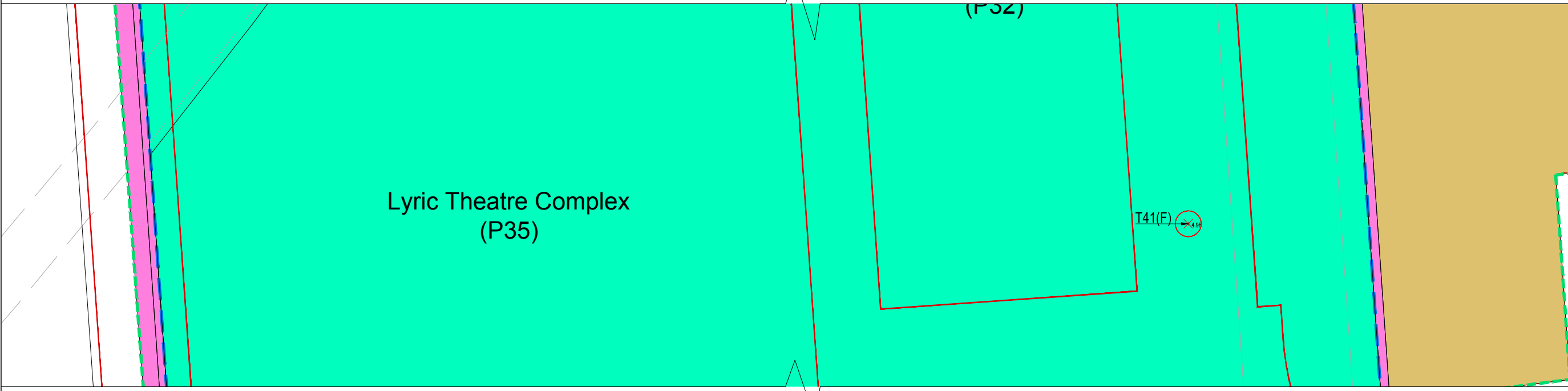
ANNEX B

**TREE SURVEY AND
RECOMMENDATION PLAN**



- LEGEND:**
- TRA EXTENT UNDER CURRENT SUBMISSION (STT BOUNDARY LINE)
 - INDICATIVE BUILDING OUTLINES (ABOVE ARTIST SQUARE LEVEL)
 - INDICATIVE BASEMENT OUTLINE
 - EXISTING TREE PROPOSED TO BE FELLED
T# (F) = Tree Number
 - EXISTING TREE PROPOSED TO BE RETAINED
T# (R) = Tree Number
 - BASEMENT AND BUILDING EXTENT IN ZONE 3B
 - ELS AND WORK AREA
 - POTENTIAL OPEN CUT AREA
 - Hoarding Line

PART PLAN 1



PART PLAN 2

REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

LWK
LANDSCAPE

JOB TITLE
CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
TREE SURVEY AND RECOMMENDATION PLAN

SCALE	1:500	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO.

DRAWING NO.
TS-01

CAD REF NAME: TS-01.dwg

DEVELOPER

westKowloon
西九文化區

ANNEX C

TREE ASSESSMENT SCHEDULE

TREE ASSESSMENT SCHEDULE

PROJECT: Consultancy Services for the Design of the Construction of the Proposed Lyric Theatre for the West Kowloon Cultural District Authority
 To be read in conjunction with Drawing No. TS-01
 23/03/2014: First Submission

TOPOGRAPHIC SURVEY: 10/03/2015: SAM MAK & ASSOCIATES SURVEYORS (HK) LTD.
 TREE SURVEY: 23/03/2015: Chang Chok Fai (ISA-CA no. HK-0747A)

Tree ID Number	Photo Number	Tree Species		Original Location	Government Department for Tree Felling Jurisdiction [1]	Tree Size			Top of Soil Level above Root Zone (mPD)	Form (G/ F/ P)	Health (G/ F/ P)	Amenity Value (H/ M/ L)	Anticipated Survival Rate after Transplanting (H/ M/ L)	Proposed Treatment (Retain/Transplant / Fell)	Remarks
		(Botanical name)	(Chinese name)			DBH (mm)	Height (m)	Spread (m)							
T23	001	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	120	5	3	5.70	Poor	Fair	Low	Low	Fell	leaning;
T24	002	<i>Acacia auriculiformis</i>	耳果相思	Within Lot	LandsD	150	4	3	6.10	Fair	Fair	Low	Low	Fell	leaning;
T25	003	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	200	5	3	6.20	Fair	Fair	Low	Low	Fell	leaning;
T26	004	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	4	4	6.30	Fair	Fair	Low	Low	Fell	leaning;
T27	005,006	<i>Acacia confusa</i>	台灣相思	Within Lot	LandsD	425	7	8	6.40	Fair	Fair	Low	Low	Fell	forked; on slope;
T28	007,008	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	725	9	6	5.80	Fair	Fair	Low	Low	Fell	multi-trunk; on slope;
T29	009	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	303	6	9	5.10	Fair	Fair	Low	Low	Fell	multi-trunk; on slope;
T30	010	<i>Acacia confusa</i>	台灣相思	Within Lot	LandsD	262	6	10	7.30	Fair	Fair	Low	Low	Fell	multi-trunk; on slope;
T31	011,012	<i>Cassia siamea</i>	鐵刀木	Within Lot	LandsD	300	6	8	6.90	Fair	Fair	Low	Low	Fell	on slope;
T32	013,014	<i>Melia azedarach</i>	苦楝	Within Lot	LandsD	335	6	5	6.20	Fair	Fair	Low	Low	Fell	leaning; on slope; forked;
T33	015	<i>Celtis sinensis</i>	朴樹	Within Lot	LandsD	120	4	3	7.60	Fair	Fair	Low	Low	Fell	on slope;
T34	016	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	200	6	3	6.58	Poor	Poor	Low	Low	Fell	leaning; on slope; abrupt bends;
T35	017	Dead Tree	枯死樹木	Within Lot	LandsD	141	7	2	6.50	-	-	-	-	Fell	
T36	018	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	7	3	6.98	Fair	Fair	Low	Low	Fell	on slope;
T37	019,020	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	6	4	7.41	Fair	Fair	Low	Low	Fell	leaning; on slope;
T38	021	<i>Acacia confusa</i>	台灣相思	Within Lot	LandsD	872	4	5	7.82	Fair	Fair	Low	Low	Fell	multi-trunk; on slope; near structure;
T39	022	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	6	2.5	6.55	Fair	Fair	Low	Low	Fell	on slope;
T40	023	<i>Celtis sinensis</i>	朴樹	Within Lot	LandsD	150	6	6	7.90	Fair	Fair	Low	Low	Fell	on slope;
T41	024	<i>Celtis sinensis</i>	朴樹	Within Lot	LandsD	160	5	3	5.00	Fair	Fair	Low	Low	Fell	vined; broken branches;
T42	025	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	120	6	4	5.80	Poor	Poor	Low	Low	Retain	on slope;
T43	026	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	130	7	3	6.60	Poor	Poor	Low	Low	Retain	on slope;
T44	027	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	269	9	5	6.80	Poor	Poor	Low	Low	Retain	on slope;
T45	028	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	198	9	4	6.70	Poor	Poor	Low	Low	Retain	on slope;
T46	029,030	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	250	8	4	6.00	Poor	Poor	Low	Low	Retain	on slope;
T47	031,032	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	110	5	2	6.00	Poor	Poor	Low	Low	Retain	on slope;
T48	033	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	160	9	4	8.20	Poor	Poor	Low	Low	Retain	on slope;
T49	034	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	6	3	8.20	Poor	Poor	Low	Low	Retain	on slope;
T50	035	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	164	6	3	8.30	Poor	Poor	Low	Low	Retain	on slope;
T51	036	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	170	7	3	8.40	Poor	Poor	Low	Low	Retain	on slope;
T52	037	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	140	7	3	8.40	Poor	Poor	Low	Low	Retain	on slope;
T53	038	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	200	8	4	8.40	Poor	Poor	Low	Low	Retain	on slope;
T54	039	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	8	2	8.50	Poor	Poor	Low	Low	Retain	on slope;
T55	040	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	260	8	5	8.40	Poor	Poor	Low	Low	Retain	on slope;
T56	041	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	110	6	3	8.40	Poor	Poor	Low	Low	Retain	on slope;
T57	042	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	7	2	8.30	Poor	Poor	Low	Low	Retain	on slope;
T58	043	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	200	9	3	8.50	Poor	Poor	Low	Low	Retain	on slope;
T59	044	Dead Tree	枯死樹木	Within Lot	LandsD	180	2	8	8.80	-	-	-	-	Fell	on slope; uprooted;
T60	045	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	229	7	4	8.20	Poor	Poor	Low	Low	Fell	on slope;
T61	046	<i>Bauhinia x blakeana</i>	洋紫荊	Within Lot	LandsD	120	7	4	8.60	Poor	Poor	Low	Low	Fell	on slope;
T62	047,048	<i>Bombax ceiba</i>	木棉	Within Lot	LandsD	160	7	5	7.20	Poor	Poor	Low	Low	Fell	on slope;
T63	049	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	130	7	3	7.60	Poor	Poor	Low	Low	Fell	on slope;
T64	050	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	180	8	5	7.20	Poor	Poor	Low	Low	Fell	on slope;
T65	051	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	7	4	7.10	Poor	Poor	Low	Low	Fell	on slope;
T66	052	Dead Tree	枯死樹木	Within Lot	LandsD	100	3	4	6.40	-	-	-	-	Fell	on slope; uprooted;
T67	053,054	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	156	7	3	6.40	Poor	Poor	Low	Low	Fell	on slope;
T68	055	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	7	3	8.60	Poor	Poor	Low	Low	Fell	on slope;
T69	056	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	120	7	3	8.60	Poor	Poor	Low	Low	Fell	on slope;
T70	057	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	7	3	8.60	Poor	Poor	Low	Low	Fell	on slope;
T71	058	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	100	7	3	8.50	Poor	Poor	Low	Low	Fell	on slope;
T72	059,060	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	120	4	5	8.60	Poor	Poor	Low	Low	Fell	on slope;
T73	061	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	130	9	5	6.90	Poor	Poor	Low	Low	Retain	on slope;
T74	062	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	250	10	5	5.60	Poor	Poor	Low	Low	Retain	on slope;

TREE ASSESSMENT SCHEDULE

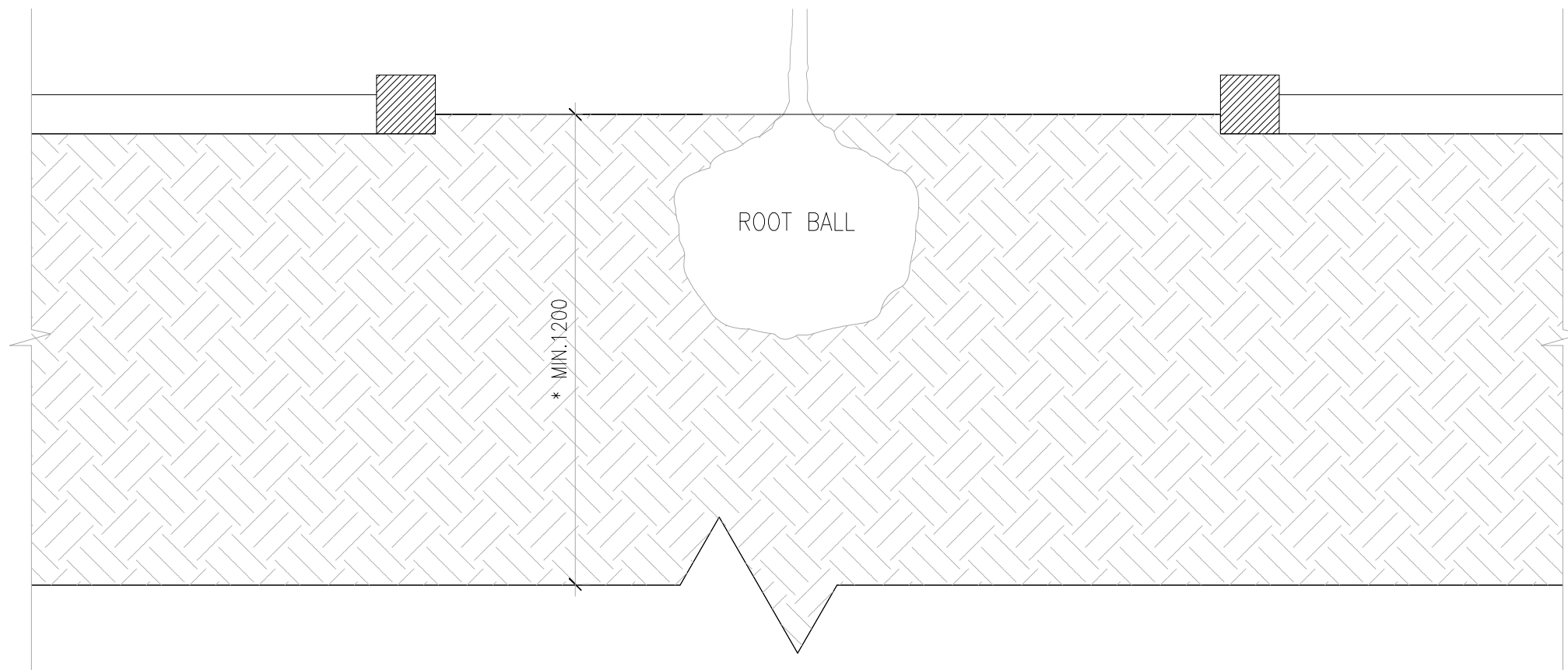
PROJECT: Consultancy Services for the Design of the Construction of the Proposed Lyric Theatre for the West Kowloon Cultural District Authority
 To be read in conjunction with Drawing No. TS-01
 23/03/2014: First Submission

TOPOGRAPHIC SURVEY: 10/03/2015: SAM MAK & ASSOCIATES SURVEYORS (HK) LTD.
 TREE SURVEY: 23/03/2015: Chang Chok Fai (ISA-CA no. HK-0747A)

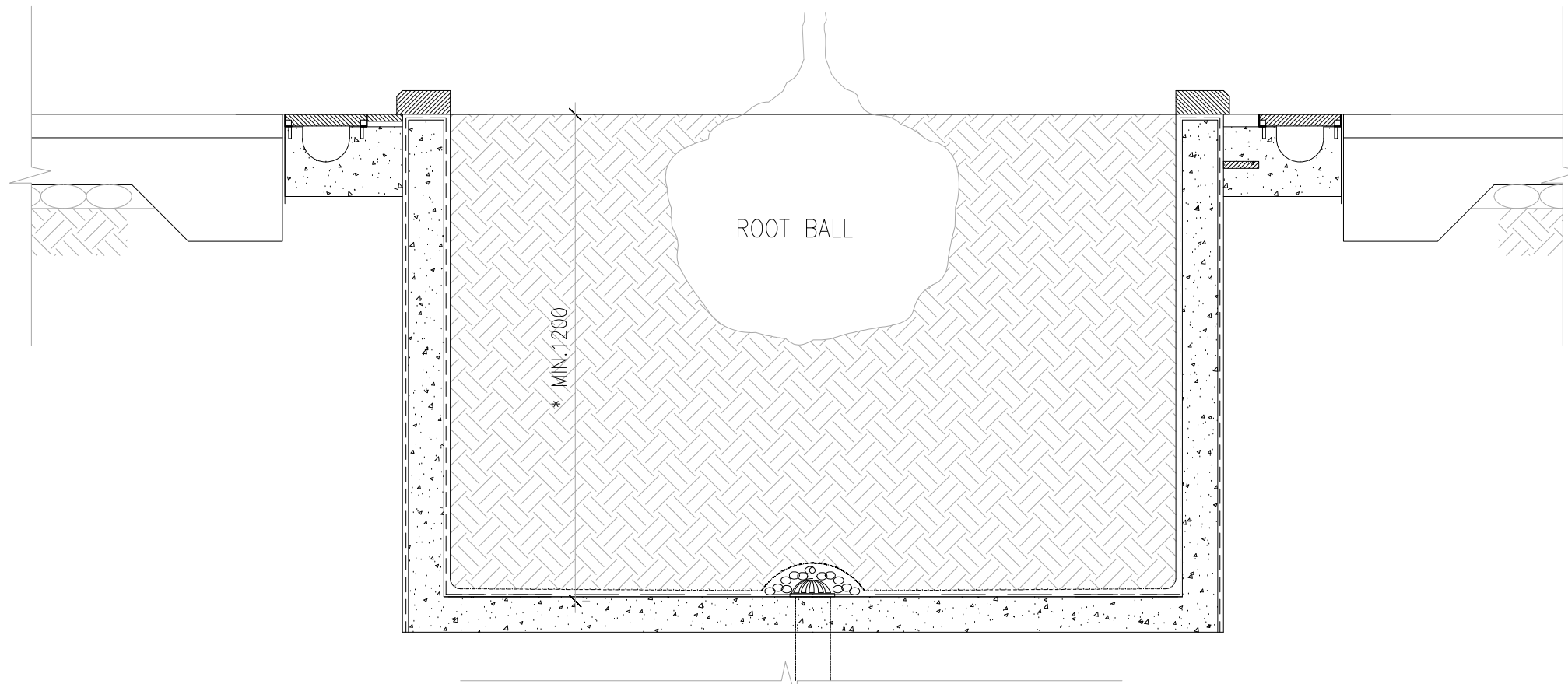
Tree ID Number	Photo Number	Tree Species		Original Location	Government Department for Tree Felling Jurisdiction [1]	Tree Size			Top of Soil Level above Root Zone (mPD)	Form (G/ F/ P)	Health (G/ F/ P)	Amenity Value (H/ M/ L)	Anticipated Survival Rate after Transplanting (H/ M/ L)	Proposed Treatment (Retain/Transplant / Fell)	Remarks
		(Botanical name)	(Chinese name)			DBH (mm)	Height (m)	Spread (m)							
T75	063	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	5	3	5.50	Poor	Poor	Low	Low	Fell	
T76	064	<i>Celtis sinensis</i>	朴樹	Within Lot	LandsD	150	5	4	5.60	Poor	Poor	Low	Low	Fell	
T77	065	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	130	5	3	5.60	Poor	Poor	Low	Low	Fell	
T78	066	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	180	6	4	5.50	Poor	Poor	Low	Low	Fell	
T79	067	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	120	3	2	6.20	Poor	Poor	Low	Low	Fell	
T80	068	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	156	3	2	5.70	Poor	Poor	Low	Low	Fell	
T81	069	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	212	5	3	5.40	Poor	Poor	Low	Low	Fell	
T82	070	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	150	7	4	5.10	Poor	Poor	Low	Low	Fell	
T83	071	<i>Leucaena leucocephala</i>	銀合歡	Within Lot	LandsD	240	5	3	5.30	Poor	Poor	Low	Low	Fell	

ANNEX D

TYPICAL PLANTER DETAIL



A TYPICAL PLANTER ON GRADE
SCALE 1:15



B TYPICAL PLANTER ON STRUCTURE
SCALE 1:25

Remarks:

The proposed Heavy standard trees as compensatory planting should provide stem diameter exceeding 100mm but not exceeding 110mm measured at a height of 1m from the root collar, a rootball at least 750mm in diameter and 400mm deep, when container grown trees are required, grown in a container at least 750mm in diameter and 600mm deep, and free of any pest, non-symbiotic fungi, disease, rubbing branches, inwardly growing branches, bark tears/abrasion and tie cuts / cankers.

Whenever the planter wall is above ground, internal side of the planter wall should be applied with a layer of architect's approved waterproofing layer product.
All planters should be built as open bottom type to facilitate proper drainage performance unless otherwise specified. In case of close bottom typed planter, it should be provided with proper drainage layering system under the soil layer.

*NOTE: A MIN. 1.2M SOIL DEPTH EXCLUDING DRAINAGE LAYER WILL BE PROVIDED FOR TREE PLANTING

B.D. REF:
F.S.D. REF:

KEY PLAN

KEY PLAN

REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT



15/F, South Tower, World Finance Centre, 110, Queen's Road East, Kowloon
T: 852-2574 1633 F: 852-2572 4908 E: lwk@lwk.com
Landscape Architecture Design & Consulting Co., Ltd.
Landscape Architecture Design & Consulting Co., Ltd.

JOB TITLE
CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
TYPICAL PLANTER DETAIL

SCALE	AS SHOWN	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO.

DRAWING NO.
LD-01

CAD REF NAME: LD-01.dwg

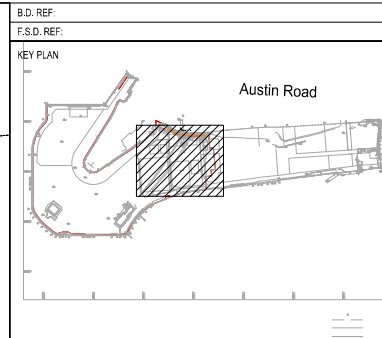
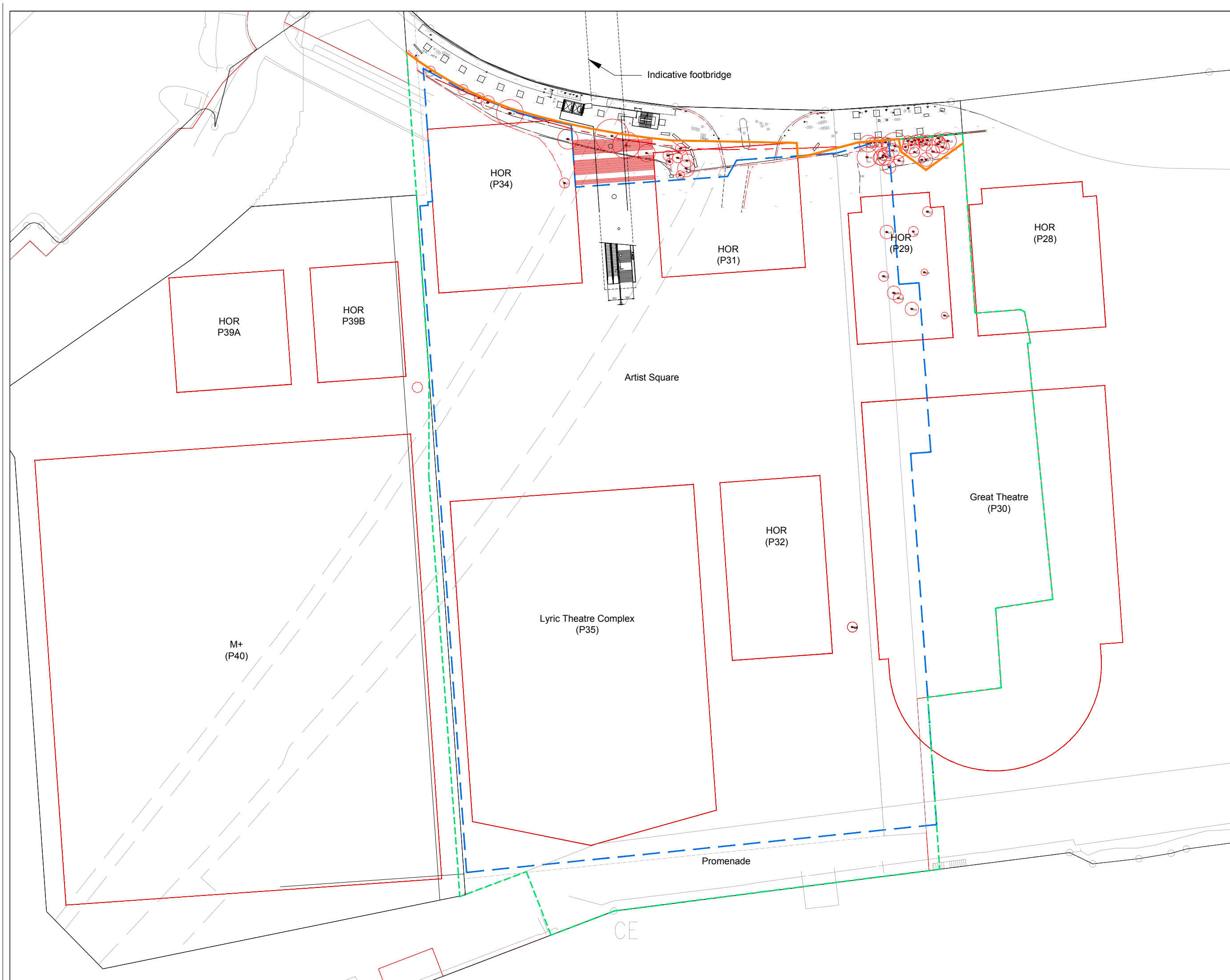
DEVELOPER



西九文化區管理處
West Kowloon Cultural District Authority

ANNEX E

LOCATION PLAN



- LEGEND:**
- TRA EXTENT UNDER CURRENT SUBMISSION (STT BOUNDARY LINE)
 - INDICATIVE BUILDING OUTLINES (ABOVE ARTIST SQUARE LEVEL)
 - INDICATIVE BASEMENT OUTLINE
 - EXISTING TREE
 - Hoarding Line

REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

LWK Landscape Architecture Ltd. 10/F, New Town, 188/F, Finance Centre, 100, Tsim Sha Tsui, Kowloon, Hong Kong. Tel: +852 2771 4998. Fax: +852 2771 4999. Email: info@lwk.com.hk

JOB TITLE
CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
LOCATION PLAN

SCALE	1:1000	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO.

DRAWING NO.
LP-01

CAD REF NAME: LP-01.dwg

DEVELOPER

ANNEX F

Compensatory Tree Planting Plan



Our Ref. : LT20001113
Job Ref. : 8092L

17 March 2020

Tel: 852-3842 7505 / Fax: 852-2782 5061
(By Fax & By Hand)

Lands Department
Lands Administration Office
District Lands Office, Kowloon West
4/F, South Tower, West Kowloon Government Offices,
11 Hoi Ting Road, Yau Ma Tei, Kowloon

Attn: Mr. LAM Yam On, Jim

Dear Madam,

Re: *Consultancy Services for The Design of The Construction of the Proposed Lyric Theatre for The West Kowloon Cultural District Authority - Amendment to Compensatory Planting Plan*

Further to the DLO's approval of the Tree Preservation and Removal Application of the captioned on 28 May 2015 (ref. no. (13) in DLOKW KX 2844(T) IV), we would like to forward the amendment of the document as follows for your approval,

1. Updated Form 1
2. Revised Compensatory Planting Plan (CP-01.rev. A)

We would like to reiterate that due to the change of the planters' layout, amendment to the Compensatory Planting Plan is inevitable. However, numbers and aggregated DBH of the compensatory trees are not less than the previous approved submission, other Compensatory Planting Plans CP-02 to CP-05 are kept the same as the previous approved submission.

Should you have any queries, please contact the undersigned or our Mr. Alex Chang on 3589 0639 for further information.

Thank you for your attention.

Yours faithfully,
For and on behalf of
LWK & PARTNERS (HK) LTD

Xylem Leung
Registered Landscape Architect
RL/IF/PW/XL/SL/AC/chh

Encl.

cc. WKCDA	(Fax: 2895 0016)	Mr. Alan Chan	(w/ encl.)
ADRG	(Fax: 2808 0147)	- Mrs. Jenny Tang	(w/ encl.)
Landscape Advisory Team	(Fax: 2412 4488)	- Miss KWAN Hoi Ling, Kelly	(w/ encl.)

**Form 1 – Submission of Tree Preservation and Removal Proposal^(Note 1) for
Compliance of Tree Preservation Clause under Lease^(Note 2)**

**To: District Lands Office/ Kowloon East & Kowloon West of Lands Department
(LandsD)**

Section I	
Lot Number (No.)	<u>STT No. KX2844</u>
Address	<u>The Proposed Lyric Theatre for West Kowloon Cultural District with boundary by Canton Road, Austin Road West</u>
Tree Preservation Clause under the lease (including Old and Valuable Trees, trees of particular value, and any other trees as designated and preserved under lease)	
<u>Yes</u>	If yes, please provide Special Condition No. <u>13</u>
Tree Preservation and Removal Proposal (TPRP)	
<input checked="" type="checkbox"/>	Tree Preservation
<input checked="" type="checkbox"/>	Tree Felling
<input type="checkbox"/>	Tree Pruning
<input type="checkbox"/>	Tree Transplanting
<input type="checkbox"/>	Compensatory Planting
<input type="checkbox"/>	Others: # _____
Submission Type	
<i>(Please refer to the Guidance Notes^(Note 1) for the full list of mandatory information to be provided.)</i>	
<input type="checkbox"/>	New Submission <i>(i.e. a formal first submission)</i>
<input type="checkbox"/>	Re-submission <i>(i.e. a formal submission made to comply with points of disapproval resulting from a previous submission, or constitute amendment/ revision to the initial submission)</i>
<input checked="" type="checkbox"/>	Amendment Submission <i>(i.e. a formal submission proposing amendments and/or revisions to a previously approved submission)</i>
Prior written approval from LandsD for existing tree(s) affected by this submission and/or by this development	
<u>Yes</u>	If yes, please provide details of the LandsD's approval letter(s): Date (dd/mm/yyyy): <u>28 May 2015</u> Ref. no.: <u>(13) in DLOKW KX 2844(T) IV</u>

Section I (cont'd)

Other disturbed and/or interfered tree(s) other than the above prior written approval
(For amendment submission only)

No If yes, please specify: (e.g. Report(s) of emergency tree felling/pruning due to natural cause, incident report(s) of tree damage, etc. Use separate sheet, if necessary.)

Existing tree(s) surveyed in this TPRP

(a) Existing tree(s) growing <u>within</u> the private lot (i.e. Pink Area under the lease plan)	
No. of trees to be retained in-situ	19
No. of trees to be transplanted	0
No. of trees to be felled	42
No. of trees to be (please specify): (# _____)	0
Total of (a) = 61	
(b) Existing tree(s) growing <u>outside</u> the lot boundary or within Coloured Areas	
No. of trees to be retained in-situ	0
No. of trees to be transplanted	0
No. of trees to be felled	0
No. of trees to be (please specify): (# _____)	0
Total of (b) = 0	
Total no. of existing tree(s) surveyed in this TPRP = 61	
i.e. (a) + (b)	

New tree(s) confirmed as compensatory planting for the implementation upon completion of this proposed development

(i) No. of new trees to be planted, <u>within</u> lot	75
(ii) No. of new trees to be planted <u>outside</u> lot or within Coloured Areas	10
Total no. of new tree(s) confirmed as compensatory planting for implementation upon completion of this proposed development = 85	
i.e. (i) + (ii)	

Section II

Submission of TPRP for tree(s) on areas to be handed back to the Government or formed outside the lot boundary or Coloured Areas to relevant government offices

No If yes, please make reference to the office/ department concerned according to distribution list at Section V.

Section III – List of supporting document enclosed:

<input type="checkbox"/>	Tree Assessment Schedule (surveyed on # _____ (dd/mm/yyyy))
<input type="checkbox"/>	Photographic record of existing trees (in colour, date-imprinted and marked with corresponding *identification/ reference/ serial number)
<input type="checkbox"/>	Documents supporting the engineering works (*drawings and/or written statement from the *structural / geotechnical engineer)
<input type="checkbox"/>	Others (Please specify) (# _____)

Section IV - List of drawings submitted:

Drawing No.	Drawing Title	Date (dd/mm/yyyy)	Revision no. (if any)
# _____	Tree Survey Plan with an overlay of the lease plan and latest site formation plan/ building plan (in scale 1 : # ____ on *A4/ A3/ A1 paper)	# _____	# _____
<u>CP-01</u>	Compensatory Planting Plan with an overlay of the lease plan and latest site formation plan/ building plan (in scale 1 : <u>600</u> on <u>A3</u> paper)	<u>16/3/2020</u>	<u>A</u>
# _____	Detail(s) and sections (in scale 1 : # ____ on *A4/ A3/ A1 paper)	# _____	# _____
# _____	Others (Please specify) # _____	# _____	# _____

Section V - Distribution list of relevant government departments:				
Office/ Department Concerned		No. of copies required	Original locations of the existing trees to be affected	Drawings submitted to Office concerned directly?
<input checked="" type="checkbox"/>	(a) District Lands Office (DLO) or Building Plan Unit (BPU) of LandsD	2	<u>Pink</u> Area	<u>yes</u>
<input checked="" type="checkbox"/>	(b) Landscape Advisory Team (LAT) of LandsD	1	Pink Area	<u>yes</u>
<input type="checkbox"/>	(c) Leisure and Cultural Services Department (LCSD)	#__	*Green/ Yellow Area to be handed back to LCSD	*yes/ no
<input type="checkbox"/>	(d) Agriculture Fisheries and Conservation Department (AFCD)	#__	*Green-Hatched Black/ Brown/ Yellow Area other than (c) above	*yes/ no
<input type="checkbox"/>	(e) Highways Department ^(Note 3) (HyD)	#__	Green Area to be handed back to HyD	*yes/ no
<input type="checkbox"/>	(f) Others (Please specify) # _____	#__	Others (Please specify): # _____	*yes/ no

Section VI
<p>I hereby certify that the information in this submission is true and complete. I understand that if I provide any incorrect or incomplete information, a complaint may be lodged with the Landscape Architects Registration Board for investigation of the alleged misconduct or negligence pursuant to the Landscape Architects Registration Ordinance (Cap. 516).</p> <p>I hereby acknowledge that the Director of Lands is not obliged to keep the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission confidential, particularly in circumstances when the Director considers that disclosure is in the public interest and/or it would be reasonable for the Director to accede to requests from third parties with interest over the land for access to the same. This acknowledgement applies irrespective of whether the consent in the following paragraph is given or not.</p>

Section VI (cont'd)

- Insofar as my consent is required under any statutory, regulatory or other provisions, I hereby consent and/or have procured consent from the relevant intellectual property rights owner that the Director of Lands may, after issue of the Certificate of Compliance, disclose the content of this submission, its enclosures or any documents submitted in support of or in relation to this submission to any third party including members of the public upon request of any such third party, media or otherwise, or on LandsD's own accord.

Signature
(signed by the Registered Landscape Architect
(RLA) with valid registration chop affixed, if any)

Xylem

Name of the RLA Xylem Leung

Registration No. R082

Date 17/3/2020 (dd/mm/yyyy)



Notes:

- (1) This form shall be used for submission of the Tree Preservation and Removal Proposal for building development in private projects. Please read in conjunction with the *Guidance Notes on Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease* issued by LandsD which are available on LandsD's website.
- (2) All references to "lease" in this Form shall include Conditions of Sale/Grant/Exchange, etc. as the case may be.
- (3) Landscape Division and Regional Office for trees outside lot boundary on streets maintained by HyD.

Fill in as appropriate

* Select as appropriate

Tick as appropriate

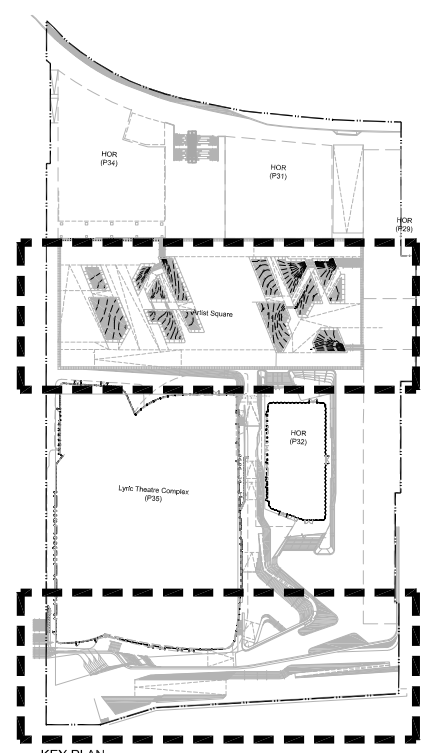
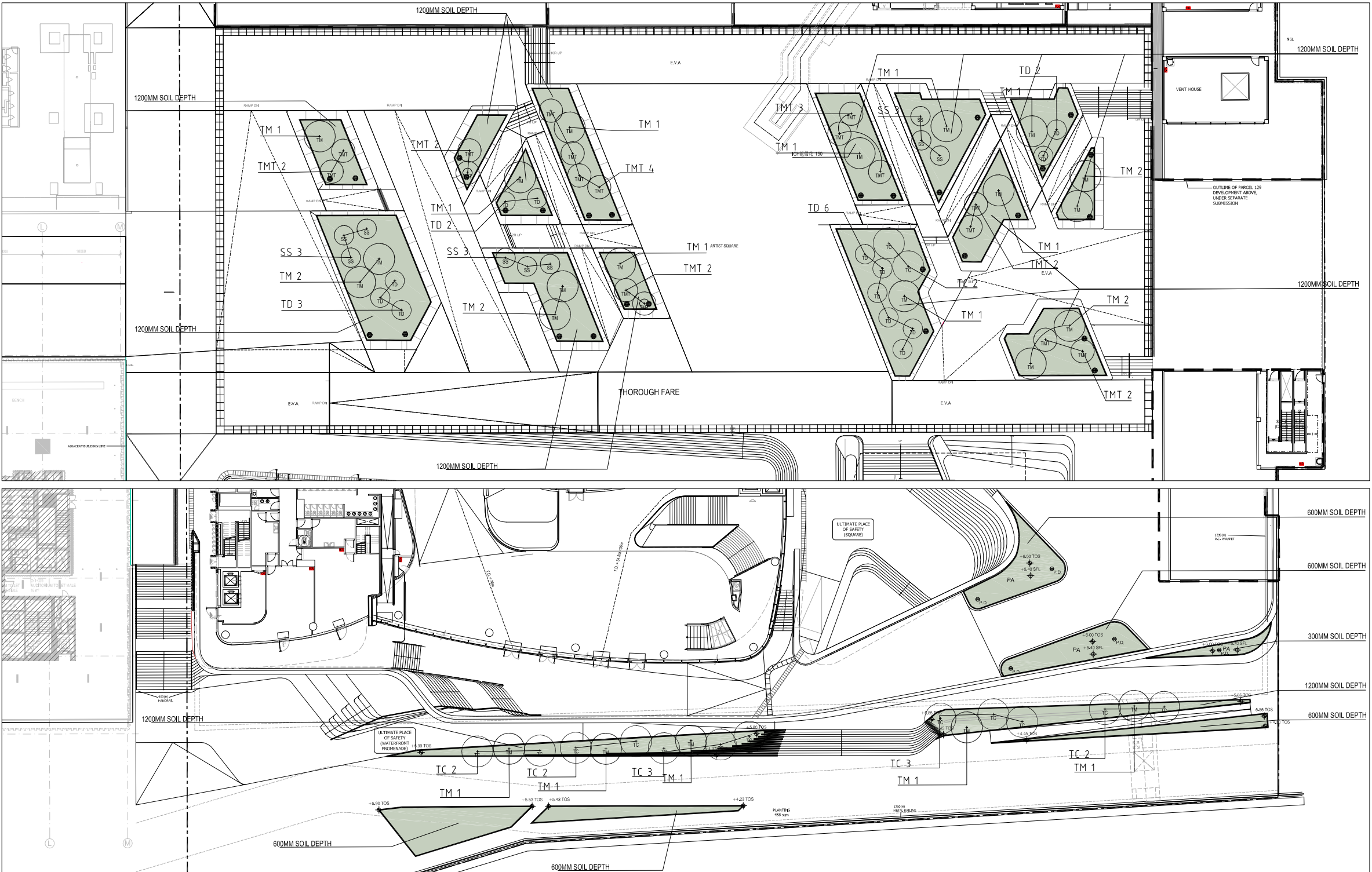
Personal Information Collection Statement

**PLEASE READ THE FOLLOWING
BEFORE COMPLETING THIS FORM**

1. *The information relating to you provided in this submission, its enclosures and any documents submitted will be used by LandsD for the purposes of considering and processing your submission for approval of the TPRP for compliance of the tree preservation clause under lease and for other purposes related to such submission.*
2. *Your provision of all the information in this submission, its enclosures and any documents submitted is required for administering compliance with the lease conditions. Your submission will not be processed if you fail to provide all the information as requested.*
3. *The information you provided in this submission, its enclosures and any documents submitted may be disclosed to other government bureaux / departments for the purposes mentioned in paragraph 1 above. The above personal data may also be disclosed to any third party (whether individual, corporate body, members of the public or other organizations) whether in response to enquiry from members of the public, media or otherwise, or on LandsD's own accord.*
4. *You have the right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 to the Personal Data (Privacy) Ordinance (Cap. 486). Such right of access includes the right to obtain a copy of the personal data provided in this submission on payment of the applicable charge.*
5. *Enquiries on the personal data collected, including the request for access to and correction of the data, should be addressed to the Departmental Personal Data Controlling Officer of Lands Department, 20/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong.*

Compensatory Tree Planting Schedule									
Item	Qty	Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)	Live-crown ratio	DBH (mm)	Aggregated DBH size for this lost tree
TREES									
SS	9	<i>Sapium sebiferum</i>	烏桕	3000	2500	3000	0.4	80	720
TD	13	<i>Taxodium distichum</i>	落羽松	5000	2500	3000	0.4	100	1300
TM	22	<i>Terminalia mantaly</i>	細葉欖仁	6000	3000	3000	0.4	110	2420
TMT	17	<i>Terminalia mantaly cv. 'Tricolour'</i>	錦葉欖仁	5000	3000	3000	0.4	100	1700
TC	14	<i>Terminalia catappa</i>	欖仁樹	5000	2500	3000	0.4	100	1400
TOTAL	75								7540

NOTE: A MIN. 1.2M SOIL DEPTH EXCLUDING DRAINAGE LAYER WILL BE PROVIDED FOR TREE PLANTING.



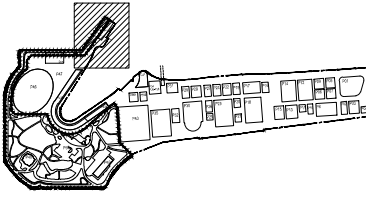
1 KEY PLAN

UNSTUDIO / AD+RG
 LEAD ARCHITECTURAL DESIGNER
 Room 4006, Kowloon City, 209 Xiangyang Road, Shaingai 200001, China
 LEAD ARCHITECTURAL CONSULTANT
 AD+RG
 100% Lee Garden St., Causeway Bay, Hong Kong
 LEAD ARCHITECTURAL CONSULTANT
 AECOM
 30/F, Central Plaza, 138 Shu Shui Road, Causeway Bay, Hong Kong
 WSP
 7/F, One Taikoo, 1 Wang Yuen Street, Kowloon Bay, Hong Kong
 THE SPACE FACTORY
 5 Rue Peltier, LYON, France
 MARSHALL DAY
 Suite 1201, 2/F, 220 Connaught Road, Tsimshatsui, Hong Kong
 MVA
 22nd Floor, Grand 35-35 Wong Chuk Hang Road, Hong Kong
 LWK
 108 Park Road, Causeway Bay, Tsimshatsui, Hong Kong
 a-g Licht
 12 Dechenstrasse, 53115, Bonn, Germany
 AUTHORITY'S CONSULTANT QUANTITY SURVEYORS
PARTNERSHIP
 JOB TITLE
 THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT
 DRAWING TITLE
 COMPENSATORY PLANTING PLAN
 SCALE 1:600(A3) 1:200(A0) PAPER A3
 CHECKED VV DATE 03-2013
 APPROVED NL DATE 03-2013
 PRODUCED BY MS/EP DATE 03-2013
 AUTHOR LWKL
 DISCIPLINE LANDSCAPE
 PHASE L2 CONSTRUCTION
 DRAWING NO. CP-01 REV. A
 CAD REF NAME: CP-01.dwg
 EMPLOYER
westKowloon
 西九文化區

Compensatory Tree Planting Schedule

QTY	Item	BOTANICAL NAME	CHINESE NAME	SIZE (mm) HeightxSpreadxDBH	LIVE CROWN RATIO
1	Fm2	Ficus microcarpa	細葉榕	5500 x 3000 x 100	0.4

B.D. REF:
F.S.D. REF:
KEY PLAN



KEY PLAN

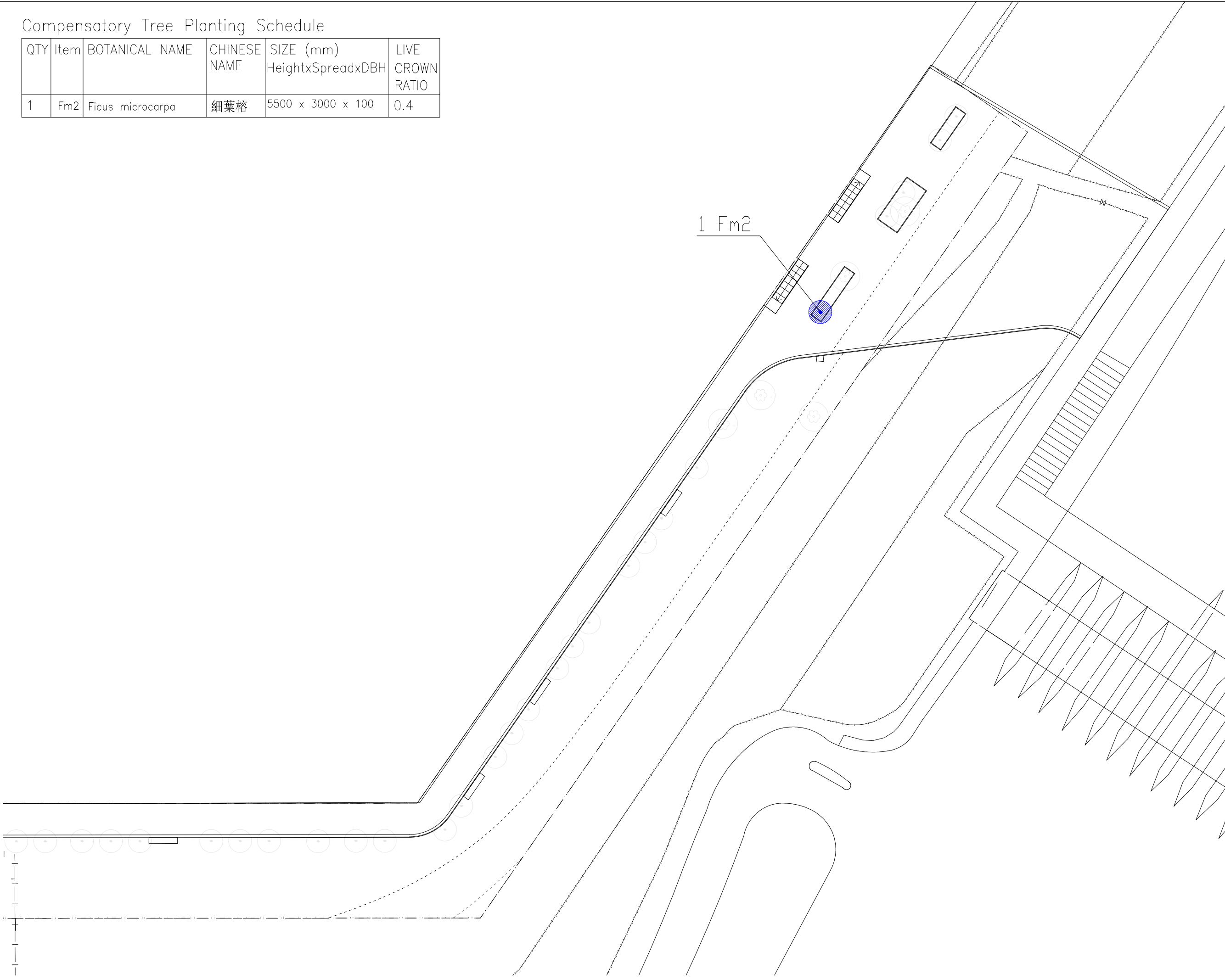
LEGEND:



COMPENSATION TREE



TREE (BY OTHERS, NOT PART OF THIS SUBMISSION)



REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

LWK LANDSCAPE
2/F, North Tower, West Kowloon Cultural District, Tsim Sha Tsui, Kowloon
Tel: (852) 2174 1121 Fax: (852) 2174 4916 E: lwk@lwk.com
香港西九文化區管理局建築師事務所 03-2015

JOB TITLE
CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
COMPENSATORY PLANTING PLAN

SCALE	1:600	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO. -

DRAWING NO. CP-02 REV. -

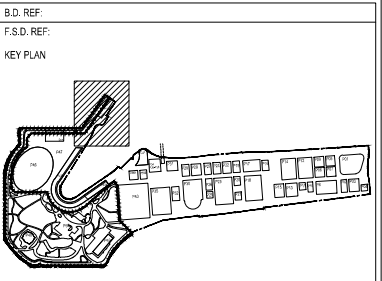
CAD REF NAME: CP-02.dwg

DEVELOPER

westKowloon
西九文化區

Compensatory Tree Planting Schedule

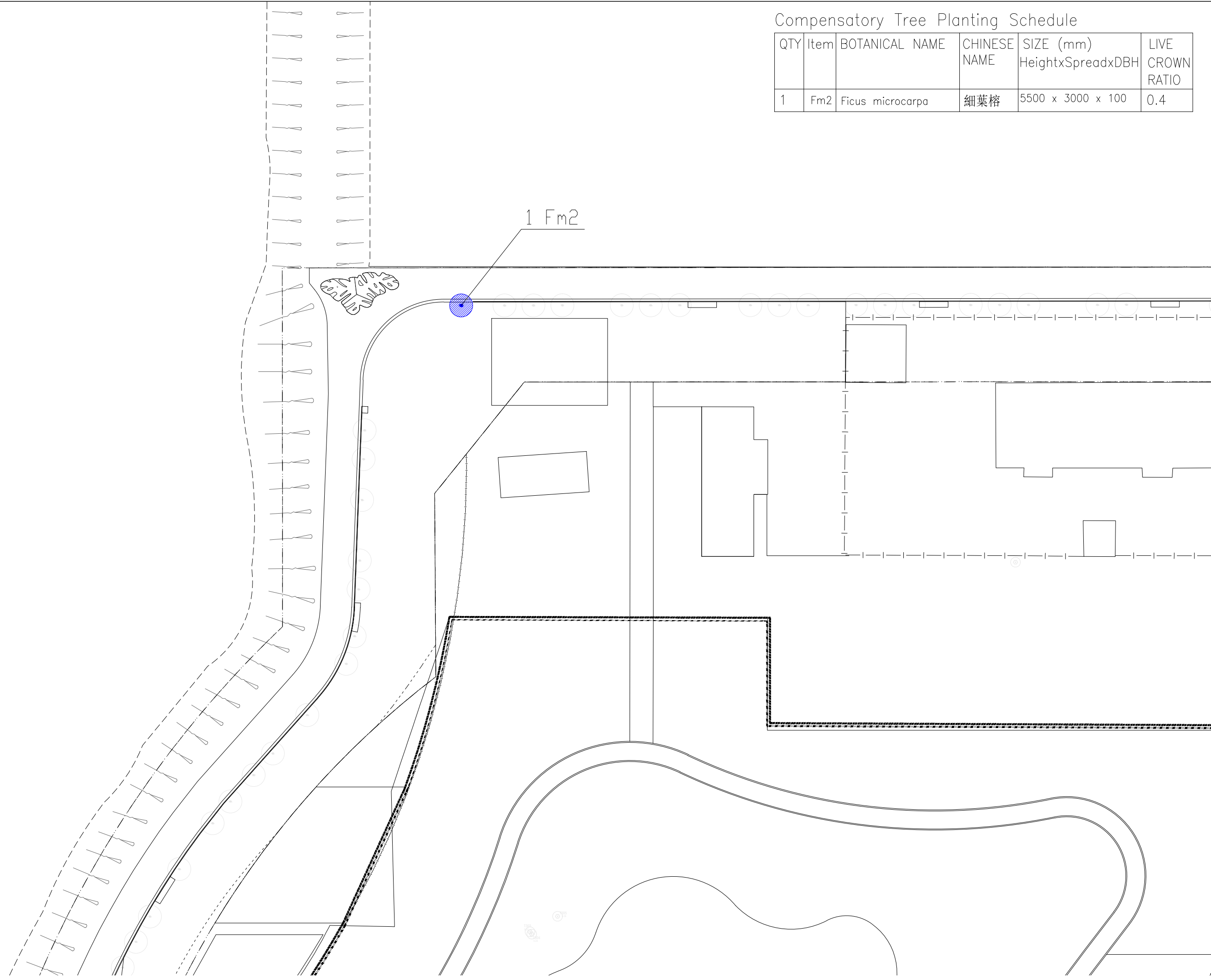
QTY	Item	BOTANICAL NAME	CHINESE NAME	SIZE (mm) HeightxSpreadxDBH	LIVE CROWN RATIO
1	Fm2	Ficus microcarpa	細葉榕	5500 x 3000 x 100	0.4



KEY PLAN

LEGEND:

- COMPENSATION TREE
- TREE (BY OTHERS, NOT PART OF THIS SUBMISSION)



REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

LWK LANDSCAPE
2/F, North Tower, West Kowloon Cultural District, Tsim Sha Tsui, Kowloon
Tel: (852) 2574 1025 Fax: (852) 2574 0858 E: lwk@lwk.com.hk
西九龍文化區西九文化區設計及園藝顧問有限公司 註冊

JOB TITLE
CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
COMPENSATORY PLANTING PLAN

SCALE	1:600	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO.

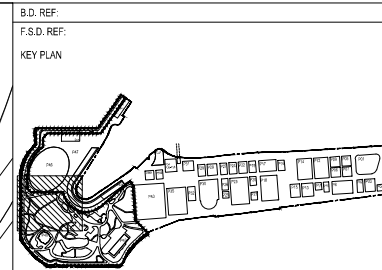
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CP-03

CAD REF NAME: CP-03.dwg

DEVELOPER

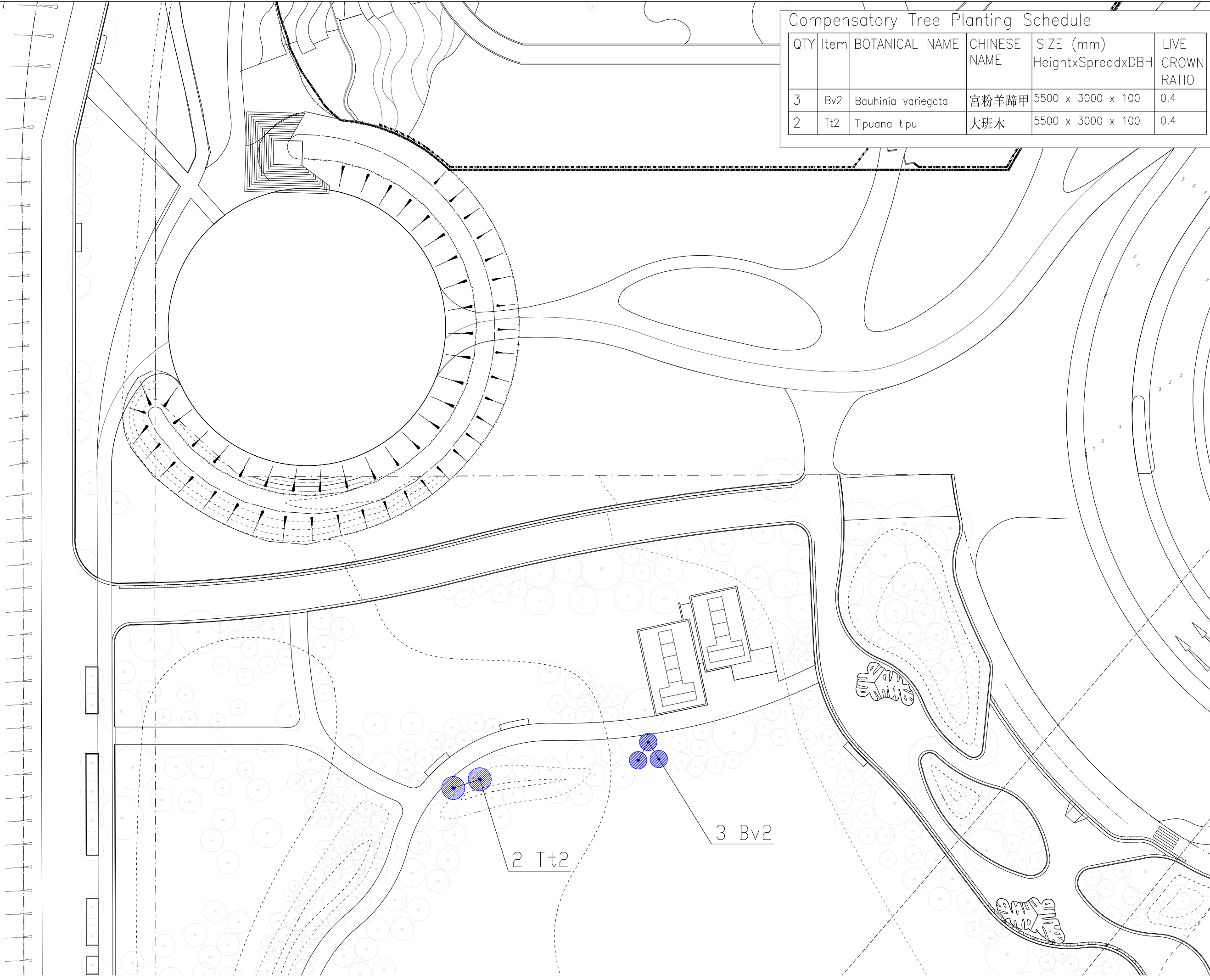
Compensatory Tree Planting Schedule

QTY	Item	BOTANICAL NAME	CHINESE NAME	SIZE (mm) HeightxSpreadxDBH	LIVE CROWN RATIO
3	Bv2	Bauhinia variegata	宮粉羊蹄甲	5500 x 3000 x 100	0.4
2	Tt2	Tipuana tipu	大班木	5500 x 3000 x 100	0.4



LEGEND:

- COMPENSATION TREE
- TREE (BY OTHERS, NOT PART OF THIS SUBMISSION)



REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

LWK LANDSCAPE
Landscape Architecture & Planning
 2/F, North Point, West Kowloon Cultural District, Tsim Sha Tsui, Kowloon
 Tel: (852) 2574 1025 Fax: (852) 2574 0816 Email: lwk@lwk.com.hk
 香港西九文化區管理局西九文化區辦事處

JOB TITLE
 CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
COMPENSATORY PLANTING PLAN

SCALE	1:600	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

CONTRACT NO. _____

DRAWING NO. **CP-04** REV. -

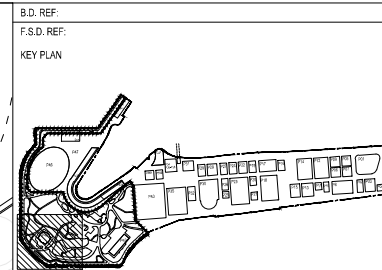
CAD REF NAME: CP-04.dwg

DEVELOPER



Compensatory Tree Planting Schedule

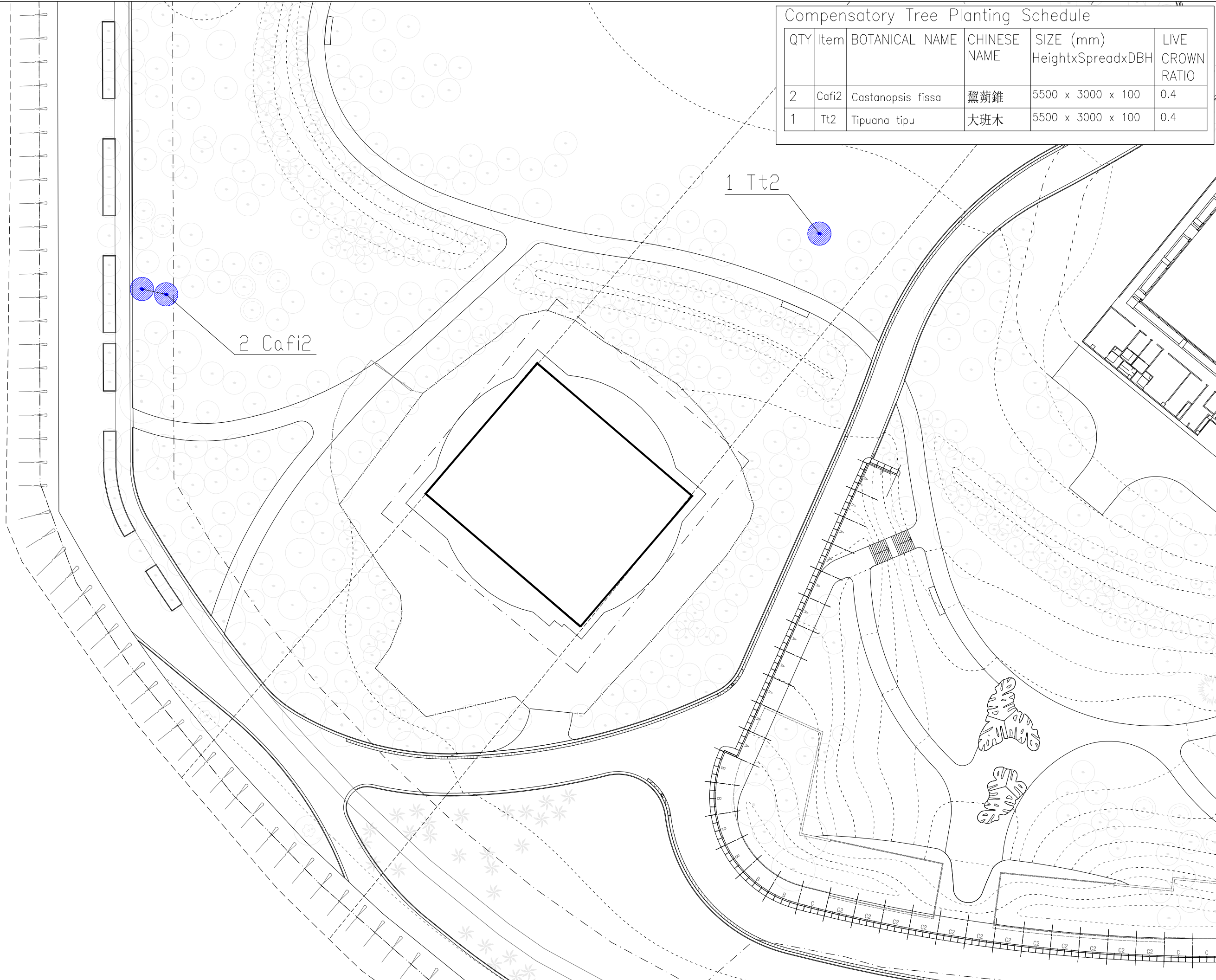
QTY	Item	BOTANICAL NAME	CHINESE NAME	SIZE (mm) HeightxSpreadxDBH	LIVE CROWN RATIO
2	Cafi2	Castanopsis fissa	蠟菊錐	5500 x 3000 x 100	0.4
1	Tt2	Tipuana tipu	大班木	5500 x 3000 x 100	0.4



KEY PLAN

LEGEND:

- COMPENSATION TREE
- TREE (BY OTHERS, NOT PART OF THIS SUBMISSION)



REV.	DATE	DESCRIPTION	INITIAL

LANDSCAPE CONSULTANT

2/F, North Point, West Kowloon Cultural District, Tsim Sha Tsui, Kowloon
 香港西九龍文娛康樂區 西九龍文化區 西九龍文化區 西九龍文化區

JOB TITLE
 CONSULTANCY SERVICES FOR THE DESIGN OF THE CONSTRUCTION OF THE PROPOSED LYRIC THEATRE FOR THE WEST KOWLOON CULTURAL DISTRICT AUTHORITY

DRAWING TITLE
COMPENSATORY PLANTING PLAN

SCALE	1:600	PRINTED	AC
CHECKED	YY	DATE	03-2015
APPROVED	NL	DATE	03-2015
DRAWN	AC	DATE	03-2015

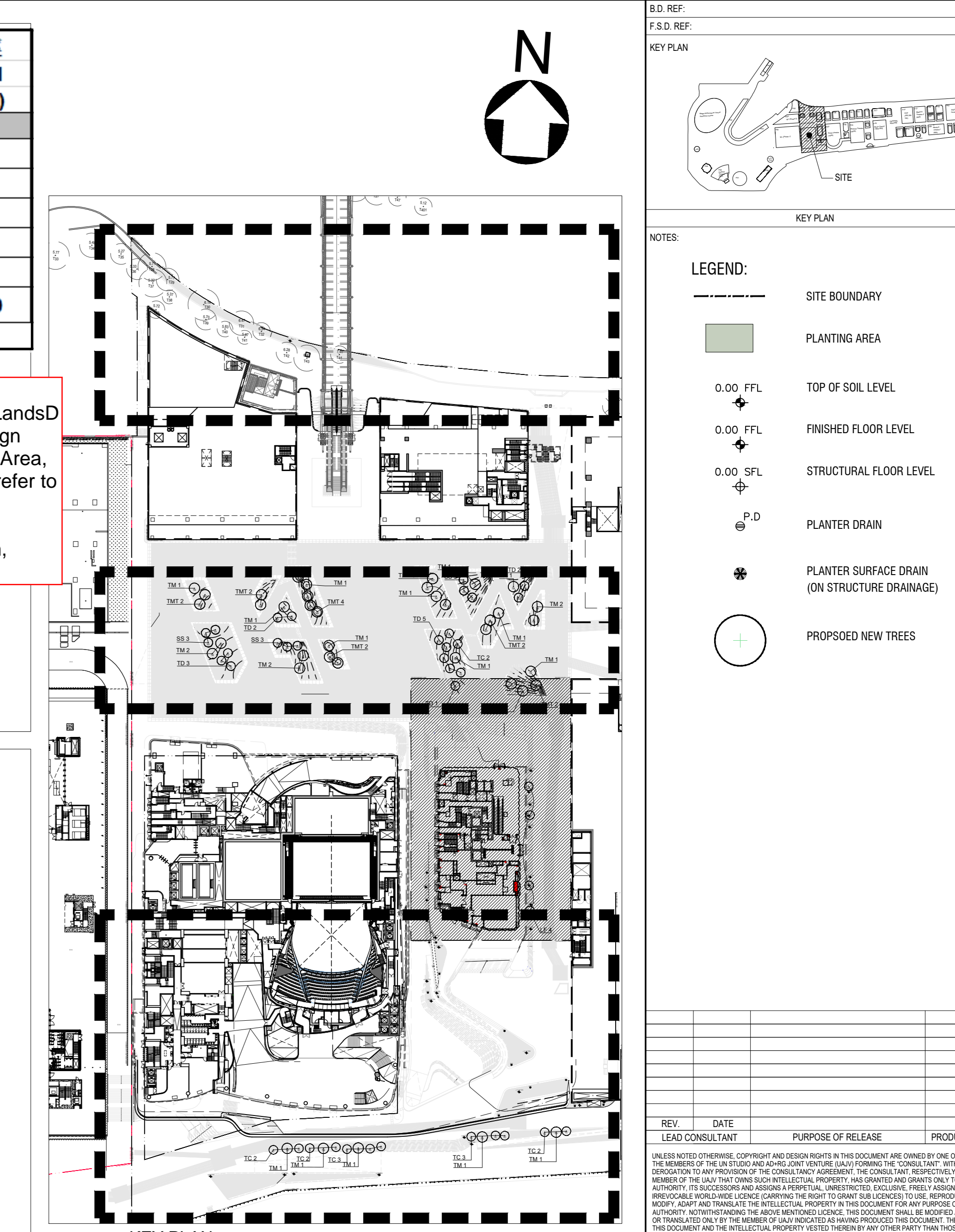
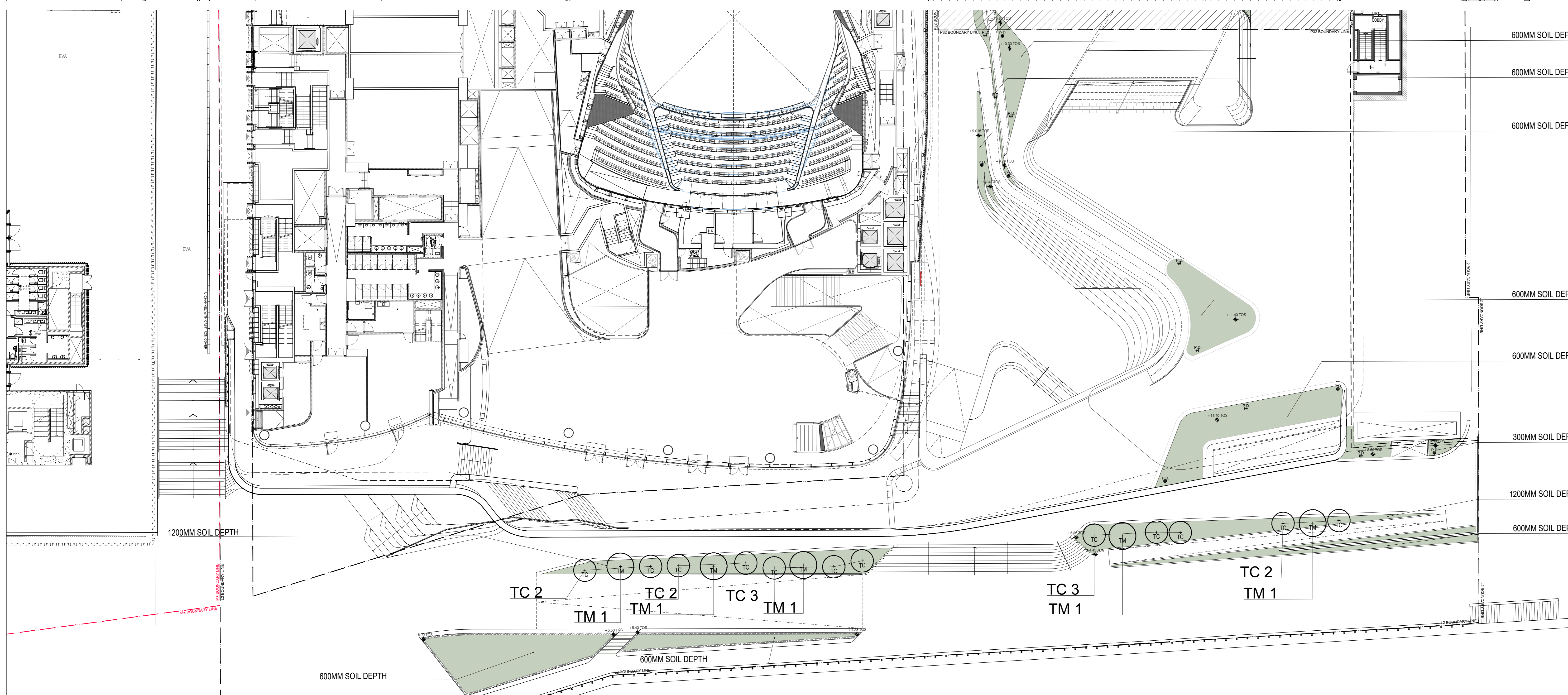
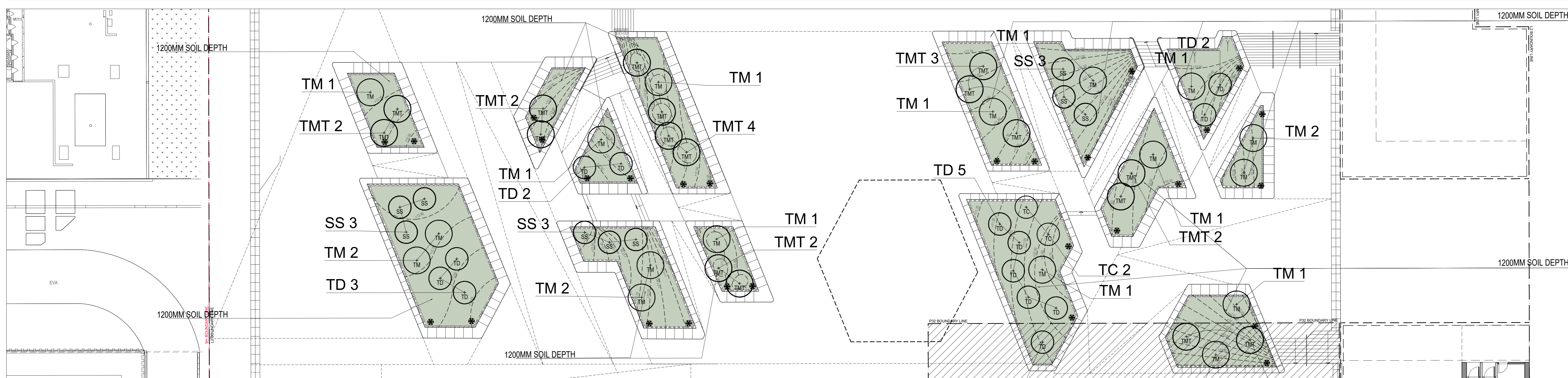
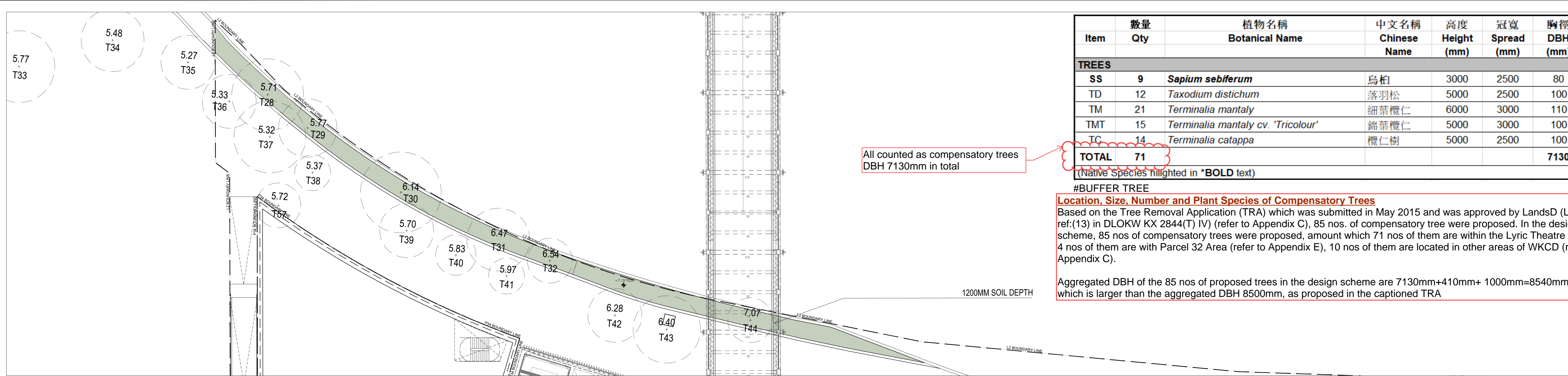
CONTRACT NO.

DRAWING NO.
CP-05

CAD REF NAME: CP-05.dwg

DEVELOPER

Appendix D – Planting Plan & Planting Schedule of Lyric Theatre



1 KEY PLAN
2001 INTS

UNSTUDIO / AD+RG

LEAD ARCHITECTURAL DESIGNER
UNSTUDIO
 Room 4006, Huber City, 268 Kowloon Middle Road, Shanghai 200001, China

LEAD ARCHITECTURAL CONSULTANT
AD+RG
 10/F, Lee Garden Six, 111 Lighton Road, Causeway Bay, Hong Kong

LEAD SUBCONSULTANT
AECOM
 4/F, Grand Central Plaza, Tower 2, 138 Shatin Rural Committee Road, Shatin, Hong Kong

wsp
 7/F, One Kowloon, 1 Wang Tsun Street, Kowloon Bay, Hong Kong

THE SPACE FACTORY
 2 Rue Play, STARS 14, LYON, France

MARSHALL DAY
 Suite 1201, Gateway, 25 Canton Road, Tsimshatsui, Hong Kong

MVA
 22nd Floor, Glenmark, 33-35 Wang Chai Hong Road, Hong Kong

LWK
 12th Floor, World Finance Centre, Harbour City, Tsimshatsui, Hong Kong

g Licht
 12 Deichmanweg, 03115, Bern, Germany

AUTHORITY'S CONSULTANT
WT PARTNERSHIP

JOB TITLE
 THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
 Plan L00 - LTC Tree Planting Plan

SCALE: 1:600(A3) 1:200(A0) PRINTED: A0

CHECKED: VV DATE: 07.12.2018

APPROVED: NIL DATE: 07.12.2018

PRODUCED BY: MS/EP DATE: 07.12.2018

AUTHOR: LWKL

DISCIPLINE: LANDSCAPE

PHASE: L2 CONSTRUCTION

DRAWING NO.: 3A35X-LWK-LAN-DWG-1500-P00-L00-W04-01 - REV.

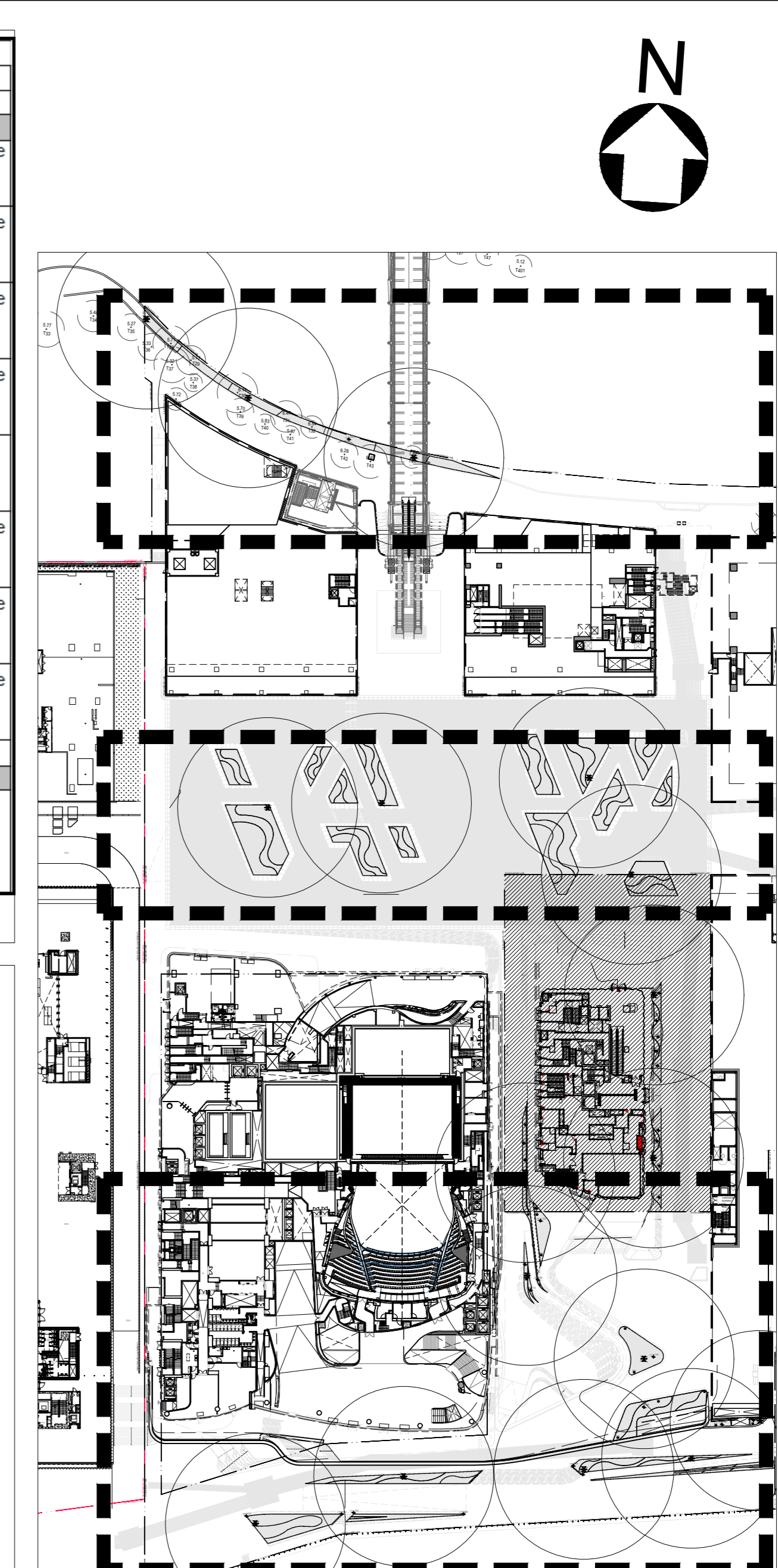
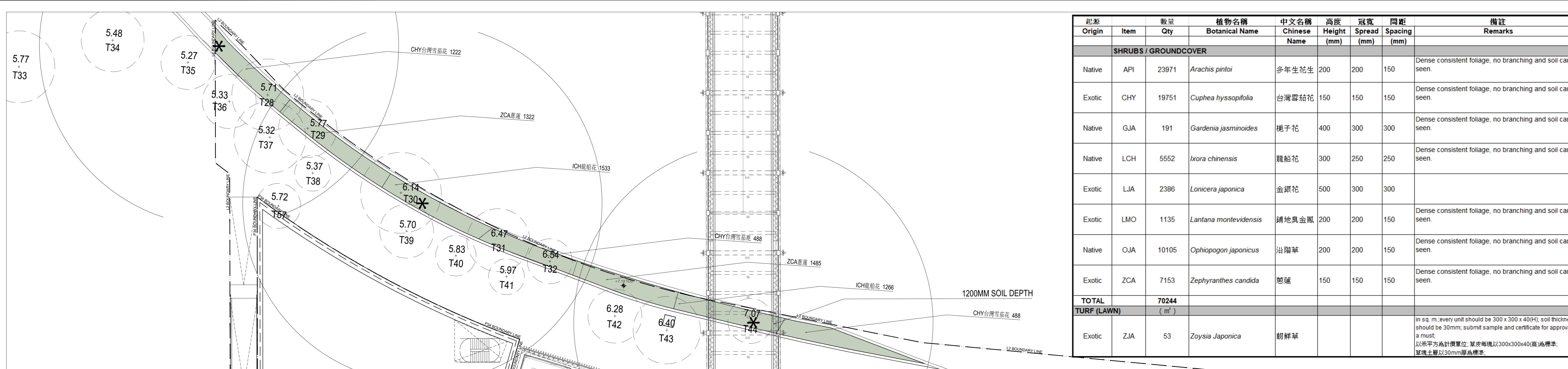
CAO REF NAME: 3A35X-LWK-LAN-DWG-1500-P00-L00-W04-01.DWG

EMPLOYER:

1 | Plan L00 - LTC Tree Planting Plan
1501 | 1:600(A3) 1:200(A0)

(1) Planting soil & planting materials including proprietary drainage cell / subsol drains & filter fabric shall be supplied & installed by the soft landscape contractor for all planting area and flower pots.
 (2) Allowing 50mm clearance from the adjacent fin level.
 (3) The soiling requirements in the soft landscape works specification shall be read in conjunction with section 25 - landscape work of the general specification for building 2012 edition (G.S.).

westKowloon
西九文化區



KEY PLAN

LEGEND:

- SITE BOUNDARY
- PLANTING AREA
- 0.00 FFL TOP OF SOIL LEVEL
- 0.00 FTL FINISHED FLOOR LEVEL
- 0.00 SPL STRUCTURAL FLOOR LEVEL
- PLANter DRAIN
- PLANter SURFACE DRAIN (ON STRUCTURE DRAINAGE)
- WATERPOINT (MANUAL IRRIGATION)

REV. DATE PURPOSE OF RELEASE PRODUCED BY

UNSTUDIO / AD+RG

LEAD ARCHITECTURAL DESIGNER UNSTUDIO Room 4006, Harbour City, 268 Kwang Middle Road, Shanghai 200001, China

LEAD ARCHITECTURAL CONSULTANT AD+RG 10/F, Lee Garden Six, 111 Lighton Road, Causeway Bay, Hong Kong

LEAD SUBCONSULTANT AECOM 4/F, Grand Central Plaza, Tower 2, 138 Shatin Rural Committee Road, Shatin, Hong Kong

WSP 7/F, One Kowloon, 1 Wang Yuen Street, Kowloon Bay, Hong Kong

THE SPACE FACTORY 2 Rue Playe, LYON, France

STARS 14 MARSHALL DAY Suite 1201, 25 Canton Road, Tsimshatsui, Hong Kong

MVA 22nd Floor, General, 33-35 Wang Chai Hang Road, Hong Kong

LWK 12th Floor, World Finance Centre, Harbour City, Tsimshatsui, Hong Kong

12th Floor, 303-307 De Vries Road, Central, Hong Kong

a-g Licht 12 Deichmanstrasse, 03115, Bern, Germany

AUTHORITY'S CONSULTANT QUANTITY SURVEYOR WT PARTNERSHIP

JOB TITLE THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE Plan L00 - LTC Planting and Irrigation Plan

SCALE: 1:600(A3) 1:200(A0) PRINTED A0

CHECKED VV DATE 07.12.2018

APPROVED NIL DATE 07.12.2018

PRODUCED BY MS/EP DATE 07.12.2018

AUTHOR LWKL

DISCIPLINE LANDSCAPE

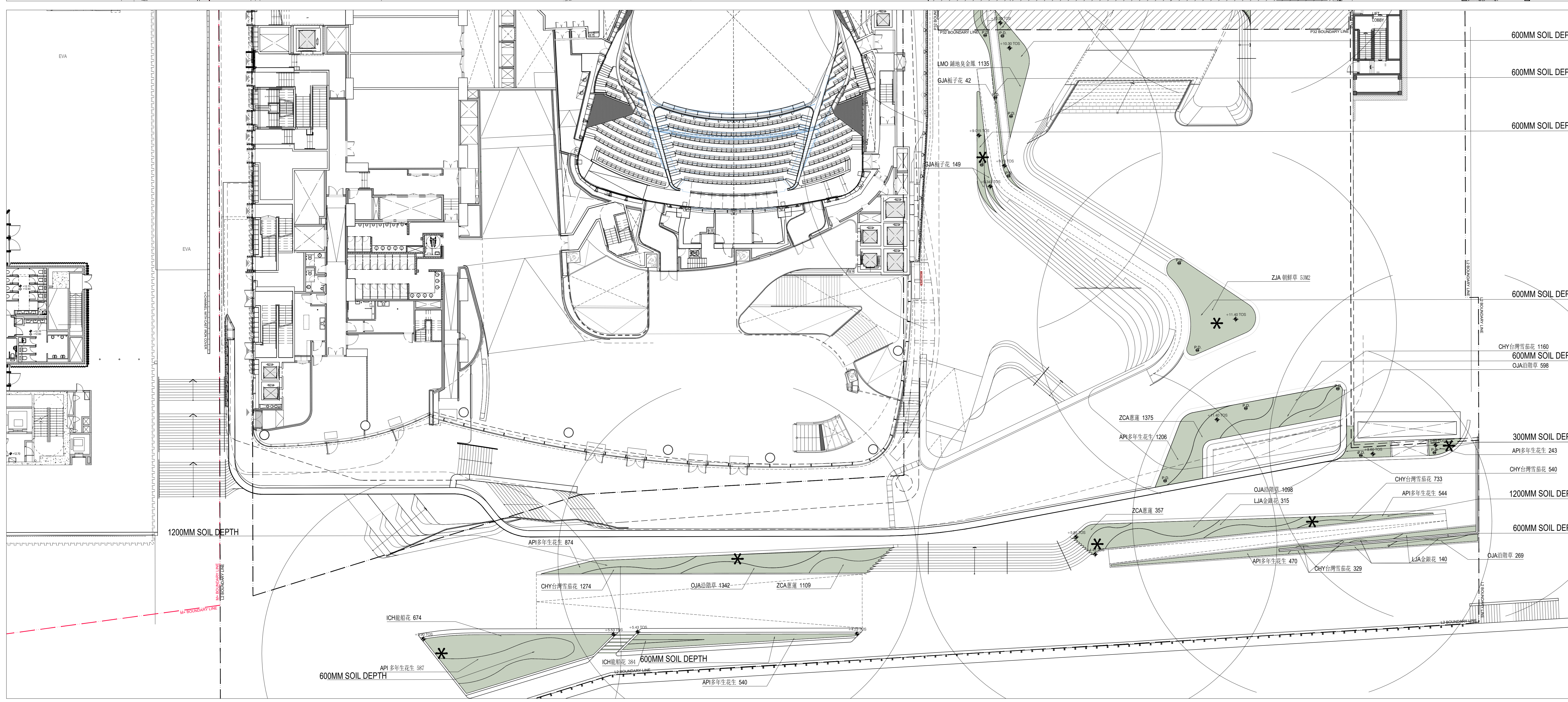
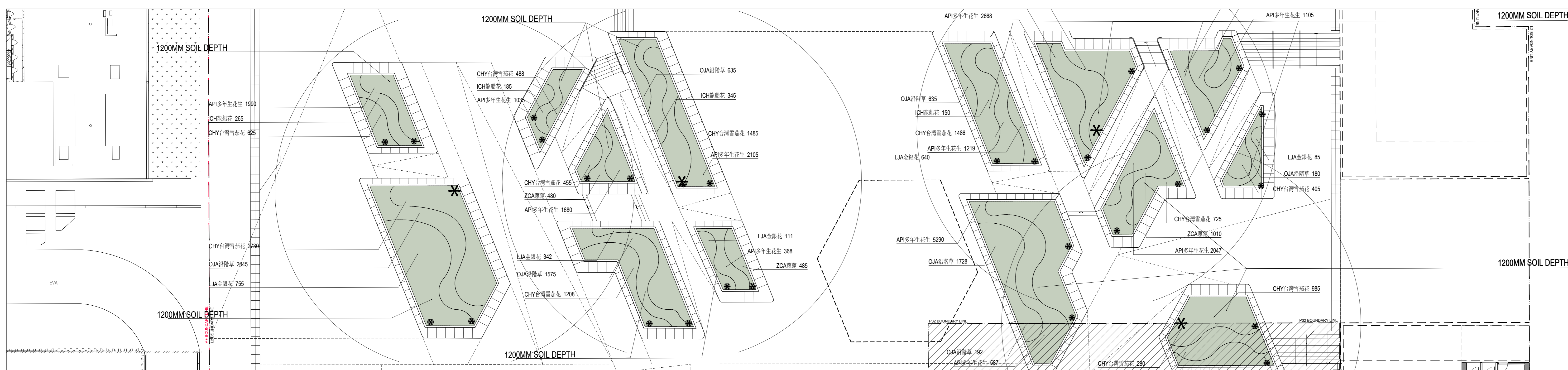
PHASE L2 CONSTRUCTION

DRAWING NO. 3A35X-LWK-LAN-DWG-1501-P00-L00-W54-01 - REV.

CAO REF NAME: 3A35X-LWK-LAN-DWG-1501-P00-L00-W54-01.DWG

EMPLOYER

westKowloon 西九文化區



1 KEY PLAN

2001 INTS

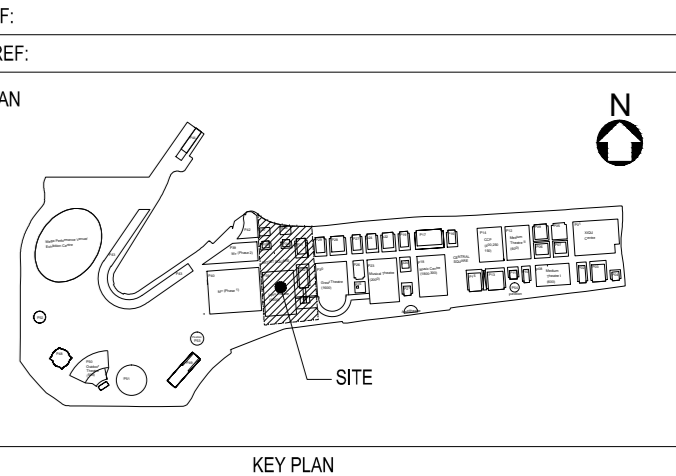
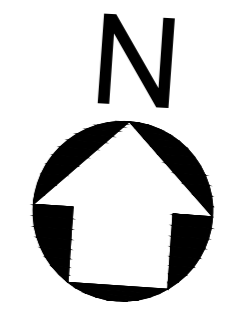
1 Plan L00 - LTC Planting and Irrigation Plan

1501 | 1:600(A3) 1:200(A0)

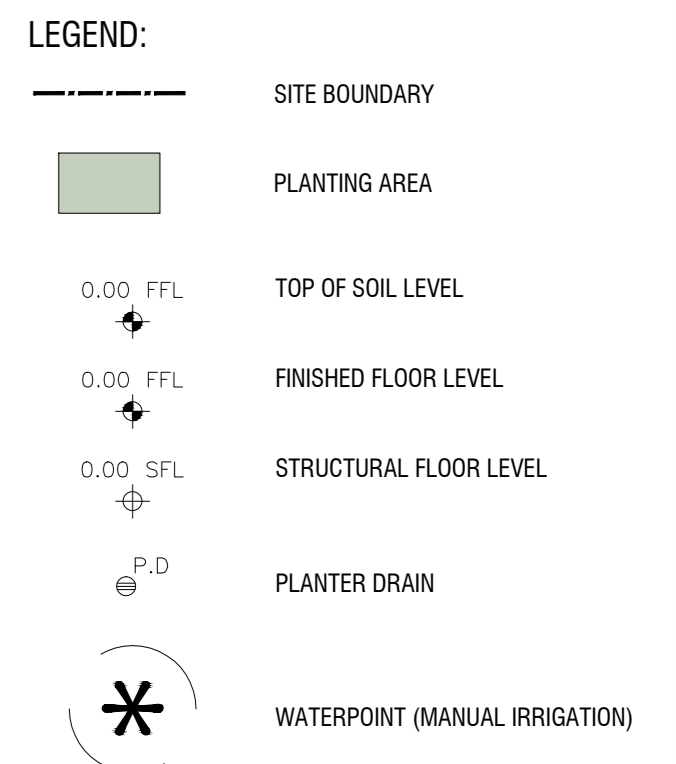
(1) Planting soil & planting materials including proprietary drainage cell / subsol drains & filter fabric shall be supplied & installed by the soft landscape contractor for all planting area and flower pots.

(2) Allowing 50mm clearance from the adjacent finish level.

(3) The soiling requirements in the soft landscape works specification shall be read in conjunction with section 25 - landscape work of the general specification for building 2012 edition (G.S.).



起源 Origin	Item	数量 Qty	植物名稱 Botanical Name	中文名稱 Chinese Name	高度 Height (mm)	冠徑 Spread (mm)	間距 Spacing (mm)	備註 Remarks
SHRUBS / GROUNDCOVER								
Exotic	CHY	1244	<i>Cupressus hyssopifolia</i>	台灣雪松花	150	150	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	BNI	1188	<i>Breynia nivosa</i>	白雪木	300	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	NEX	329	<i>Nephrolepis exaltata var. bostonensis</i>	波斯鐵蕨	350	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	RBI	376	<i>Ruellia brittoniana</i>	紫花蘿藦	500	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	RHU	67	<i>Rhapis humilis</i>	銀葉棕竹	1000	500	500	Dense consistent foliage, no branching and soil can be seen.
TOTAL		3204						



REV	DATE	PURPOSE OF RELEASE	PRODUCED BY

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THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT
 DRAWING TITLE
 Plan L05 - LTC Planting and Irrigation Plan
 SCALE 1 : 600(A3) 1:200(A0) PRINTED A0
 CHECKED VV DATE 07.12.2018
 APPROVED NL DATE 07.12.2018
 PRODUCED BY MS/EP DATE 07.12.2018
 AUTHOR LWKL
 DISCIPLINE LANDSCAPE
 PHASE L2 CONSTRUCTION
 DRAWING NO. REV.
 3A35X-LWK-LAN-DWG-1502-PO0-L05-WS4-01 -
 CAD REF NAME 3A35X-LWK-LAN-DWG-1502-PO0-L05-WS4-01g
 EMPLOYER

westKowloon
 西九文化區

600MM SOIL DEPTH

RHU細葉棕竹 67

300MM SOIL DEPTH

NEX波斯鐵蕨 329

BNI白雪木 339

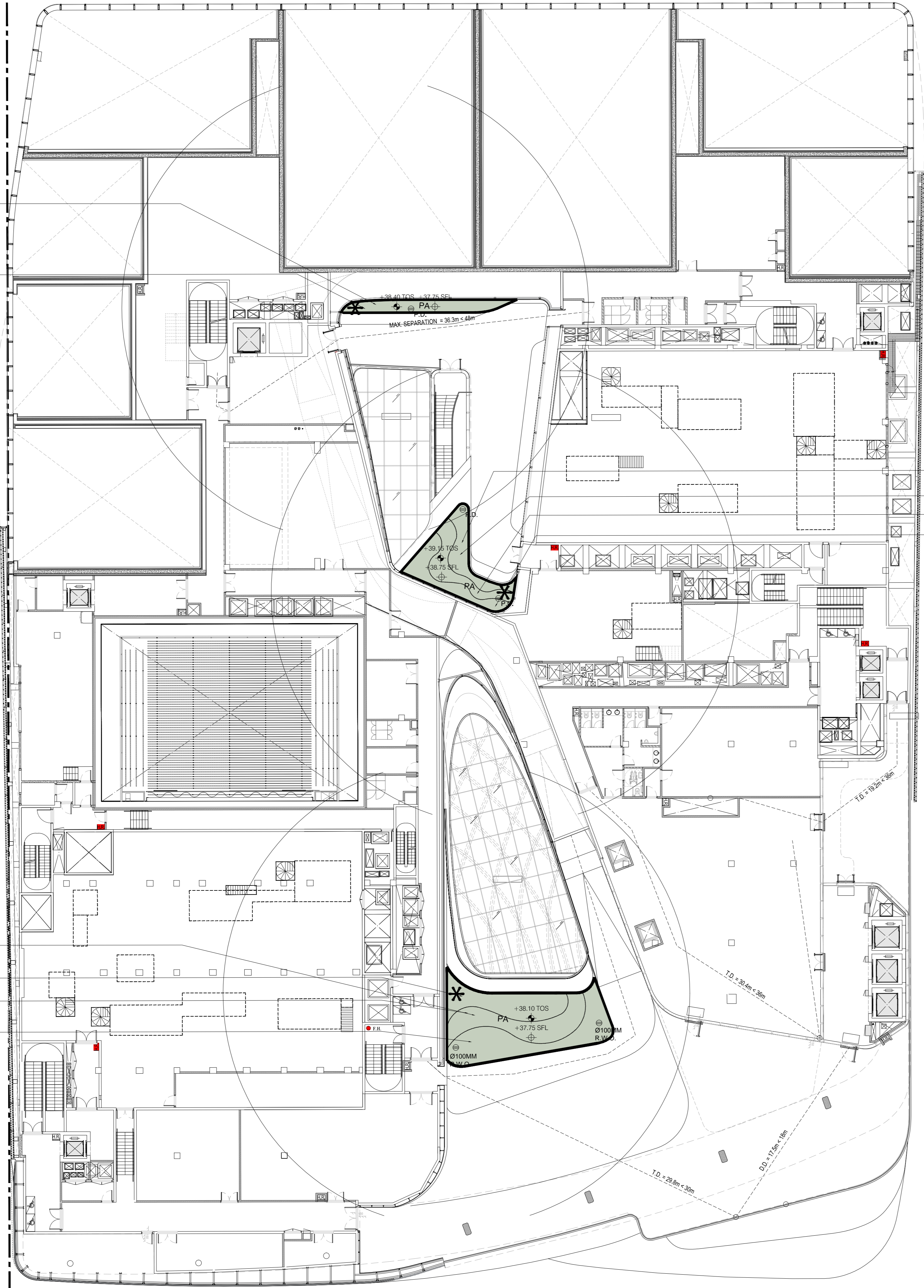
RBI紫花蘿藦 152

300MM SOIL DEPTH

RBI紫花蘿藦 224

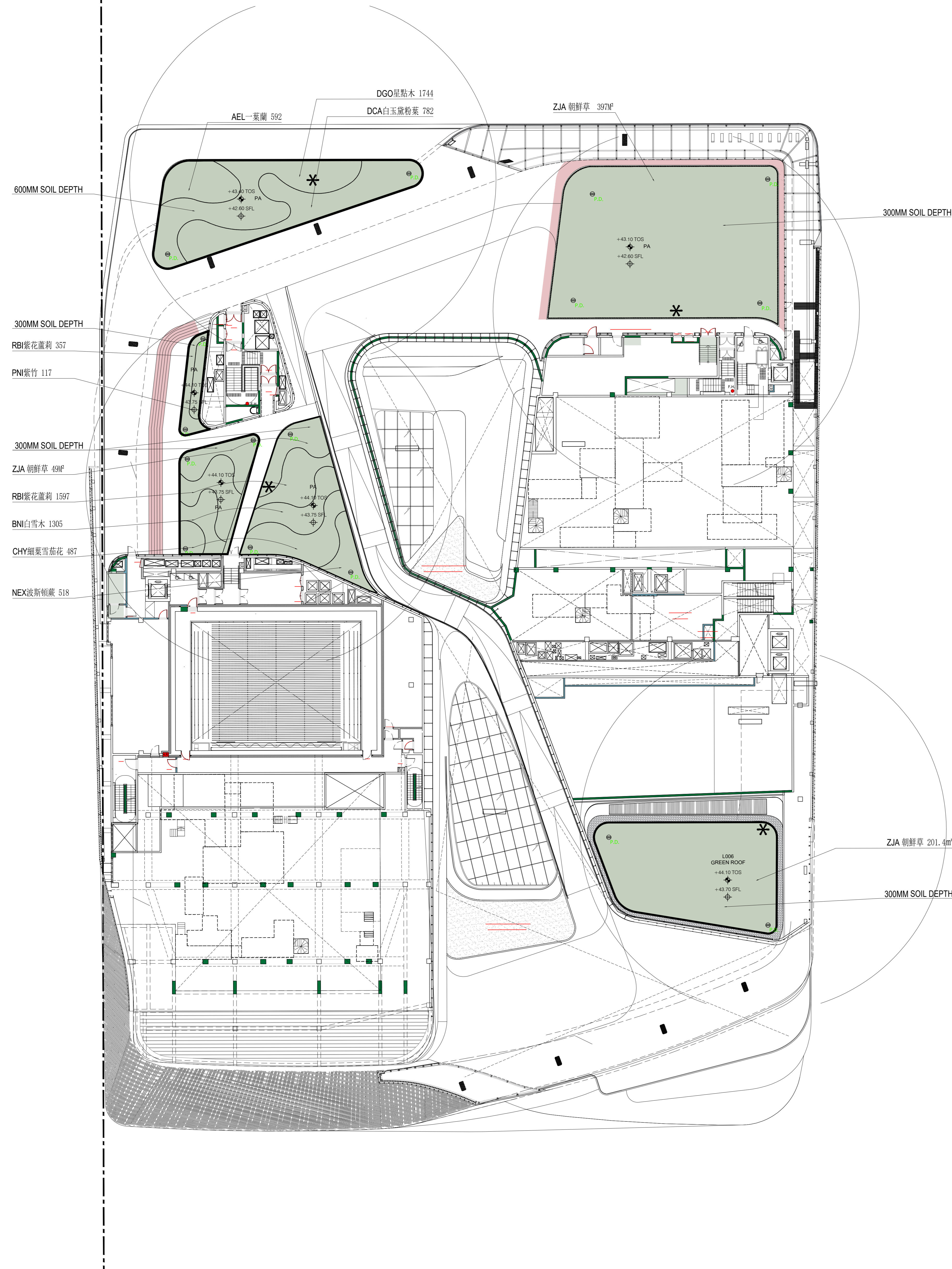
BNI白雪木 849

CHY細葉雪松花 1244

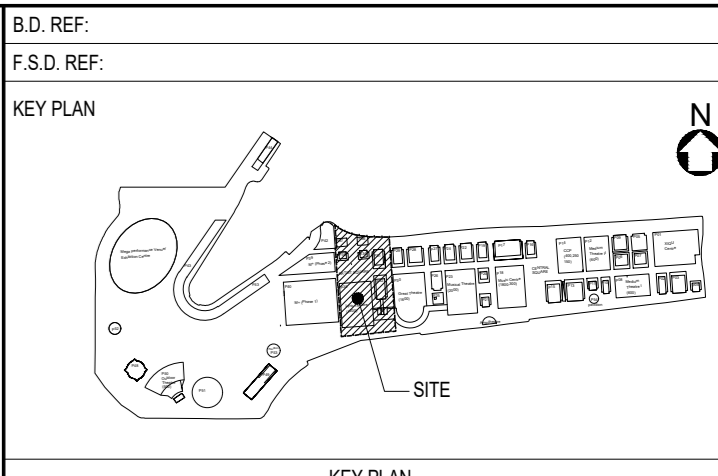


1 | Plan L05 - LTC Planting and Irrigation Plan
 1502 | 1:600(A3) 1:200(A0)

(1) Planting soil & planting materials including proprietary drainage cell / subsoil drains & filter fabric shall be supplied & installed by the soft landscape contractor for all planting area and flower pots.
 (2) Allowing 50mm clearance from the adjacent finish level.
 (3) The soiling requirements in the soft landscape works specification shall be read in conjunction with section 25 - landscape work of the general specification for building 2012 edition (G.S.).



Origin	Item	Qty	Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)	Remarks
SHRUBS / GROUNDCOVER								
Native	AEL	592	<i>Aspidistra elatior</i>	—葉蘭	400	300	250	每單位至少3芽; 每單位50株;
Exotic	BNI	1305	<i>Bryonia vivosa</i>	白雲木	300	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	CHY	487	<i>Cuphea hyssopifolia</i>	台灣雪蓮花	150	150	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	DCA	782	<i>Diallembachia 'Camilla'</i>	白玉黛粉葉	400	400	350	每單位至少3芽; 每單位50株;
Exotic	DGO	1744	<i>Draenaena godseffiana</i>	星點木	400	300	250	
Exotic	NEX	518	<i>Nephrolepis exaltata var. bostonensis</i>	波斯銀蕨	350	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	RBI	1954	<i>Ruellia brittoniana</i>	紫花藍葎	500	300	200	Dense consistent foliage, no branching and soil can be seen.
TOTAL		7382						
TURF (LAWN)								
Exotic	ZJA	647.4	<i>Zoyisia Japonica</i>	朝鮮草				in sq. m, every unit should be 300 x 300 x 40(1), soil thickness should be 30mm; submit sample and certificate for approval in a pack; 以上平方米為計算單位; 草皮每塊以300x300x40(1)為標準; 草皮土層以30mm為標準;
BAMBOO								
Exotic	PNI	117	<i>Phyllostachys nigra</i>	紫竹	4000	400	300	



- LEGEND:**
- SITE BOUNDARY
 - PLANTING AREA
 - 0.00' FFL TOP OF SOIL LEVEL
 - 0.00' FFL FINISHED FLOOR LEVEL
 - 0.00' SFL STRUCTURAL FLOOR LEVEL
 - ⊕ P.D. PLANTER DRAIN
 - ✱ WATERPOINT (MANUAL IRRIGATION)

REV.	DATE	LEAD CONSULTANT	PURPOSE OF RELEASE	PRODUCED BY

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THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
Plan L06R - LTC Planting and Irrigation Plan

SCALE	1 : 600(A3) 1:200(A0)	PRINTED	A0
CHECKED	VV	DATE	07.12.2018
APPROVED	NL	DATE	07.12.2018
PRODUCED BY	MS/EP	DATE	07.12.2018
AUTHOR	LWKL		
DISCIPLINE	LANDSCAPE		
PHASE	L2 CONSTRUCTION		

DRAWING NO.
 3A35X-LWK-LAN-DWG-1503-P00-L06-WS4-01 -

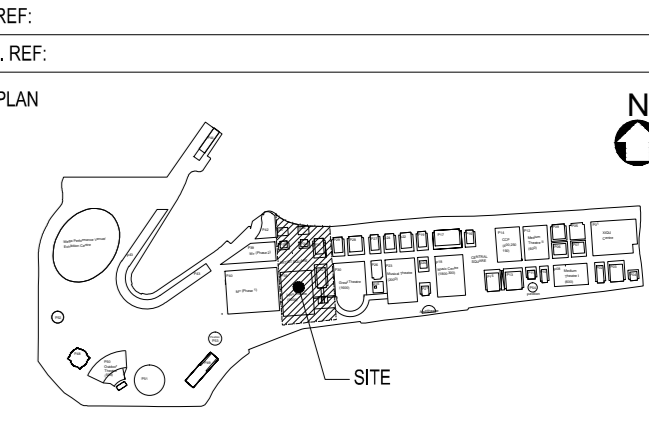
REV.

CAD REF NAME: 3A35X-LWK-LAN-DWG-1503-P00-L06-WS4-01.dwg
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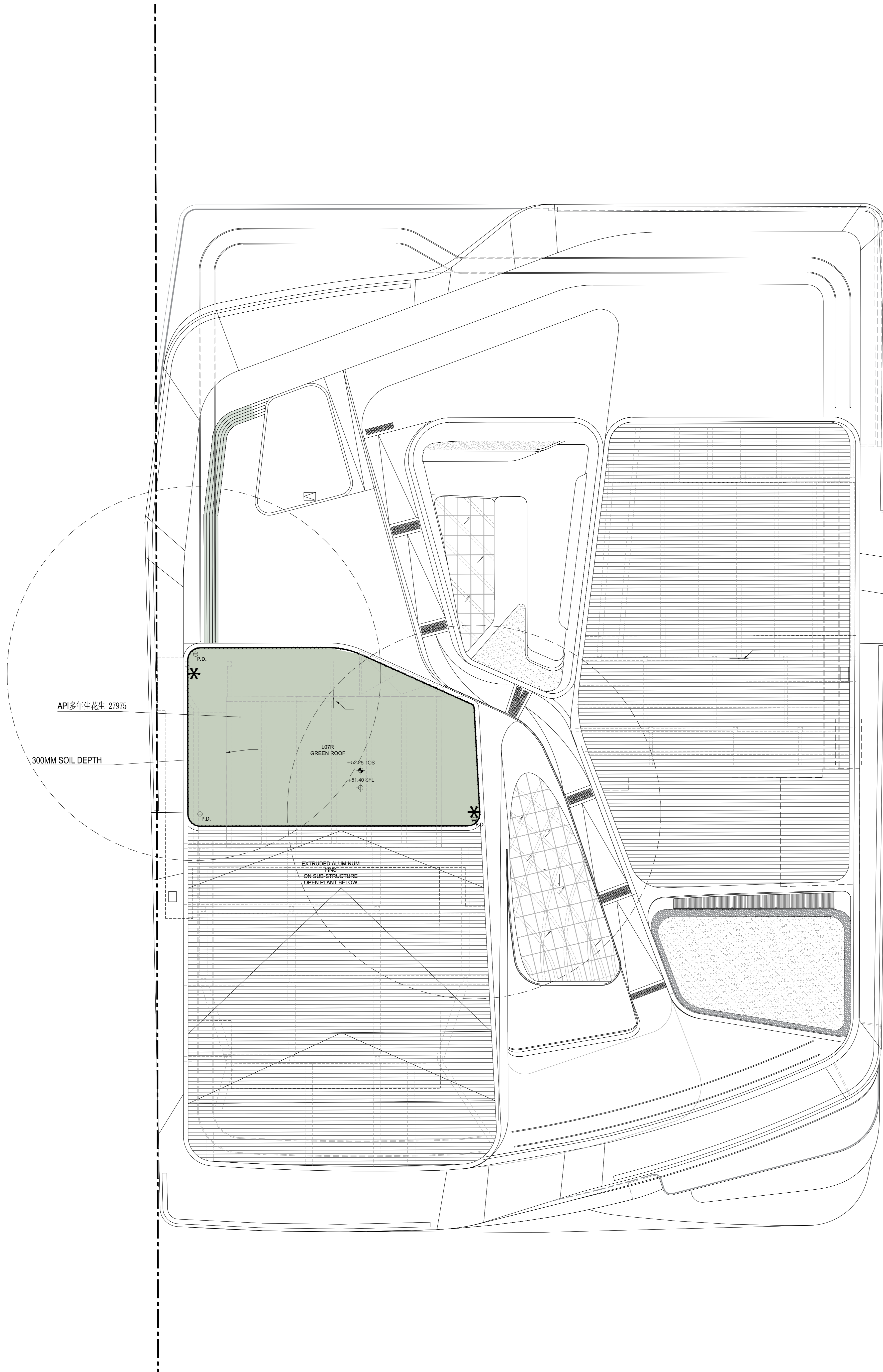


1 | Plan L06R - LTC Planting and Irrigation Plan
 1503 | 1 : 600(A3) 1:200(A0)

(1) Planting soil & planting materials including proprietary drainage cell / subsoil drains & filter fabric shall be supplied & installed by the soft landscape contractor for all planting area and flower pots.
 (2) Allowing 50mm clearance from the adjacent finish level.
 (3) The soiling requirements in the soft landscape works specification shall be read in conjunction with section 25 - landscape work of the general specification for building 2012 edition (G.S.).



起源	数量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Qty	Botanical Name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)	Remarks	
SHRUBS / GROUND COVER								
Native	API	27975	<i>Arachis pintoi</i>	多年生花生	200	200	150	Dense consistent foliage, no branching and soil can be seen.
TOTAL		27975						



LEGEND:

- SITE BOUNDARY
- PLANTING AREA
- TOP OF SOIL LEVEL
- FINISHED FLOOR LEVEL
- STRUCTURAL FLOOR LEVEL
- PLANTER DRAIN
- WATERPOINT (MANUAL IRRIGATION)

REV.	DATE	PURPOSE OF RELEASE	PRODUCED BY

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JOB TITLE
THE DESIGN AND CONSTRUCTION OF THE LYRIC THEATRE OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
 Plan L07R - LTC Planting and Irrigation Plan

SCALE 1 : 600(A3) 1:200(A0) PRINTED A0

CHECKED	VV	DATE	07.12.2018
APPROVED	NL	DATE	07.12.2018
PRODUCED BY	MS/EP	DATE	07.12.2018
AUTHOR			LWKL

DISCIPLINE	LANDSCAPE
PHASE	L2 CONSTRUCTION
DRAWING NO.	REV.
3A35X-LWK-LAN-DWG-1504-P00-L006-WS4-01	-
CAD REF NAME	3A35X-LWK-LAN-DWG-1504-P00-L007-WS4-01g
EMPLOYER	



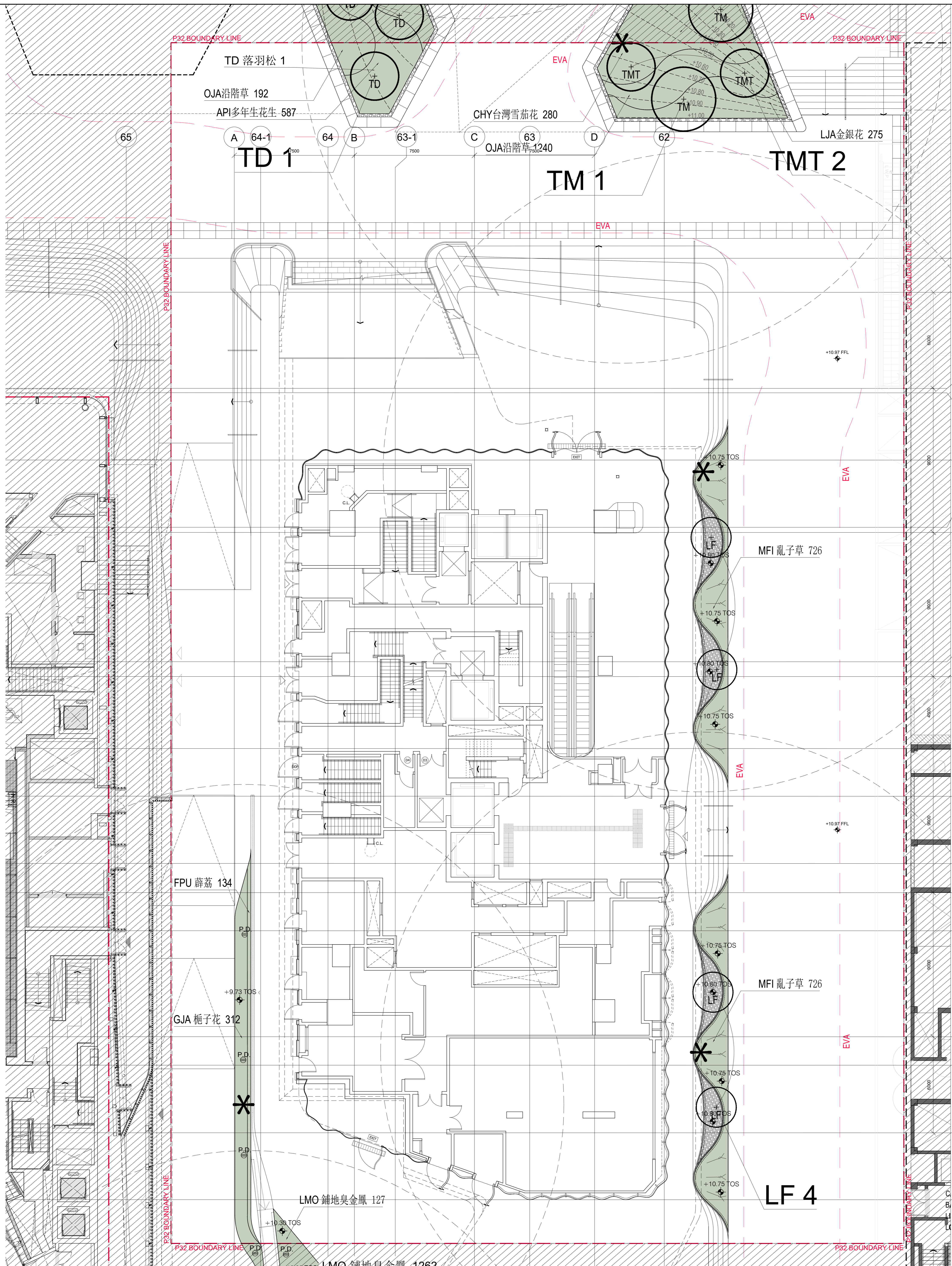
1 | Plan L07R - LTC Planting and Irrigation Plan
 1504 | 1 : 600(A3) 1:200(A0)

(1) Planting soil & planting materials including proprietary drainage cell / subsoil drains & filter fabric shall be supplied & installed by the soft landscape contractor for all planting area and flower pots.
 (2) Allowing 50mm clearance from the adjacent finish level.
 (3) The soiling requirements in the soft landscape works specification shall be read in conjunction with section 25 - landscape work of the general specification for building 2012 edition(G.S.).

TREE PLANTING SCHEDULE						
Item	數量 Qty	植物名稱 Botanical Name	中文名稱 Chinese Name	高度 Height (mm)	冠寬 Spread (mm)	胸徑 DBH (mm)
TREES						
SS	9	<i>Sapium sebiferum</i>	烏柏	3000	2500	80
TD	12	<i>Taxodium distichum</i>	落羽松	5000	2500	100
TM	21	<i>Terminalia mantaly</i>	細葉欖仁	6000	3000	110
TMT	15	<i>Terminalia mantaly</i> cv. 'Tricolour'	錦葉欖仁	5000	3000	100
TC	14	<i>Terminalia catappa</i>	欖仁樹	5000	2500	100
TOTAL	71					7130
(Native Species hilghted in * BOLD text)						

起源 Origin	Item	數量 Qty	植物名稱 Botanical Name	中文名稱 Chinese Name	高度 Height (mm)	冠寬 Spread (mm)	間距 Spacing (mm)	備註 Remarks
SHRUBS / GROUNDCOVER								
Native	AEL	592	<i>Aspidistra elatior</i>	一葉蘭	400	300	250	每墩至少5芽; Min.5 shoots per unit;
Native	API	51946	<i>Arachis pintoi</i>	多年生花生	200	200	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	BNI	2493	<i>Breynia nivosa</i>	白雪木	300	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	CHY	21482	<i>Cuphea hyssopifolia</i>	台灣雪茄花	150	150	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	DCA	782	<i>Dieffenbachia 'Camilla'</i>	白玉黛粉葉	400	400	350	每墩至少3芽; Min.3 shoots per unit;
Exotic	DGO	1744	<i>Dracaena godseffiana</i>	星點木	400	300	250	
Native	GJA	191	<i>Gardenia jasminoides</i>	梔子花	400	300	300	Dense consistent foliage, no branching and soil can be seen.
Native	LCH	5552	<i>Ixora chinensis</i>	龍船花	300	250	250	Dense consistent foliage, no branching and soil can be seen.
Exotic	LJA	2386	<i>Lonicera japonica</i>	金銀花	500	300	300	
Exotic	LMO	1135	<i>Lantana montevidensis</i>	鋪地臭金鳳	200	200	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	NEX	847	<i>Nephrolepis exaltata var. bostoniensis</i>	波斯頓蕨	350	300	200	Dense consistent foliage, no branching and soil can be seen.
Native	OJA	10105	<i>Ophiopogon japonicus</i>	沿階草	200	200	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	RBI	2330	<i>Ruellia bittoniana</i>	紫花蘆莉	500	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	RHU	67	<i>Rhapis humilis</i>	細葉棕竹	1000	500	500	Dense consistent foliage, no branching and soil can be seen.
Exotic	ZCA	7153	<i>Zephyranthes candida</i>	蔥蓮	150	150	150	Dense consistent foliage, no branching and soil can be seen.
TURF (LAWN)								
Exotic	ZJA	700.4	<i>Zoysia Japonica</i>	朝鮮草				in sq. m.; every unit should be 300 x 300 x 40(H); soil thickness should be 30mm; submit sample and certificate for approval is a must; 以米平方為計價單位; 草皮每塊以300x300x40(高)為標準; 草塊土層以30mm厚為標準;
BAMBOO								
Exotic	PNI	117	<i>Phyllostachys nigra</i>	紫竹	4000	400	300	

Appendix E - Planting Plan & Planting Schedule of P32 – Artist Hostel



LANDSCAPE GENERAL LEGEND

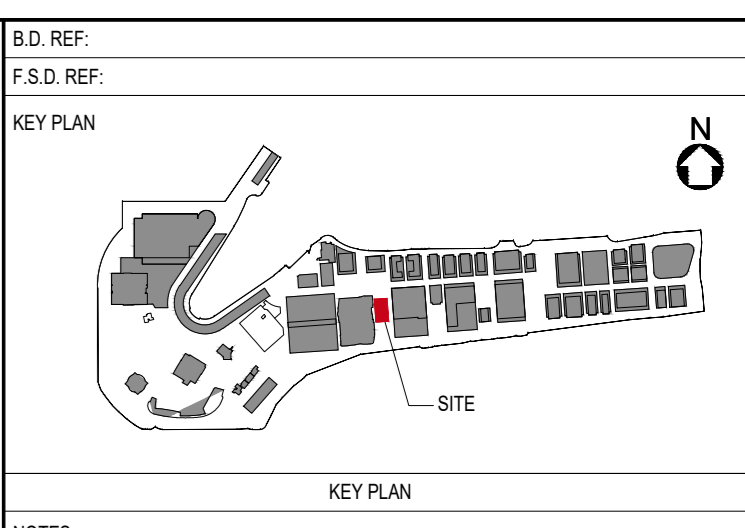
P32 SITE BOUNDARY LINE

PLANTING AREA

LANDSCAPE LEVELS LEGEND

- +0.00 FFL FINISHED FLOOR LEVEL
- +0.00 BOP BOTTOM OF PLANTER
- +0.00 TOW TOP OF WALL
- +0.00 TOS TOP OF SOIL
- +0.00 SFL STRUCTURAL FLOOR LEVEL
- WATERPOINT (MANUAL IRRIGATION)
- PLANTER DRAIN

NOTE:
1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.



起源	數量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Item	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (株/mm)	Remarks
Native	API	587	Arachis pintoi	多年生花生	200	200	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	CHY	280	Cuphea hyssopifolia	台灣雪茹花	150	150	150	Dense consistent foliage, no branching and soil can be seen.
Native	GJA	312	Gardenia jasminoides	梔子花	400	300	300	Dense consistent foliage, no branching and soil can be seen.
Exotic	LJA	275	Lonicera japonica	金銀花	500	300	300	Dense consistent foliage, no branching and soil can be seen.
Exotic	LMO	127	Lantana montevidensis	鋪地奧金鳳	200	200	150	Dense consistent foliage, no branching and soil can be seen.
Exotic	MFI	1452	Muhlenbergia fillipes	亂子草	400	250	200	Dense consistent foliage, no branching and soil can be seen.
Native	OJA	1432	Ophiopogon japonicus	沿階草	200	200	150	Dense consistent foliage, no branching and soil can be seen.

起源	數量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Item	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (株/mm)	Remarks
Climbers	FPU	134	Ficus pumila	薛荔	200	200		

起源	數量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Item	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (株/mm)	Remarks
Trees	LF	4	Liquidambar formosana	楓香	4000	2500	100	
Exotic	TD	1	Taxodium distichum	落羽松	5000	2500	100	
Exotic	TM	1	Terminalia mantaly	垂葉榕	6000	3000	110	
Exotic	TMT	2	Terminalia mantaly cv. 'Tricolour'	垂葉榕	5000	3000	100	

Counted as compensatory trees. DBH 410mm in total

#BUFFER TREE

REV. DATE PURPOSE OF RELEASE PRODUCED BY

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JOB TITLE

P32 - ARTIST HOSTEL / RESIDENCE

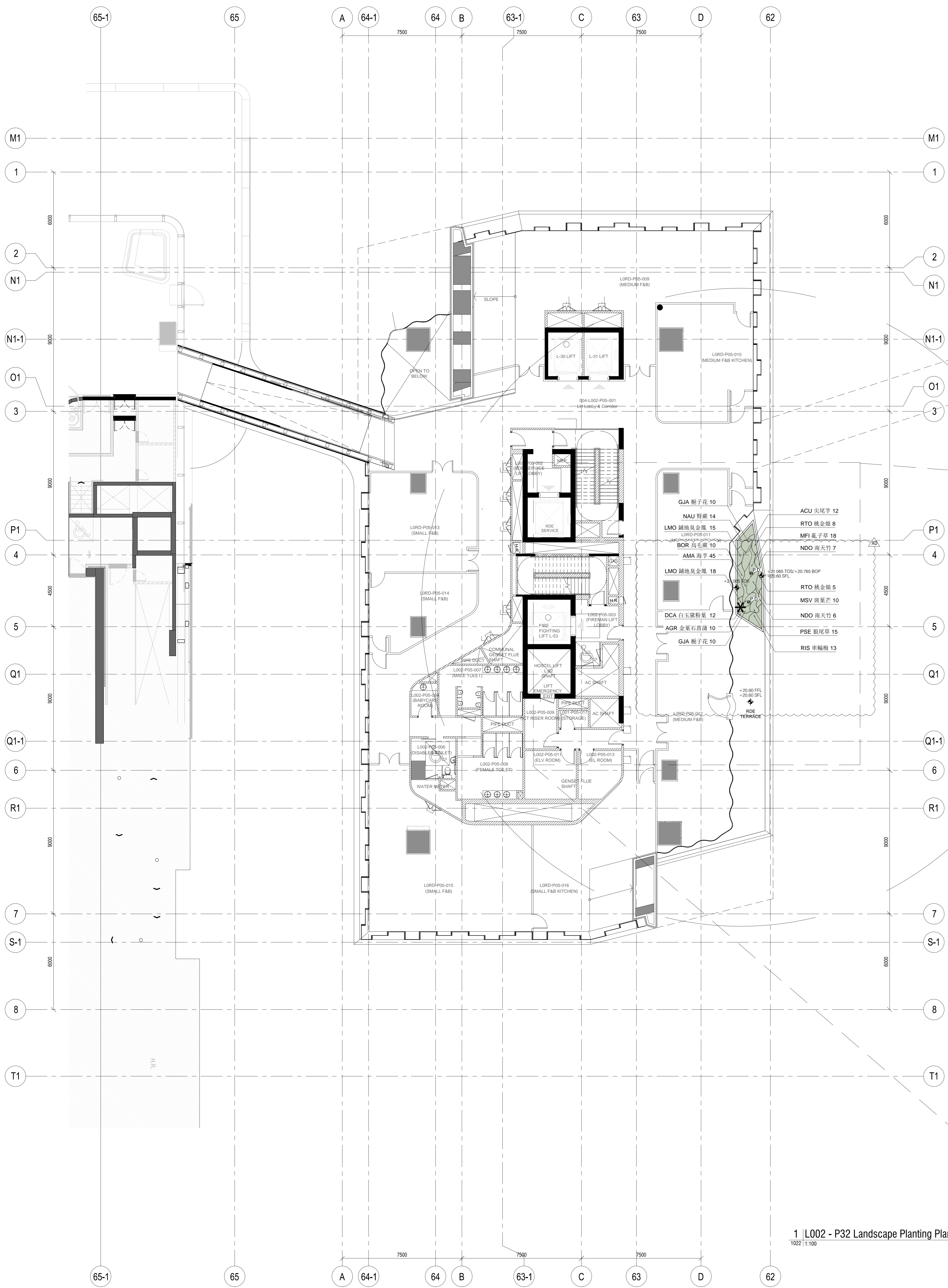
DRAWING TITLE

Plan L000 - P32 Landscape Planting Plan

SCALE	AS SHOWN	PRINTED	AO
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE			LANDSCAPE
PHASE	TENDER DOCUMENTATION 100%		
DRAWING NO.		REV.	
3A32X-LWK-LAN-DWG-1020-P00-XXXX-WS3			
CAD REF NAME	3A32X-LWK-LAN-DWG-1020-P00-1000-WS3-XD.dwg		
EMPLOYER			

westKowloon

西九文化區



起源	數量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (株/mm)	Remarks	
native	AGR	10	<i>Acorus gramineus</i>	金葉石菖蒲	300	200	150	Dense consistent foliage, no branching and soil can be seen.
native	ACU	12	<i>Alocasia macrorrhizos G. Don</i>	尖尾芋	300	300	250	Dense consistent foliage, no branching and soil can be seen.
native	AMA	45	<i>Alocasia macrorrhizos</i>	海芋	150	150	150	Dense consistent foliage, no branching and soil can be seen.
native	BOR	10	<i>Blechnum orientale</i>	烏毛蕨	400	400	300	Dense consistent foliage, no branching and soil can be seen.
Exotic	DCA	12	<i>Dieffenbachia camille</i>	白玉黛粉葉	400	400	350	Dense consistent foliage, no branching and soil can be seen.
native	GJA	20	<i>Gardenia jasminoides</i>	梔子花	400	300	300	Dense consistent foliage, no branching and soil can be seen.
Exotic	LMO	28	<i>Lantana montevidensis</i>	鋪地臭金鳳	200	200	150	Dense consistent foliage, no branching and soil can be seen.
native	MSV	10	<i>Miscanthus sinensis Variegatus</i>	斑葉芒	500	300	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	MFI	18	<i>Muhlenbergia filipes</i>	亂子草	400	250	200	Dense consistent foliage, no branching and soil can be seen.
Exotic	NDO	19	<i>Nandina domestica</i>	南天竺	600	500	300	Dense consistent foliage, no branching and soil can be seen.
native	NAU	14	<i>Nephrolepis auriculata</i>	腎蕨	300	300	250	Dense consistent foliage, no branching and soil can be seen.
native	PSE	15	<i>Pennisetum alopecuroides</i>	狼尾草	500	300	250	Dense consistent foliage, no branching and soil can be seen.
native	RIS	13	<i>Rhaphiolepis indica</i>	車輪梅	500	400	300	Dense consistent foliage, no branching and soil can be seen.
native	RTO	13	<i>Rhodomyrtus tomentosa</i>	桃金娘	500	500	400	Dense consistent foliage, no branching and soil can be seen.

LANDSCAPE GENERAL LEGEND

PLANTING AREA

LANDSCAPE LEVELS LEGEND

- +0.00 FFL FINISHED FLOOR LEVEL
- +0.00 BOP BOTTOM OF PLANTER
- +0.00 DFL DRAIN FLOOR LEVEL (BELOW PAVING DECK)
- +0.00 TOK TOP OF KERB
- +0.00 SFL STRUCTURAL FLOOR LEVEL
- +0.00 TOS TOP OF SOIL
- WATERPOINT (MANUAL IRRIGATION)
- P.D. PLANTER DRAIN

NOTE:
1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.

KEY PLAN

NOTES:

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR TENDER DOCUMENTATION 100%	19/06/2018	LWKL
2	FOR CONSTRUCTION 100% (ASSEMBLY)	14/02/2019	LWKL
3	FOR CONSTRUCTION 100%	19/12/2018	LWKL
4	FOR CONSTRUCTION 100%	09/10/2018	LWKL

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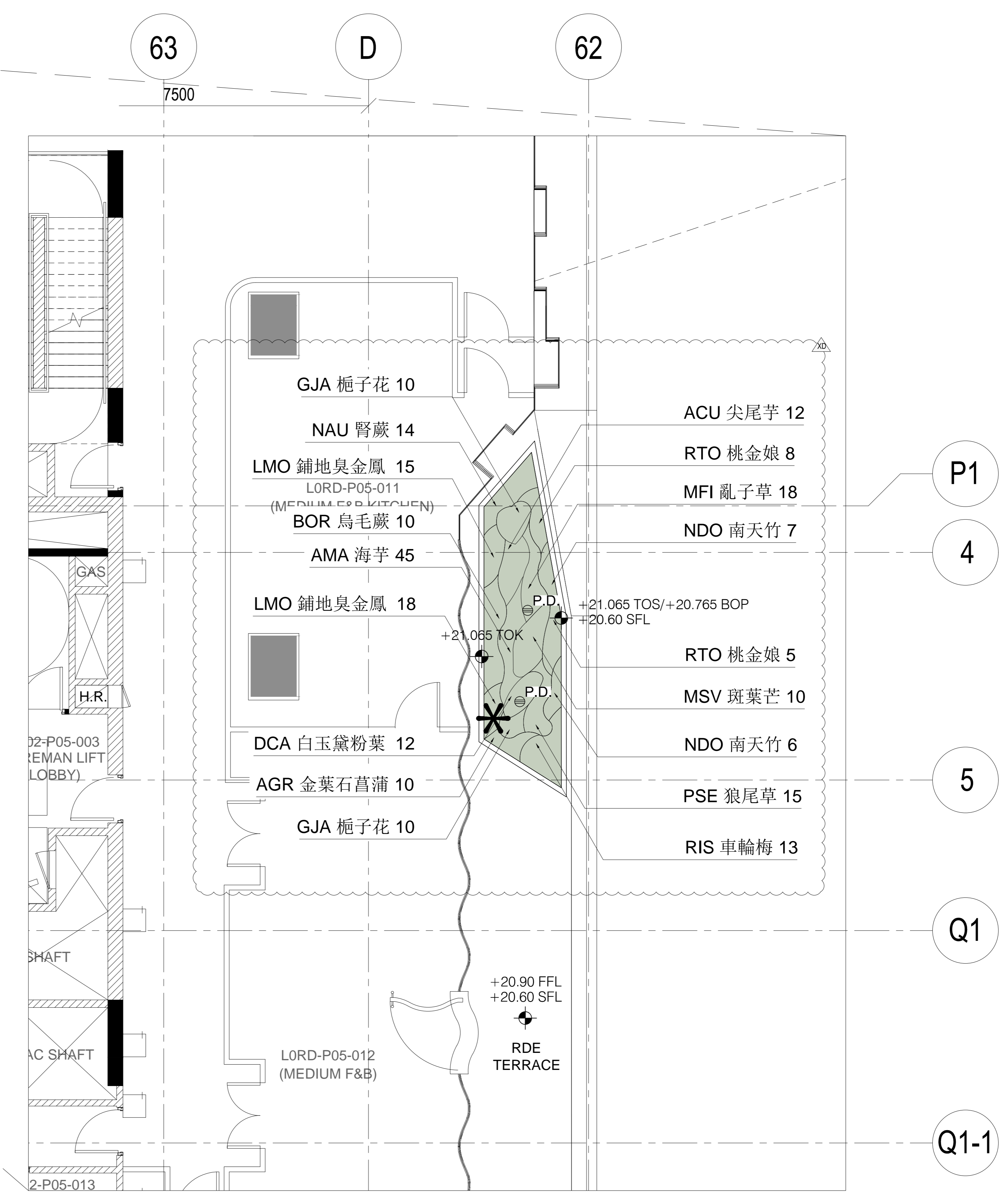
AUTHORITY'S CONSULTANT
QUANTITY SURVEYOR

JOB TITLE
P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE
Plan L002 - P32 Landscape Planting Plan

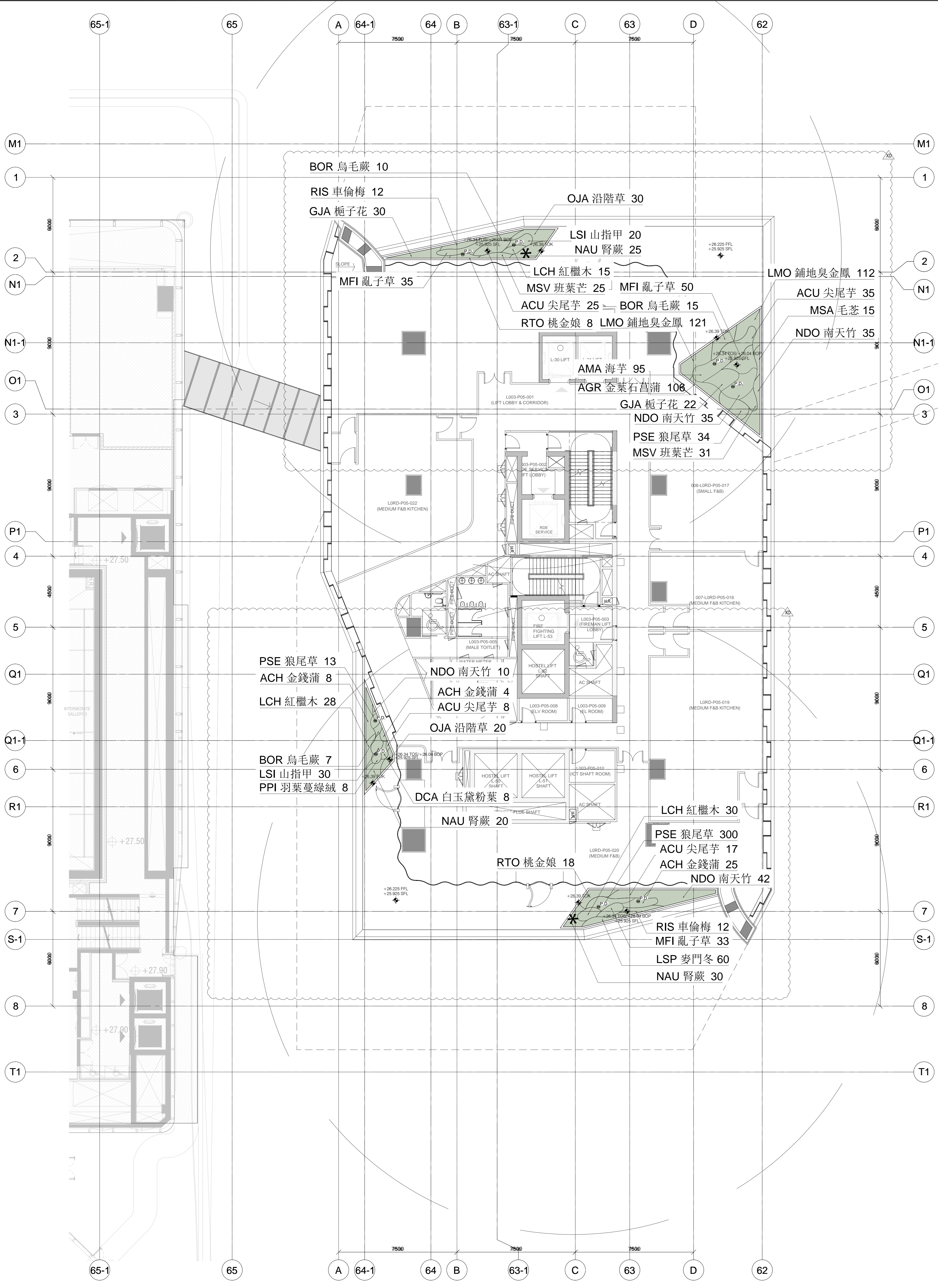
SCALE	AS SHOWN	PRINTED	A0
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE			LANDSCAPE
PHASE			TENDER DOCUMENTATION 100%
DRAWING NO.		REV.	
3A32X-LWK-LAN-DWG-1022-P00-XXXX-WS3		XD	
CAD REF NAME	3A32X-LWK-LAN-DWG-1022-P00-XXXX-WS3.dwg		
EMPLOYER			

westKowloon
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1 | L002 - P32 Landscape Planting Plan
1022 | 1:100

2 | L002 - P32 Landscape Planting Plan (PART PLAN BLOW-UP)
1022 | 1:100



起源	數量	植物名稱	中文名稱	高度	冠寬	間距	
Origin	Item	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)
native	ACH	37	Abelia chinensis R. Br	金錢蒲	300	300	700
native	ACU	85	Alocasia macrorrhizos G. Don	尖尾芋	300	300	250
native	AGR	106	Acorus gramineus	金葉石菖蒲	300	200	150
native	AMA	95	Alocasia macrorrhizos	海芋	150	150	150
native	BOR	32	Blechnum orientale	烏毛蕨	400	400	300
exotic	DCA	8	Dieffenbachia camille	白玉黛粉葉	400	400	350
native	GJA	52	Gardenia jasminoides	梔子花	400	300	300
exotic	LCH	73	Loropetalum chinense	紅繼木	200	200	200
exotic	LMO	145	Lantana montevidensis	鋪地臭金鳳	200	200	150
native	LSI	233	Lonicera japonica	山指甲	400	300	150
native	LSP	60	Liriope spicata	麥門冬	200	200	150
exotic	MFI	118	Muhlenbergia filipes	亂子草	400	250	200
native	MSA	15	Melastoma sanguineum	毛萼	400	250	250
native	MSV	56	Miscanthus sinensis Variegatus	班葉芒	500	300	200
native	NAU	75	Nephrolepis auriculata	腎蕨	300	300	250
exotic	NDO	122	Nandina domestica	南天竺	600	500	300
native	OJA	85	Ophiopogon japonicus	沿階草	200	250	200
exotic	PPI	8	Philodendron bipinnatifidum	羽葉蔓綠絨	300	300	250
native	PSE	347	Pennisetum alopecuroides	狼尾草	500	300	250
native	RIS	24	Rhaphiolepis indica	車輪梅	500	400	300
native	RTO	26	Rhodomyrtus tomentosa	桃金娘	500	500	400

LANDSCAPE GENERAL LEGEND

PLANTING AREA

LANDSCAPE LEVELS LEGEND

+0.00 FFL FINISHED FLOOR LEVEL

+0.00 BOP BOTTOM OF PLANTER

+0.00 DFL DRAIN FLOOR LEVEL (BELOW PAVING DECK)

+0.00 TOK TOP OF KERB

+0.00 SFL STRUCTURAL FLOOR LEVEL

+0.00 TOS TOP OF SOIL

WATERPOINT (MANUAL IRRIGATION)

P.D. PLANTER DRAIN

NOTE:
1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.

S.D. REF:
F.S.D. REF:
KEY PLAN

NOTES:

NO.	DATE	DESCRIPTION	BY	CHECKED
1	19/06/2018	TENDER DOCUMENTATION 100%	LWKL	
2	14/07/2018	DESIGN DEVELOPMENT 100% (ASSEMBLY)	LWKL	
3	19/07/2018	DESIGN DEVELOPMENT 100%	LWKL	
4	09/08/2018	DESIGN DEVELOPMENT 50%	LWKL	

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JOB TITLE

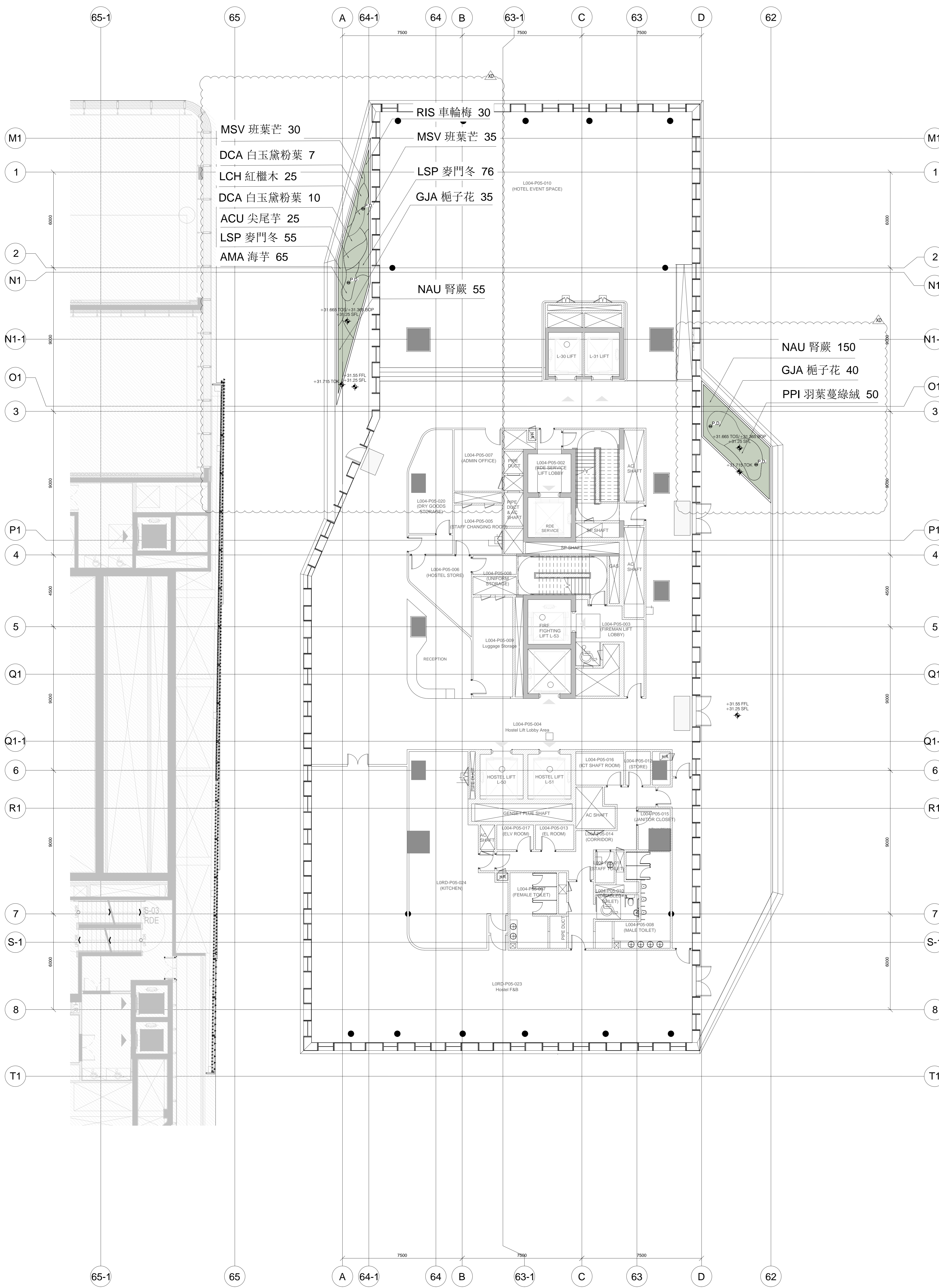
P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE

Plan L003 - P32 Landscape Planting Plan

SCALE	AS SHOWN	PRINTED	A0
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE			LANDSCAPE
PHASE			TENDER DOCUMENTATION 100%
DRAWING NO.			REV.
3A32X-LWK-LAN-DWG-1023-P00-XXXX-WS3			XD
CAD REF NAME			3A32X-LWK-LAN-DWG-1023-P00-1003-WSS-XD.dwg
EMPLOYER			

westKowloon
西九文化區



起源	數量	植物名稱	中文名稱	高度	冠寬	間距
Origin	Item	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing
native	ACU	Alocasia macrorrhizos G. Don	尖尾芋	300	300	250
native	AMA	Alocasia macrorrhizos	海芋	150	150	150
exotic	DCA	Dieffenbachia camille	白玉黛粉葉	400	400	350
native	GJA	Gardenia jasminoides	梔子花	400	300	300
exotic	LCH	Loropetalum chinense	紅繼木	200	200	200
native	LSP	Liriope spicata	麥門冬	200	200	150
native	MSV	Miscanthus sinensis Variegatus	班葉芒	500	300	200
native	NAU	Nephrolepis auriculata	腎蕨	300	300	250
exotic	PPI	Philodendron bipinnatifidum	羽葉蔓綠絨	300	300	250
native	RIS	Rhaphiolepis indica	車輪梅	500	400	300

LANDSCAPE GENERAL LEGEND

PLANTING AREA

LANDSCAPE LEVELS LEGEND

- +0.00 FFL FINISHED FLOOR LEVEL
- +0.00 BOP BOTTOM OF PLANTER
- +0.00 DFL DRAIN FLOOR LEVEL (BELOW PAVING DECK)
- +0.00 TOK TOP OF KERB
- +0.00 SFL STRUCTURAL FLOOR LEVEL
- +0.00 TOS TOP OF SOIL
- WATERPOINT (MANUAL IRRIGATION)
- P.D. PLANTER DRAIN

NOTE:
 1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.

S.D. REF: F.S.D. REF: KEY PLAN

NOTES:

NO.	DATE	DESCRIPTION	BY	CHECKED
1	18/06/2018	TENDER DOCUMENTATION 100%	LWKL	
2	18/06/2018	DESIGN DEVELOPMENT 100% (ASSEMBLING)	LWKL	
3	18/06/2018	DESIGN DEVELOPMENT 100%	LWKL	
4	09/10/2018	DESIGN DEVELOPMENT 50%	LWKL	

REV. DATE PURPOSE OF RELEASE PRODUCED BY

LEAD CONSULTANT PURPOSE OF RELEASE PRODUCED BY

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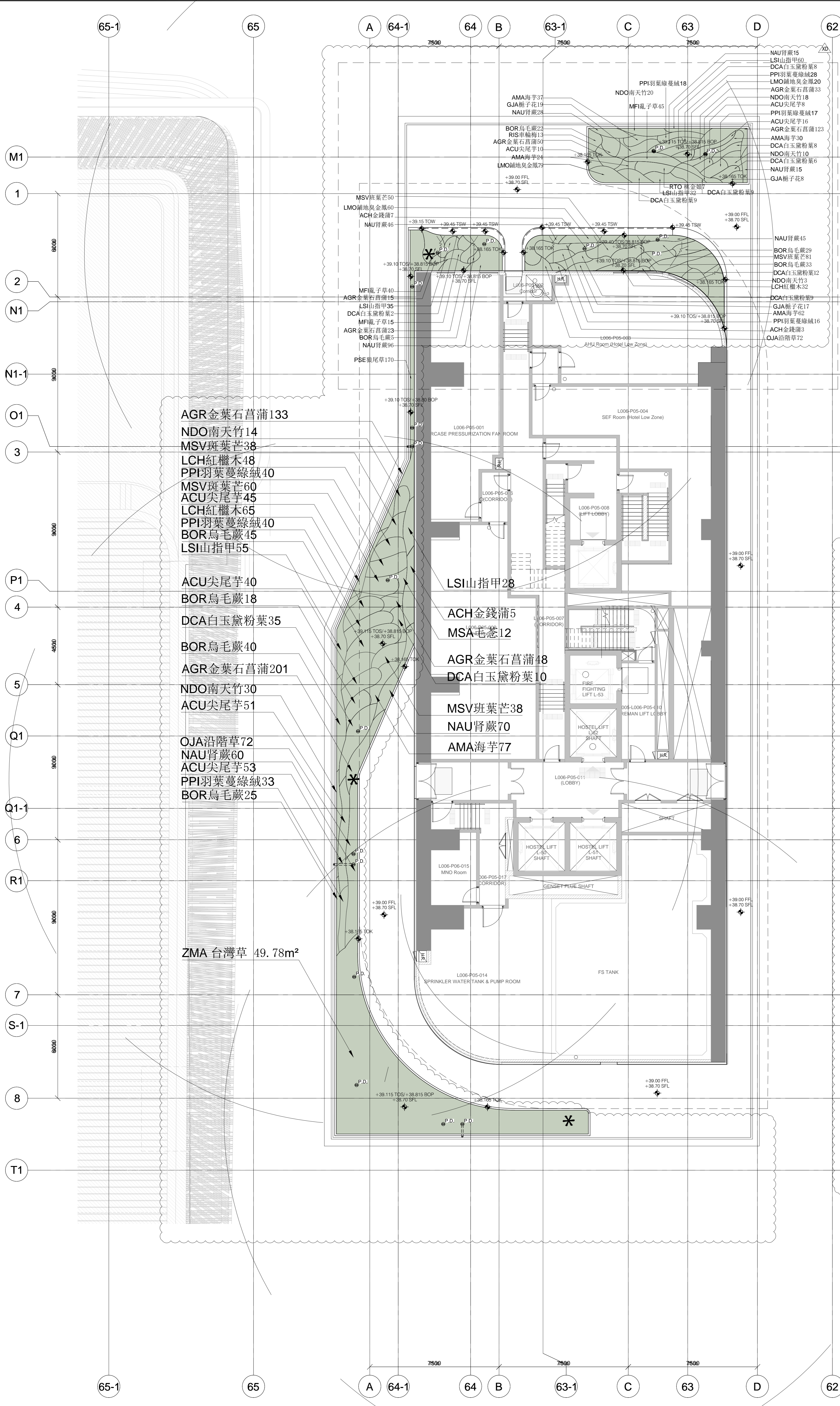
P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE

Plan L004 - P32 Landscape Planting Plan

SCALE	AS SHOWN	PRINTED	A0
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE			LANDSCAPE
PHASE			TENDER DOCUMENTATION 100%
DRAWING NO.		REV.	
3A32X-LWK-LAN-DWG-1024-P00-XXXX-WS3		XD	
CAD REF NAME	3A32X-LWK-LAN-DWG-1024-P00-L004-WSS-XD.dwg		
EMPLOYER			

westKowloon
西九文化區



起源	數量	植物名稱	中文名稱	高度	冠寬	間距	
Origin	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (mm)	
native	ACH	15	Abelia chinensis R. Br	金錢蒲	300	300	700
native	ACU	313	Alocasia macrorrhizos G. Don	尖尾芋	300	300	250
native	AGR	603	Acorus gramineus	金葉石菖蒲	300	200	150
native	AMA	206	Alocasia macrorrhizos	海芋	150	150	150
native	BOR	217	Blechnum orientale	烏毛蕨	400	400	200
exotic	DCA	234	Dieffenbachia camille	白玉黛粉葉	400	400	350
native	GJA	44	Gardenia jasminoides	梔子花	400	300	300
exotic	LCH	113	Loropetalum chinense	紅繼木	200	200	200
exotic	LMO	159	Lantana montevidensis	鋪地臭金鳳	200	200	150
native	LSI	155	Lonicera japonica	山指甲	400	300	150
exotic	MFI	100	Muhlenbergia filipes	亂子草	400	250	200
native	MSA	12	Melastoma sanguineum	毛荳	400	250	250
native	MSV	267	Miscanthus sinensis Variegatus	斑葉芒	500	300	200
native	NAU	360	Nephrolepis auriculata	腎蕨	300	300	200
exotic	NDO	95	Nandina domestica	南天竺	600	500	300
native	OJA	144	Ophiopogon japonicus	沿階草	200	250	200
exotic	PPI	192	Philodendron bipinnatifidum	羽葉蔓綠絨	300	300	250
native	PSE	170	Pennisetum alopecuroides	狼尾草	500	300	150
native	RIS	13	Rhaphiolepis indica	車輪梅	500	400	300
native	RTO	7	Rhodomyrtus tomentosa	桃金娘	500	500	400
native	ZMA	54.5	Zoysia matrella	台灣草	/	/	/

LANDSCAPE GENERAL LEGEND

PLANTING AREA

LANDSCAPE LEVELS LEGEND

+0.00 FFL FINISHED FLOOR LEVEL

+0.00 BOP BOTTOM OF PLANTER

+0.00 DFL DRAIN FLOOR LEVEL (BELOW PAWING DECK)

+0.00 TOK TOP OF KERB

+0.00 TSW TOP OF SEATWALL

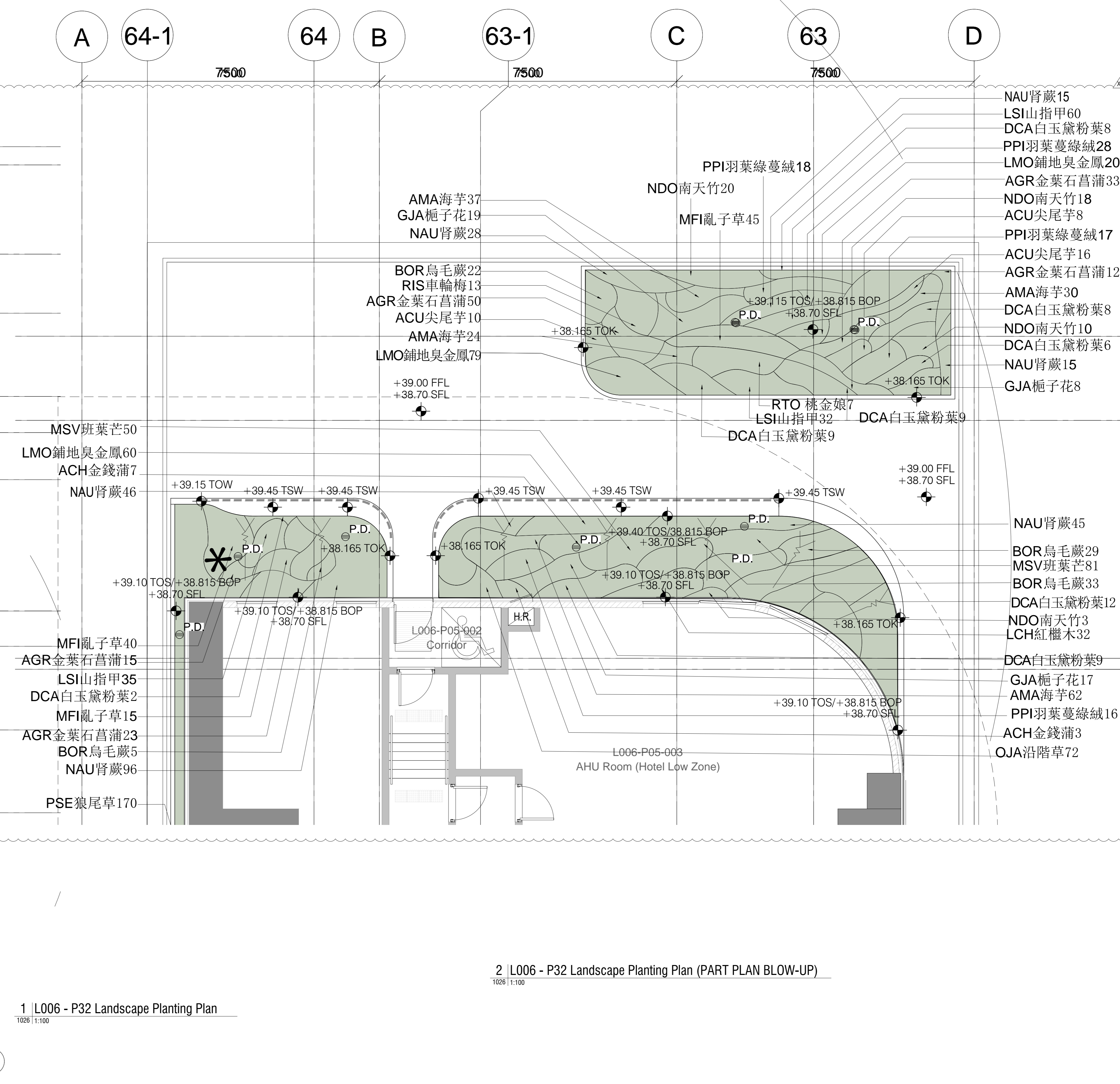
+0.00 SFL STRUCTURAL FLOOR LEVEL

+0.00 TOS TOP OF SOIL

WATERPOINT (MANUAL IRRIGATION)

P.D. PLANTER DRAIN

NOTE:
 1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.



1 L006 - P32 Landscape Planting Plan
 1/200 1:100

2 L006 - P32 Landscape Planting Plan (PART PLAN BLOW-UP)
 1/200 1:100

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JOB TITLE
 P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE
 Plan L006 - P32 Landscape Planting Plan

SCALE AS SHOWN **PRINTED** A0

CHECKED VW **DATE** 24.07.2018

APPROVED NL **DATE** 24.07.2018

PRODUCED BY MS/EP **DATE** 24.07.2018

AUTHOR LWKL

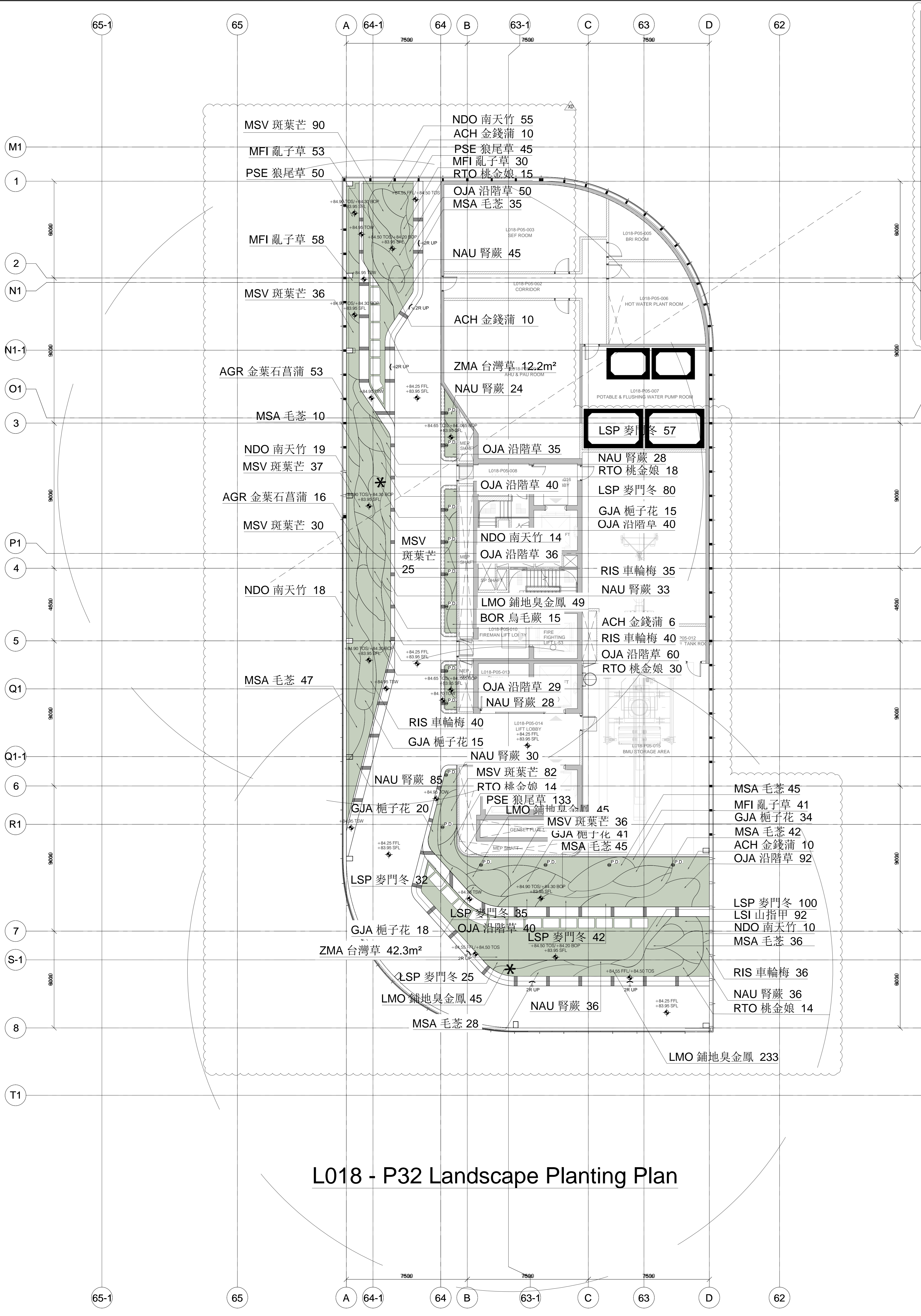
DISCIPLINE LANDSCAPE

PHASE TENDER DOCUMENTATION 100%

DRAWING NO. 3A32X-LWK-LAN-DWG-1026-P00-XXXX-WS3 **REV.** XD

CLIENT REF NAME 3A32X-LWK-LAN-DWG-1026-P00-L006-WSS-W3.dwg **EMPLOYER**

westKowloon
 西九文化區



起源	數量	植物名稱	中文名稱	高度	冠寬	間距
Origin	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing (株/mm)
native	ACH	Abelia chinensis R. Br	金錢蒲	300	300	700
native	AGR	Acorus gramineus	金葉石菖蒲	300	200	150
native	BOR	Blechnum orientale	烏毛蕨	400	400	300
native	GJA	Gardenia jasminoides	梔子花	400	300	300
exotic	LMO	Lantana montevidensis	鋪地臭金鳳	200	200	150
native	LSI	Lonicera japonica	山指甲	400	300	150
native	LSP	Liriope spicata	麥門冬	200	200	150
exotic	MFI	Muhlenbergia filipes	亂子草	400	250	200
native	MSA	Melastoma sanguineum	毛萼	400	250	250
native	MSV	Miscanthus sinensis Variegatus	斑葉芒	500	300	200
native	NAU	Nephrolepis auriculata	腎蕨	300	300	250
exotic	NDO	Nandina domestica	南天竺	600	500	300
native	OJA	Ophiopogon japonicus	沿階草	200	250	200
native	PSE	Pennisetum alopecuroides	狼尾草	500	300	250
native	RIS	Rhaphiolepis indica	車輪梅	500	400	300
native	RTO	Rhodomyrtus tomentosa	桃金娘	500	500	400
native	ZMA	Zoysia matrella	台灣草	/	/	/

LANDSCAPE GENERAL LEGEND

PLANTING AREA

LANDSCAPE LEVELS LEGEND

- +0.00 FFL FINISHED FLOOR LEVEL
- +0.00 BOP BOTTOM OF PLANTER
- +0.00 DFL DRAIN FLOOR LEVEL (BELOW PAWING DECK)
- +0.00 TOK TOP OF KERB
- +0.00 TSW TOP OF SEATWALL
- +0.00 SFL STRUCTURAL FLOOR LEVEL
- +0.00 TOS TOP OF SOIL
- WATERPOINT (MANUAL IRRIGATION)
- P.D. PLANTER DRAIN

NOTE:
1) PLANTING SOIL & PLANTING MATERIALS INCLUDING PROPRIETARY DRAINAGE CELL / SUBSOIL DRAINS & FILTER FABRIC SHALL BE SUPPLIED & INSTALLED BY THE SOFT LANDSCAPE CONTRACTOR.

KEY PLAN

NOTES:

NO.	DATE	DESCRIPTION	BY	CHECKED	SCALE
1	19/06/2018	TENDER DOCUMENTATION 100%	LWKL		
2	14/07/2018	DESIGN DEVELOPMENT 100% (ASSEMBLING)	LWKL		
3	19/10/2018	DESIGN DEVELOPMENT 100%	LWKL		
4	09/10/2018	DESIGN DEVELOPMENT 50%	LWKL		

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JOB TITLE

P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE

Plan L018 - P32 Landscape Planting Plan


SCALE	AS SHOWN	PRINTED	A0
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE			LANDSCAPE
PHASE			TENDER DOCUMENTATION 100%
DRAWING NO.		REV.	
3A32X-LWK-LAN-DWG-1028-P00-XXXX-WS3		XD	
CAD REF NAME	3A32X-LWK-LAN-DWG-1028-P00-L018-WS3-XD.dwg		
EMPLOYER			

westKowloon
西九文化區

L018 - P32 Landscape Planting Plan



起源	數量	植物名稱	中文名稱	高度	冠寬	間距	備註	
Origin	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	Spacing 株/mm	Remarks	
SHRUBS/GROUNDCOVER								
Native	AGR	788	<i>Acorus gramineus</i>	金葉石菖蒲	300	200	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	API	587	<i>Arachis pintoi</i>	多年生花生	200	200	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	ACH	88	<i>Abelia chinensis R. Br</i>	糯米條	300	300	700	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	ACU	435	<i>Alocasia macrorrhizos G. Don</i>	尖尾芋	300	300	250	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	AMA	411	<i>Alocasia macrorrhizos</i>	海芋	150	150	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	BOR	274	<i>Blechnum orientale</i>	烏毛蕨	400	400	300	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	CHY	280	<i>Cuphea hyssopifolia</i>	台灣雪茄花	150	150	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	DCA	261	<i>Dieffenbachia camille</i>	白玉黛粉葉	400	400	350	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	GJA	608	<i>Gardenia jasminoides</i>	梔子花	400	300	300	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	LMO	831	<i>Lantana montevidensis</i>	鋪地臭金鳳	200	200	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	LSP	627	<i>Liriope spicata</i>	麥門冬	200	200	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	LSI	480	<i>Lonicera japonica</i>	山指甲	400	300	150	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	LCH	211	<i>Loropetalum chinense</i>	紅繼木	200	200	200	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	MSV	709	<i>Miscanthus sinensis Variegatus</i>	斑葉芒	500	300	200	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	MFI	1452	<i>Muhlenbergia filipes</i>	亂子草	400	250	200	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	MSA	315	<i>Melastoma sanguineum</i>	毛荳	400	250	250	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	NDO	352	<i>Nandina domestica</i>	南天竺	600	500	300	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	NAU	969	<i>Nephrolepis auriculata</i>	腎蕨	300	300	250	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	OJA	2083	<i>Ophiopogon japonicus</i>	沿階草	200	250	200	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	PSE	760	<i>Pennisetum alopecuroides</i>	狼尾草	500	300	250	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Exotic	PPI	250	<i>Philodendron bipinnatifidum</i>	羽葉蔓綠絨	300	300	250	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	RIS	231	<i>Rhaphiolepis indica</i>	車輪梅	500	400	300	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
Native	RTO	137	<i>Rhodomyrtus tomentosa</i>	桃金娘	500	500	400	Dense consistent foliage, no branching and soil can be seen. 濃密葉片能覆蓋所有枝條及泥土。
TURF (LAWN)								
Native	ZMA	104.28 sqm	<i>Zoysia matrella</i>	台灣草	/	/	/	In sq.m; every unit should be 300 x 300 x 40(H); soil thickness should be 30mm; submit sample and certificate for approval is a must; 以平方米為計價單位；草皮每塊以300x300x40 (高) 為標準；草塊土層以30mm厚為標準；
CLIMBER								
Native	FPU	134	<i>Ficus pumila</i>	薜荔	/	200	200	


起源	數量	植物名稱	中文名稱	高度	冠寬	胸徑	備註	
Origin	Qty	Botanical name	Chinese Name	Height (mm)	Spread (mm)	DBH mm	Remarks	
TREE								
Native	LF	4	<i>Liquidambar formosana</i>	楓香	3500	2500	150	
Exotic	TD	1	<i>Taxodium distichum</i>	落羽松	5000	2500	100	
Exotic	TM	1	<i>Terminalia mantaly</i>	細葉欖仁	6000	3000	110	
Exotic	TMT	2	<i>Terminalia mantaly cv. 'Tricolour'</i>	錦葉欖仁	5000	3000	100	

I.D. REF: _____
 F.S.D. REF: _____
 KEY PLAN: 

NOTES:

REV	DATE	PURPOSE OF RELEASE	PRODUCED BY

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JOB TITLE
P32 - ARTIST HOSTEL / RESIDENCE

DRAWING TITLE
PLANTING SCHEDULE

SCALE	N.A.	PRINTED	A0
CHECKED	VV	DATE	24.07.2018
APPROVED	NL	DATE	24.07.2018
PRODUCED BY	MS/EP	DATE	24.07.2018
AUTHOR			LWKL
DISCIPLINE	LANDSCAPE		
PHASE	TENDER DOCUMENTATION 100%		
DRAWING NO.	3A35X-LWK-LAN-DWG-8030-P00-XXXX-WS3	REV.	XE
DWG REF NAME	3A35X-LWK-LAN-DWG-8030-P00-XXXX-WS3-XE.dwg		
EMPLOYER			

westKowloon
 西九文化區

Appendix F – Post Planting Care Plan

Post Planting Care Plan
LYRIC THEATRE

Establishment work operation schedule (12 month establishment period for all planting is required to be carried out by the contractor prior to hand over the soft landscape works to the Authority and /maintenance agency to undertake the long term maintenance requirement.)

Operation	Description	Frequency	Notes
a. Replacement planting	Replacement of dead or dying plants	As directed by the Landscape Architect	Immediately following weeding operations. Preferably during planting season i.e. Mar-Sep.
b. Watering	Watering of planted areas as required	Daily operation except where rainfall > 20mm/day. Early morning and/or late afternoon	Duration of the irrigation system watering time to be reviewed periodically and any necessary adjustment made
c. Weeding	Removal of all non-specified plants for all planting areas	12 times per year – once every three weeks in growing season, once five weeks at other times	The three weeks weeding cycle – adjusted to five weeks in the winter season (continuous cycle of weeding)
d. Noxious and invasive weeds	Remove species of noxious and invasive weeds, e.g. <i>Mikania micrantha</i> and <i>Leucaena leucocephala</i> , immediately when discovered	Daily check as part of other inspections – immediately treatment as necessary	Observe the guidelines and practice notes promulgated by AFCD on treatment of noxious weeds
e. Post-planting fertilizer	Application of fertilizer to all planting areas	Two applications with 100 to 300 days in first Spring / Autumn after completion of planting / grass laying	Application of fertilizer twice during the first year
f. Soil aeration	Forking over to a depth of 100mm for grass / shrubs & groundcover plants	First Spring / Autumn following completion of planting	Operation conducted concurrently with fertilizer application
g. Mulching	Topping up of mulch to specified depth	Top up twice during the establishment period. Timing dependent on completion of planting – first immediately after aeration + second immediately before end of Establishment Period	Observe GLTMS guidelines on keeping mulch away from trunk flare
h. Firming up	Firming of trees and shrubs to ensure plants are set upright and properly established in the ground	As directed by the Landscape Architect – immediately after strong winds / typhoons and as necessary	Review on a monthly basis, adjustments made as necessary
i. Staking and tying	Adjustment of stakes and tying materials for trees and palms to ensure that they are secure, but allow room for plant growth	Review on a monthly basis, adjustments made as necessary	-
j. Pruning of trees / palms	Pruning of trees and palms to remove dead or damaged branches / fronds and to promote better canopy / crown shape. (Formative pruning should be undertaken during plant preparation and immediately prior to planting)	According to species, as determined by the Landscape Architect.	Observe relevant guidelines and Proper Planting Practices promulgated by GLTMS of DEVB
k. Pruning of shrubs and groundcovers	Pruning of shrubs and groundcovers to encourage bushy growth, tidy up appearance, topiary as intended, and remove dead / diseased branches	Review on a monthly basis. Prune according to species and agreed design intent, as directed by the Landscape Architect	Pruning as necessary to maintain the agreed design height for shrubs (action trigger height down to pruned height for each species / location)
m. Top dressing for grass areas	Top dress grass areas as required to smooth out minor depressions	Twice – timing to be agreed	-
n. Plant division	Remove selected plants to reduce overcrowding and replant elsewhere on site	As directed by the Landscape Architect, review on a monthly basis. (Preferably during planting season i.e. Mar-Sep)	-
o. Plant thinning	Remove selected plants to reduce overcrowding and dispose off-site	As directed by the Landscape Architect. Review on a monthly basis	-
p. Infestation by rodents etc.	Check all planting areas for signs of infestation by rodents etc. as part of the regular monthly inspection of the establishment works. Treatment	Daily check as part of other inspections – immediately treatment as necessary	-

	by pest control measures.		
q. Pest, disease, fungal growth and parasitic plants	Check all plants for signs of pest, disease, fungal growth and parasitic plants as part of the regular monthly inspection of the establishment works. Treat pest, disease and fungal growth by applying suitable chemical or pruning as appropriate. Treat parasitic plants by physical removal.	Daily check as part of other inspections – immediately treatment as necessary	-
r. Protective fencing	Check and repair protective fencing	As required	-
s. Typhoon damage	Reinstatement of all displaced trees and shrubs, treatment or replacement of damaged plants	As required	-
t. Clearance of unwanted vegetation	Carry out as part of site clearance and weeding. Remove all unwanted vegetation including undersized wild growth undesirable to be kept at the location.	As directed by the Landscape Architect	-
u. Litter collection	Collection of litter and debris from site	Daily operation across site	-
v. Erosion control	Application of erosion control measures as required preventing / controlling soil erosions. Repair of eroded areas.	As required	
w. Removal of stakes & protective fencing	Removal of stakes, guys, ties and protective fencing at the end of the Establishment Period	Once	Part of the Final Inspection
x. Mowing	Regular mowing with a sharp mower blade at the proper height will help keep grass growing vigorously and maintain adequate density.	Take place weekly at first three months. Biweekly from the fourth month	
y. Fertilizing	Feeding the lawn will increase vigour and help prevent weeds and moss from establishing. Apply fertilisers when the soil is moist, or when rain is expected.	Twice per year	
z. Over-seeding	Overseeding newer turfgrass varieties into an older lawn can help it better withstand insects, disease, drought, shady conditions and heavy traffic. The investment in overseeding pays off by reducing the amount of fertilizer, water and pesticides required. Most importantly, a renovated lawn stays greener and looks thicker and healthier.	One time per year	
aa. Top dressing	Topdressing is a sand or prepared soil mix applied to the surface of the lawn. The term topdressing also is used for the process of applying the material.	One time per year	
ab. Dethatching	Dethatching is the process of eliminating the layer of thatch that accumulates in a yard over time. Thatch is dead grass, roots, and debris that builds up between the soil and the blades of grass over time.	As required	

Soft Landscape Maintenance Schedule

Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Replacement Planting	Mar-Sept (as required)			*	*	*	*	*	*	*			
Watering	daily	*	*	*	*	*	*	*	*	*	*	*	*
Weeding	monthly	*	*	*	*	*	*	*	*	*	*	*	*
Removal of noxious and invasive weeds	daily	*	*	*	*	*	*	*	*	*	*	*	*
Apply post-planting fertilizer	Feb/Aug		*						*				
Soil aeration	Feb/Aug		*						*				
Top up mulching	2 times per year		*						*				
Firming up of tilted plants	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Adjust staking and tying of trees / palms	monthly	*	*	*	*	*	*	*	*	*	*	*	*
Pruning of trees / palms	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Pruning of shrubs and groundcovers	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Training and pruning of climbers, adjust climber ties and wires	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Top dressing for grass areas	2 times per year				*						*		
Plant division	Mar-Sept (as required)			*	*	*	*	*	*	*			
Plant thinning	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Control infestation by rodents etc.	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Control pest, disease, fungal growth and parasitic plants	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Check and repair protective fencing	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Repair typhoon damage	(as required)					*	*	*	*	*	*		
Clearance of unwanted vegetation	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Removing litter, stone and rubbish	(as required)	*	*	*	*	*	*	*	*	*	*	*	*
Erosion control	(as required)	*	*	*	*	*	*	*	*	*	*	*	*

Appendix G – Landscape, Architectural and Chromatic Treatment of the Hard Architectural and Engineering Structures and Facilities

Lyric Theatre & Artist Square

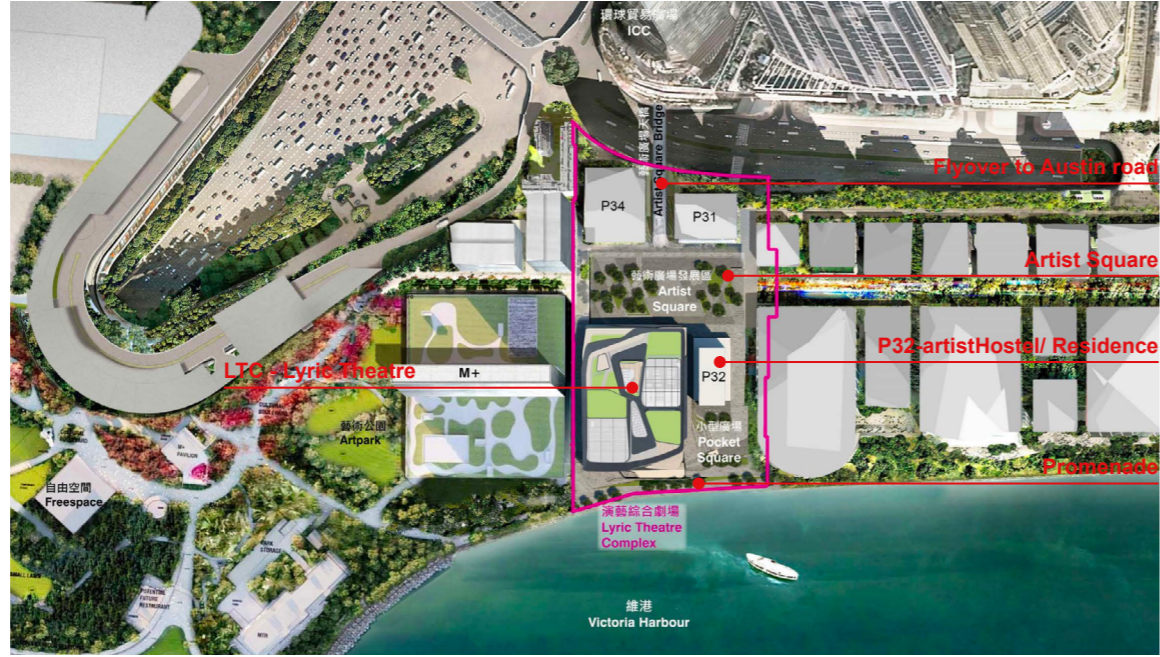


Fig.1A



Fig.1B

P32-artistHostel/ Residence

LTC - Lyric Theatre

Pocket park

Promenade



Fig.1C

Figure 1

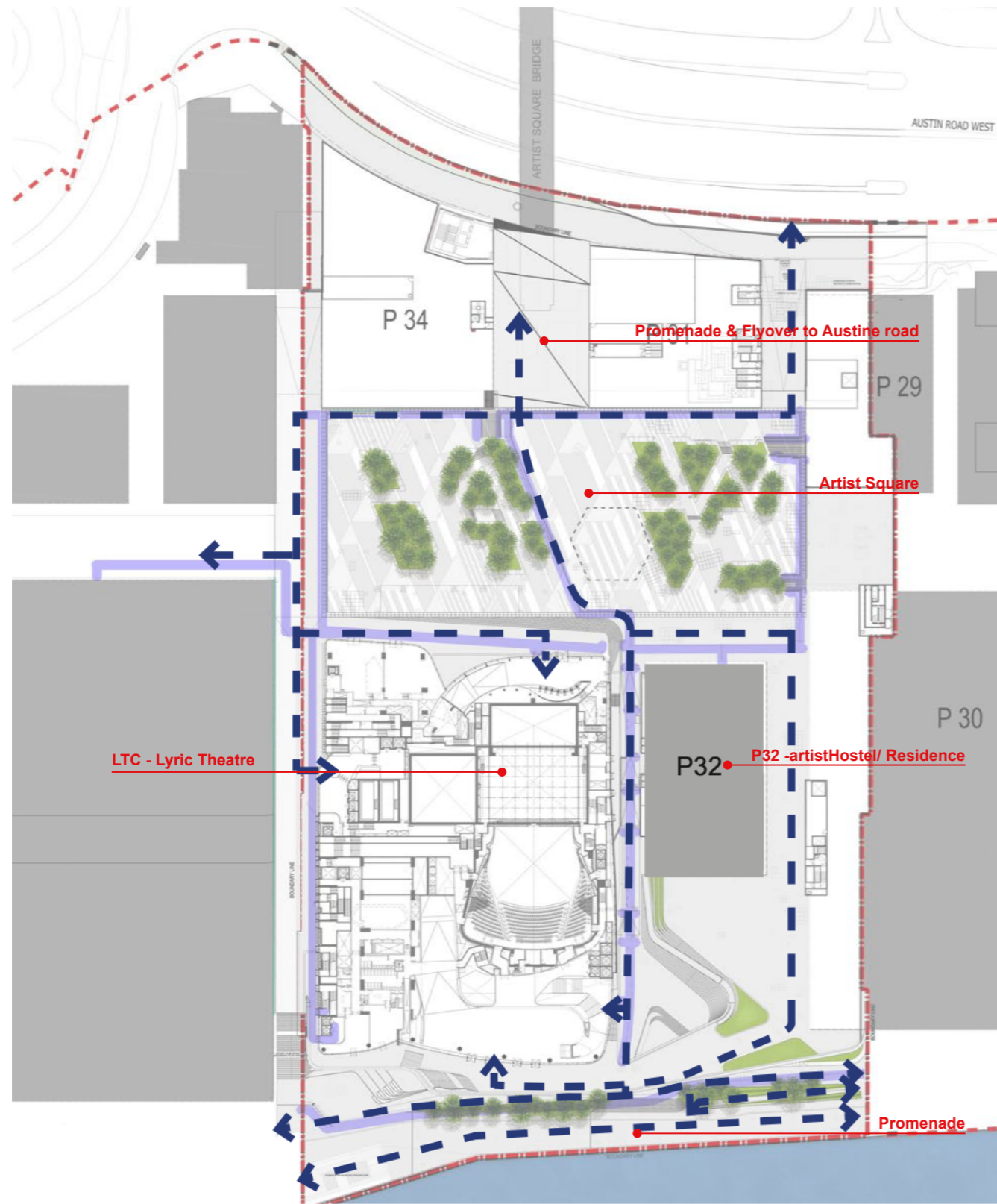
Lyric Theatre & Artist Square



Figure 2

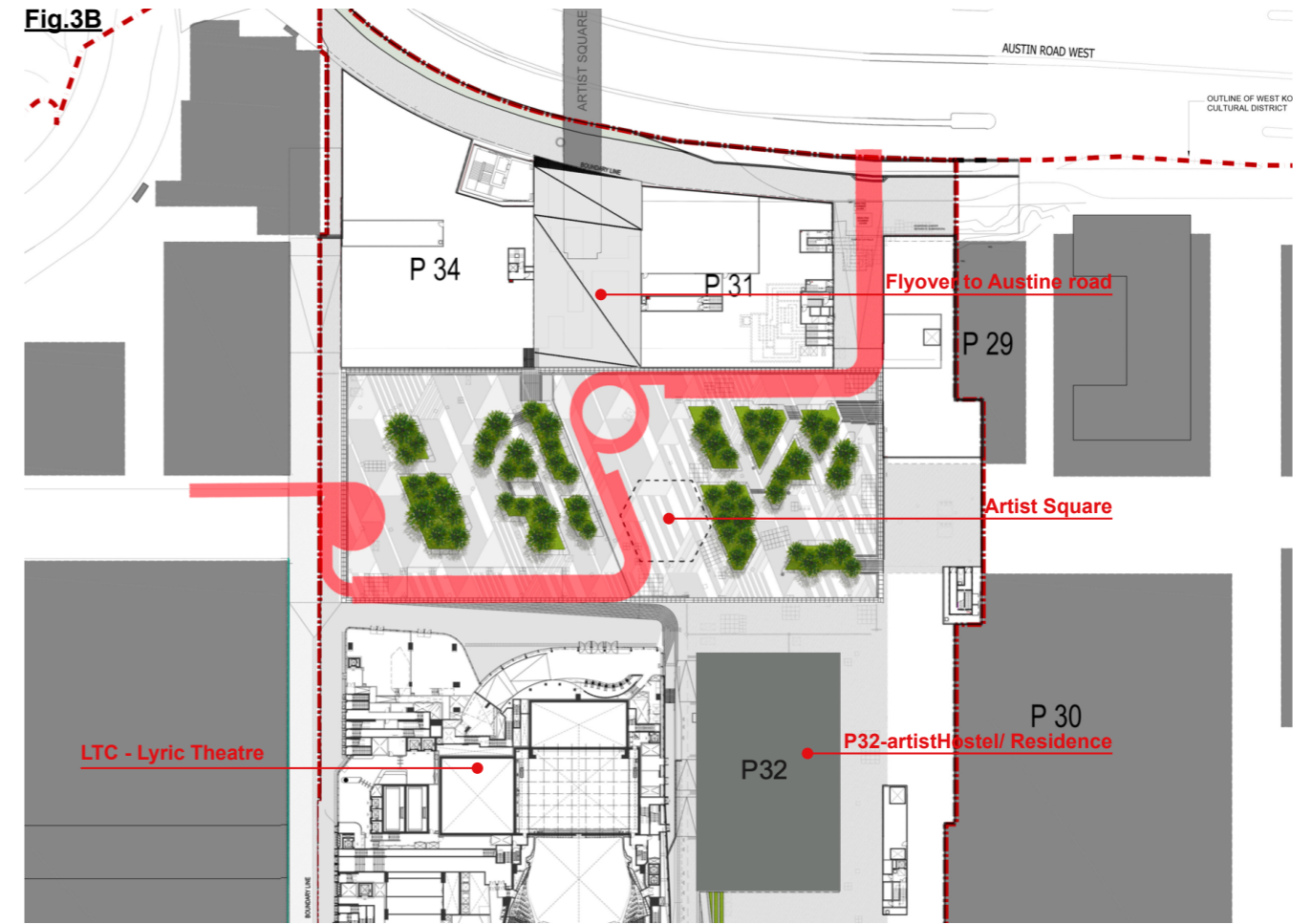
Artist Square - Landscape Design

Fig.3A



Universal accessibility

Fig.3B



Vehicular path

Fig.3C



Event (pocket open space)

Figure 3

Artist Square, Pocket Park & Promenade



Fig.4A

Artist Square

Figure 4

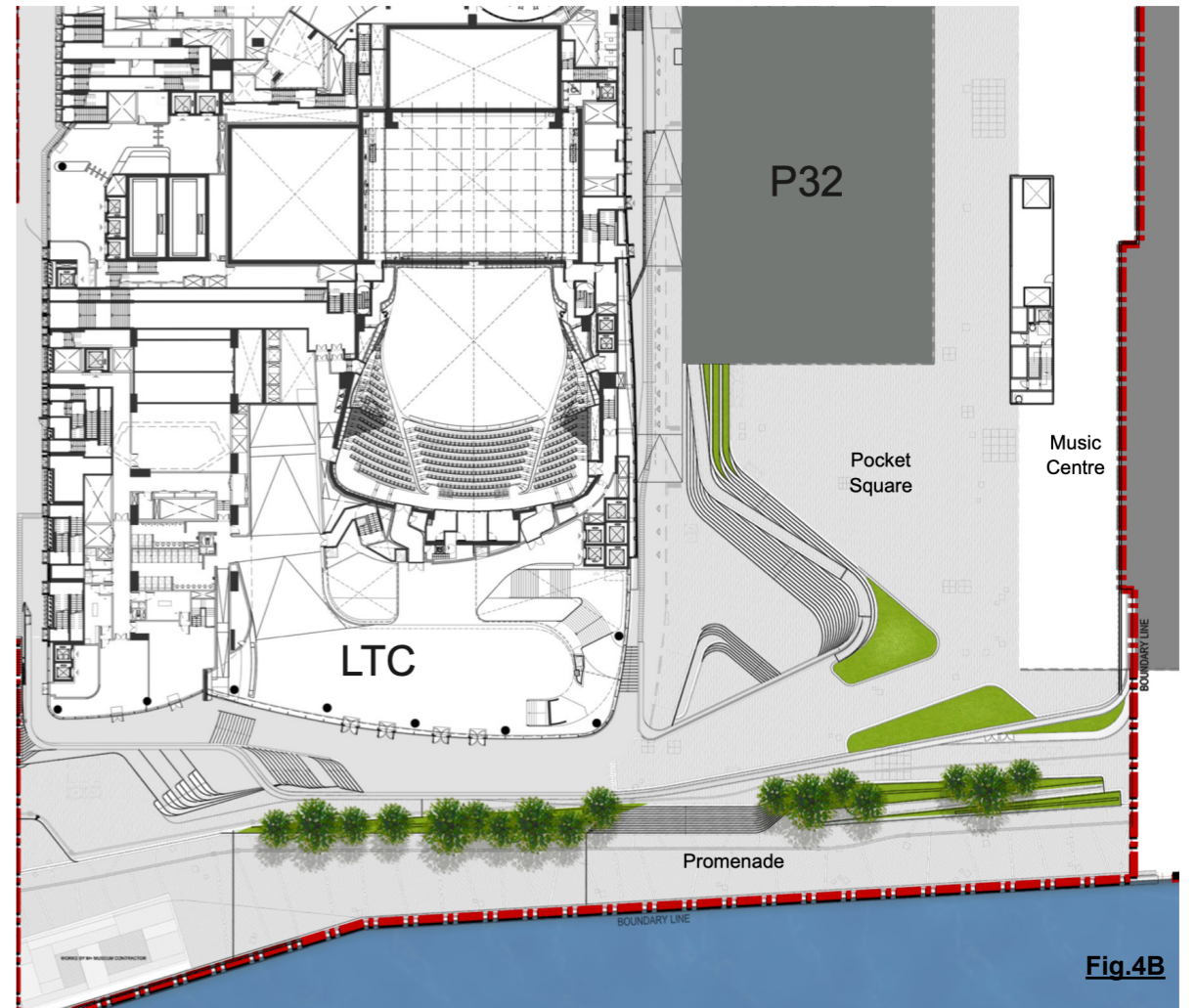


Fig.4B

Pocket Park and Promenade



Fig.4C

Artist Square

Lyric Theatre - Planting Area & Green Roof in Various Level

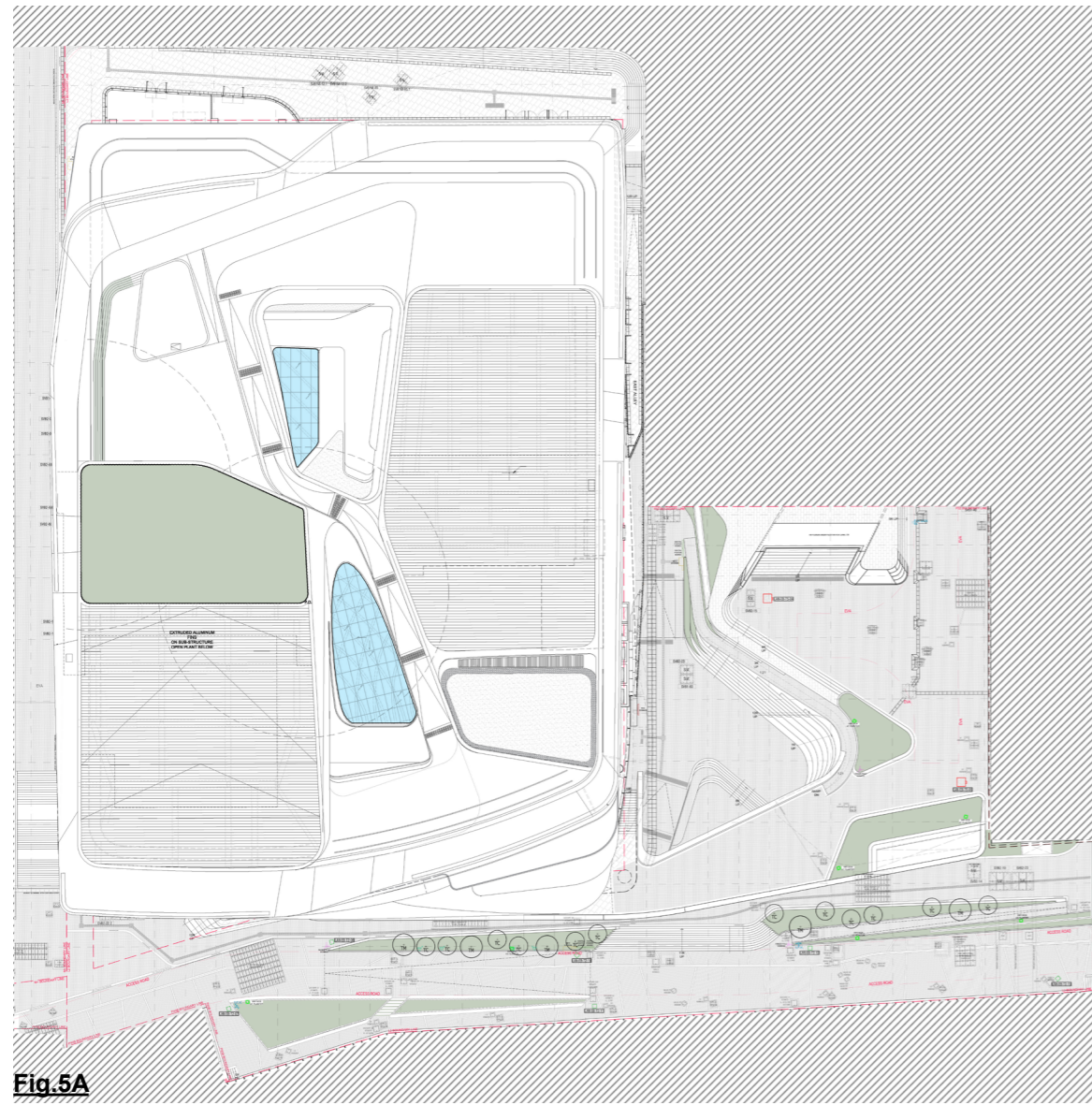


Fig.5A
Top View

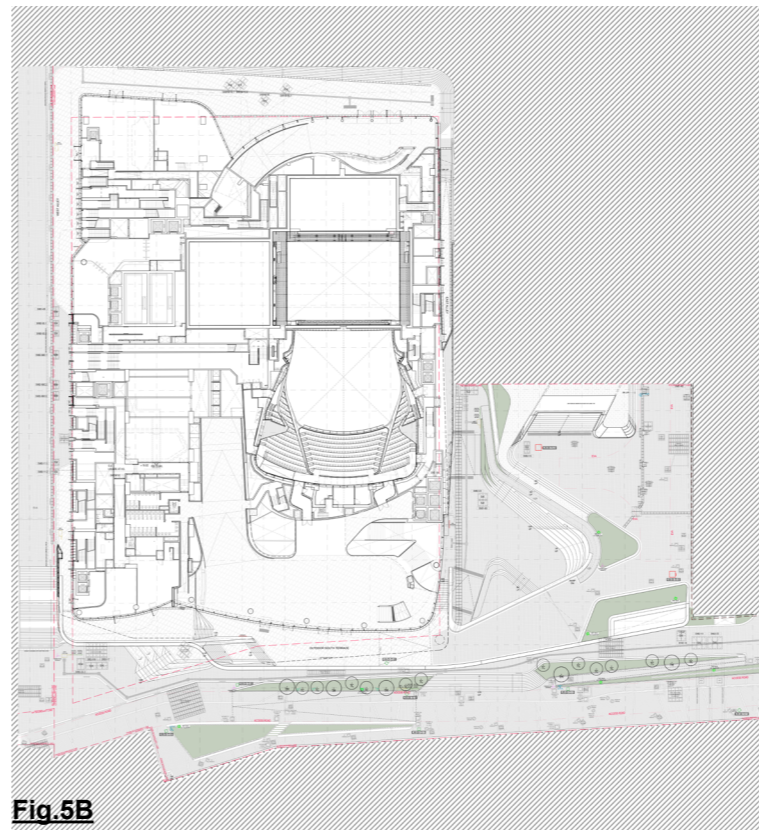


Fig.5B
G/F

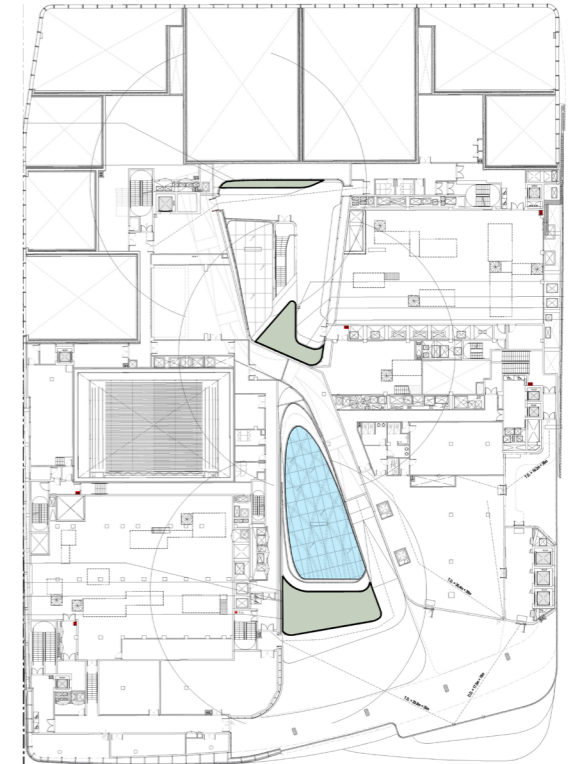


Fig.5C
5/F

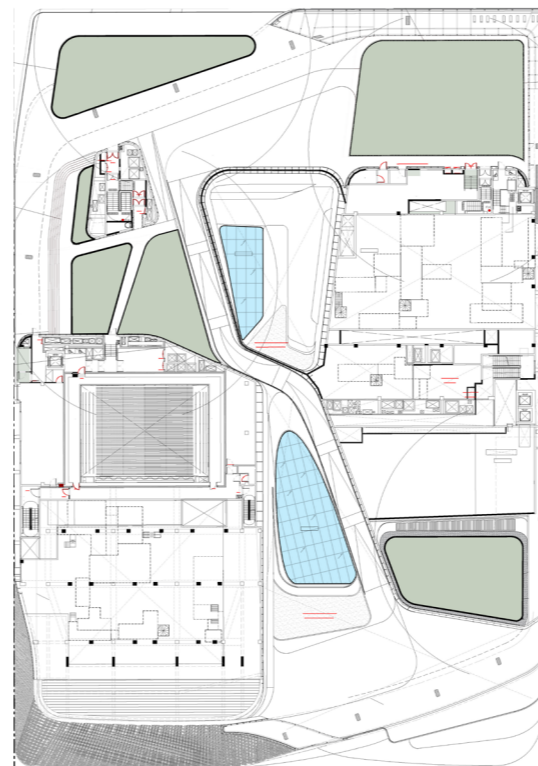


Fig.5D
6/F

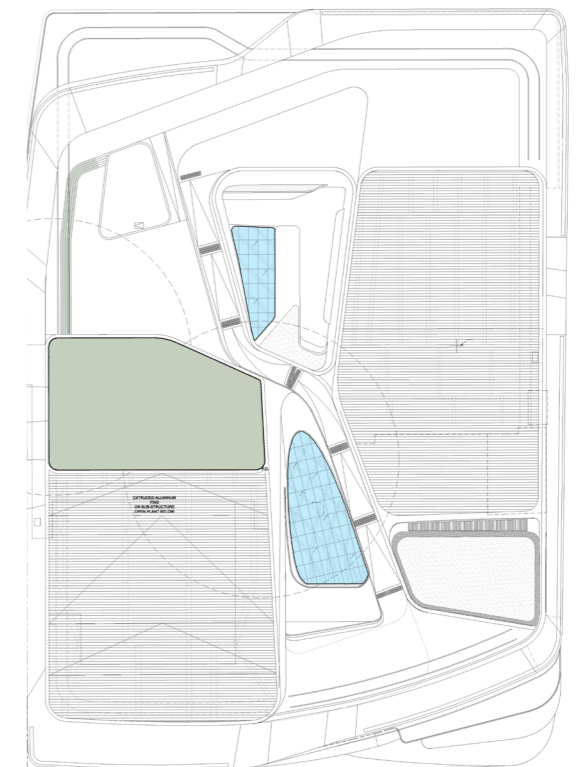


Fig.5E
7/F & Roof

Figure 5

P32 - Artist Hostel/ Residence & Pocket Park Landscape Design

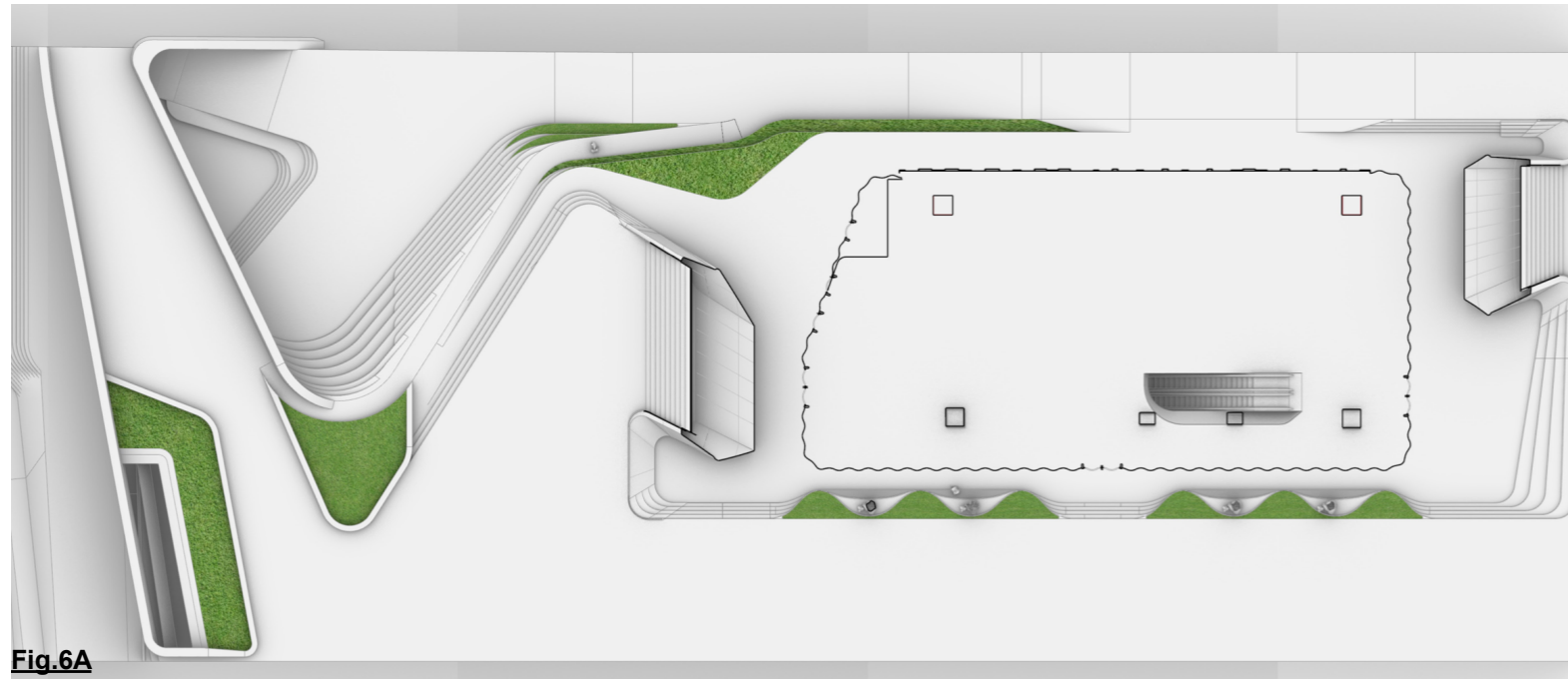


Fig.6A

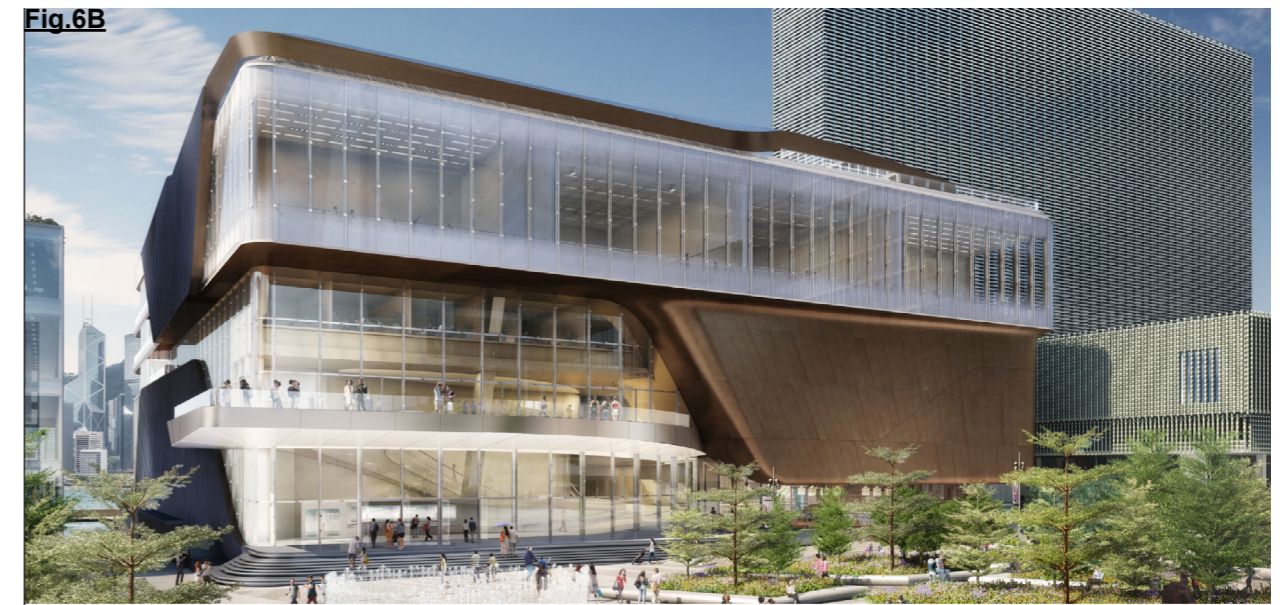


Fig.6B



Fig.6C

River pebbles
Inclined Grass Lawn
Central Steps

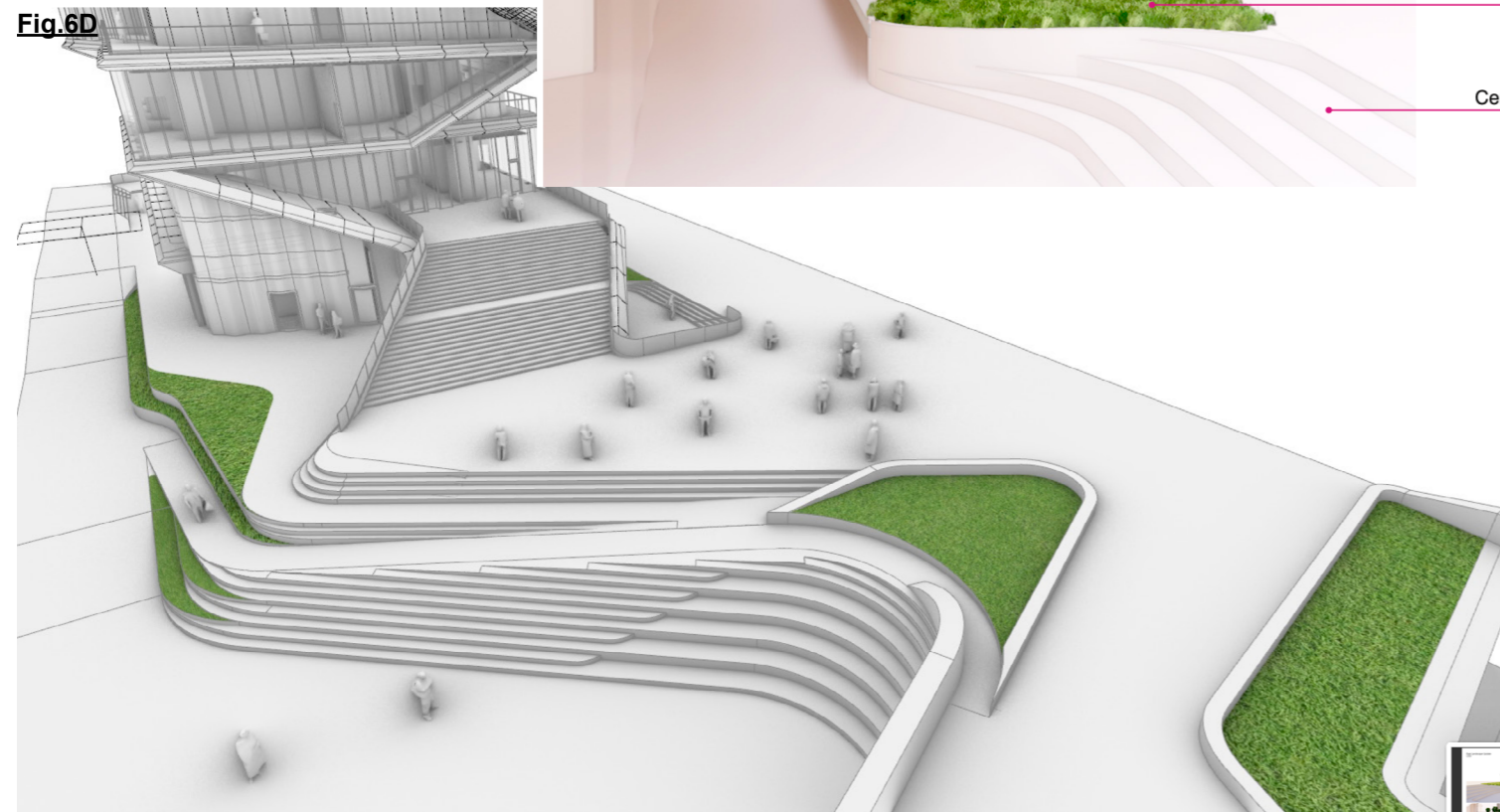


Fig.6D

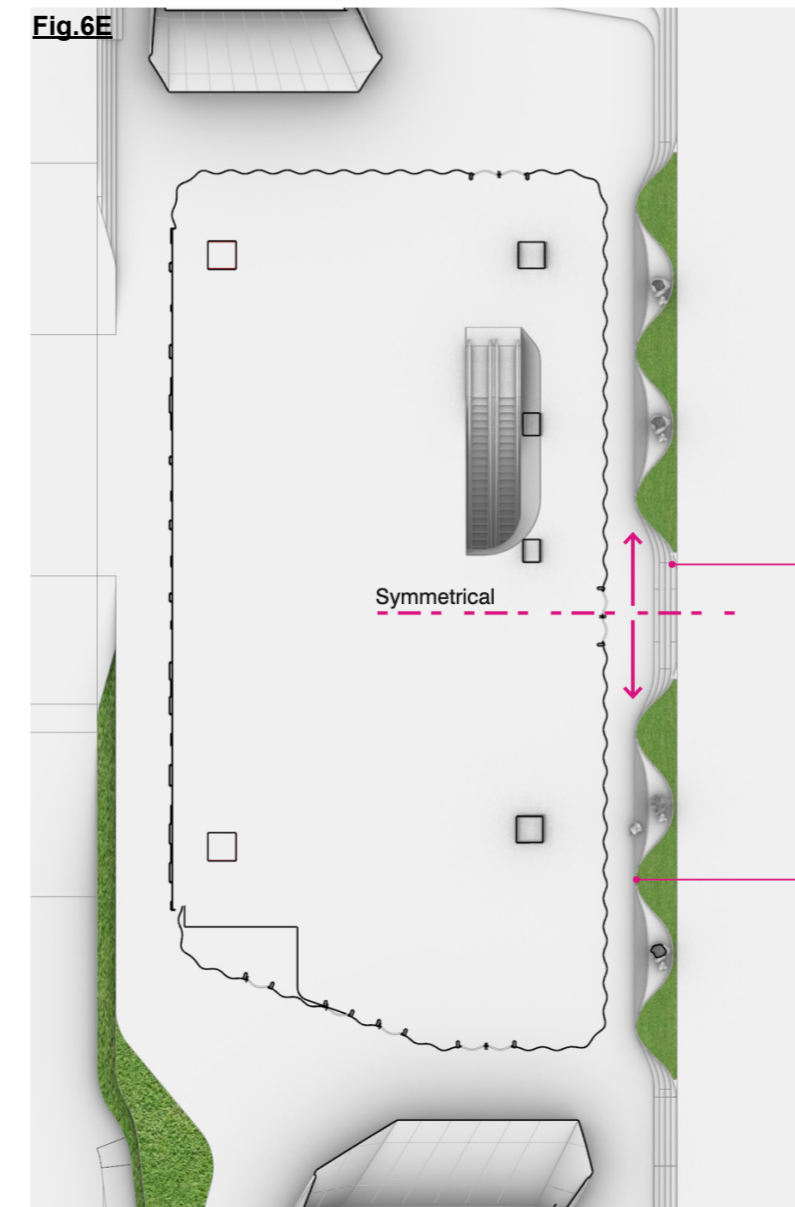


Fig.6E

Wider Central Staircase which blended with the Landscape planters
Symmetrical
The Planter curve is more sinuous to correspond to the curved glass facade better

Figure 6

Tree & Shrub Planting

Tree Planting

烏桕
Sapium sebiferum



欖仁樹
Terminalia catappa



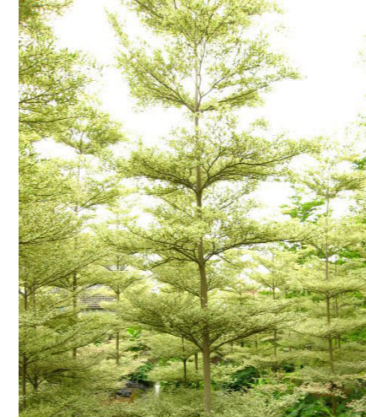
落羽松
Taxodium distichum



細葉欖仁
Terminalia mantaly



錦葉欖仁
Terminalia mantaly cv.
'Tricolour'



楓香
Liquidambar formosana

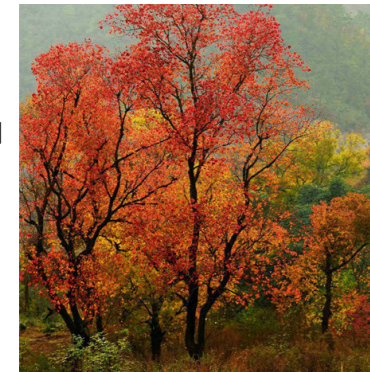


SPRING

SUMMER



AUTUMN



WINTER



Tree & Shrub Planting

Shrubs/ Ground Cover Planting G/F



Arachis pintoi
多年生花生



Cuphea hyssopifolia
台灣雪茄花



Ixora chinensis
龍船花



Gardenia jasminoides
梔子花



Lonicera japonica
金銀花



Lantana montevidensis
鋪地臭金鳳



Muhlenbergia filipes
亂子草



Ophiopogon japonicus
沿階草



Zephyranthes candida
蔥蓮



Zoysia Japonica
朝鮮草

Tree & Shrub Planting

Green Roof/ Podium Planting



Abelia chinensis R. Br
糯米條



Acorus gramineus
金葉石菖蒲



Alocasia macrorrhizos G. Don
尖尾芋



Alocasia macrorrhizos
海芋



Arachis pintoi
多年花生



Aspidistra elatior
一葉蘭



Blechnum orientale
烏毛蕨



Cuphea hyssopifolia
台灣雪茄花



Breynia nivosa
白雪木



Dieffenbachia 'Camilla'
白玉黛粉葉



Dracaena godseffiana
星點木



Lantana montevidensis
鋪地臭金鳳



Liriope spicata
麥門冬



Lonicera japonica
山指甲



Loropetalum chinense
紅繼木



Melastoma sanguineum
毛蕊



Miscanthus sinensis Variegatus
班葉芒



Muhlenbergia filipes
亂子草



Nandina domestica
南天竺



Nephrolepis auriculata
腎蕨



Nephrolepis exaltata var. *bostoniensis*
波斯頓蕨



Pennisetum alopecuroides
狼尾草



Philodendron bipinnatifidum
羽葉蔓綠絨



Raphiolepis indica
車輪梅



Rhodomyrtus tomentosa
桃金娘



Rhapis humilis
細葉棕竹



Rhodomyrtus tomentosa
桃金娘



Ruellia bittoniana
紫花蘆莉



Phyllostachys nigra
紫竹



Zoysia Japonica
朝鮮草



Zoysia matrella
台灣草

Material & Furniture



Fig.8A

Material Palette

Natural granites and artificial granite tiles will be chosen for landscape, including paving tiles, planters finishes, and sitting benches, with earth tone colour palette to create a harmony environment merging with the soft landscape and surrounding natural environment.

1. Sustainability in materials and maintenance;
2. All materials will be high emissivity with low reflectivity rate
3. Slippery resistance with standard R11

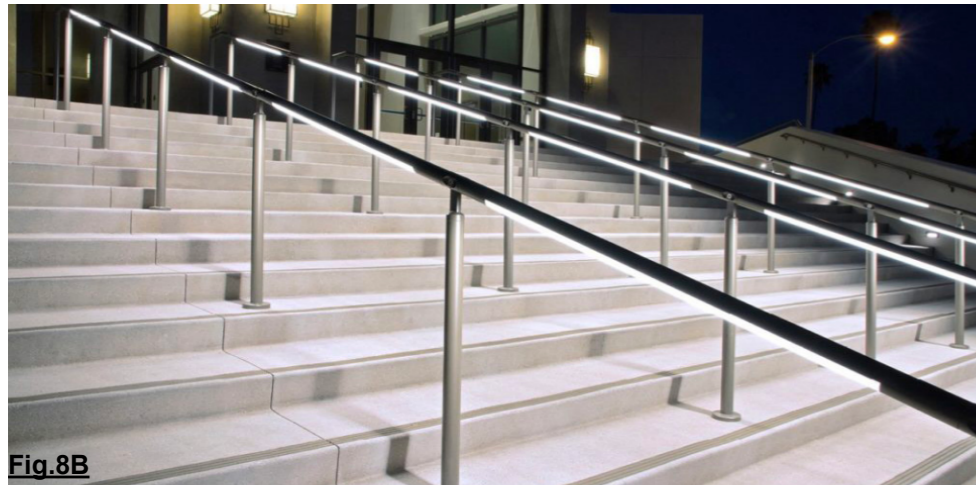


Fig.8B

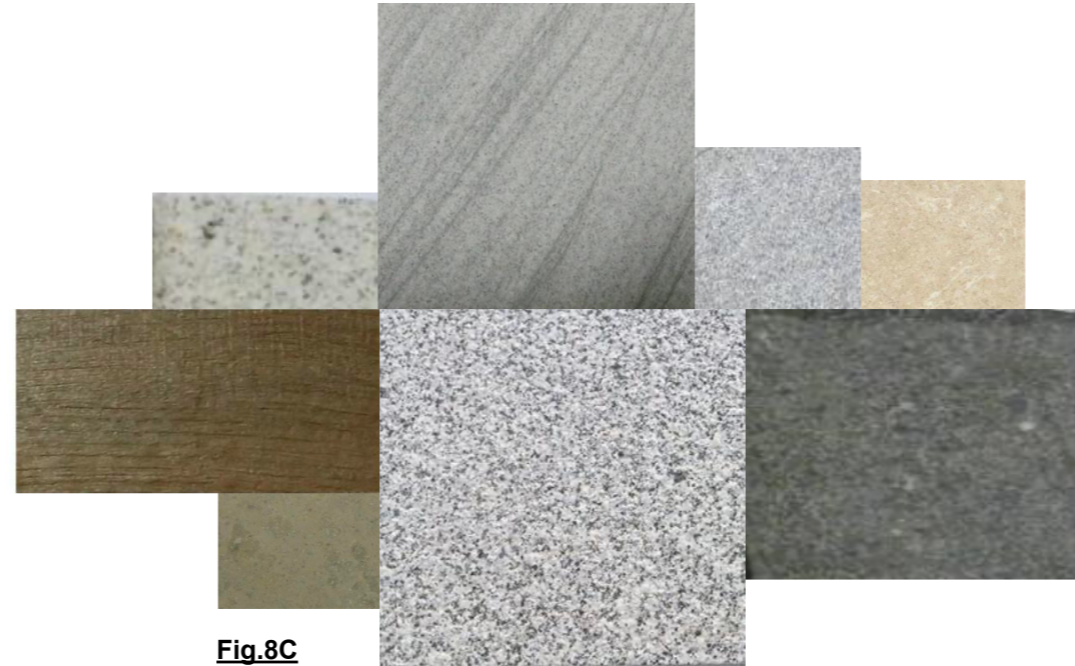
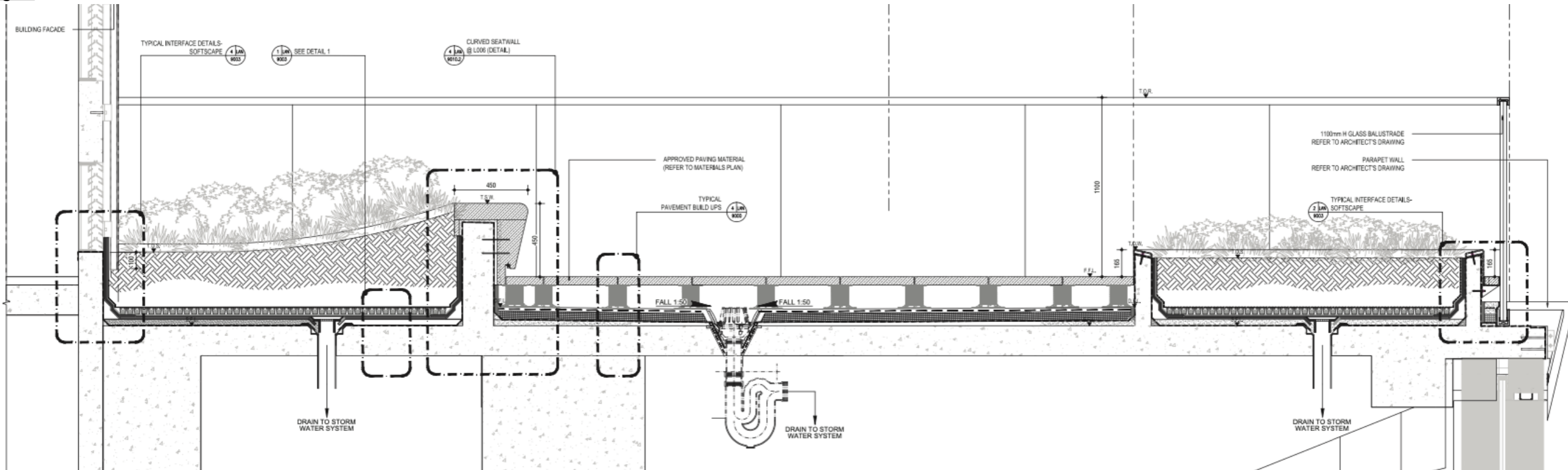


Fig.8C



Fig.8D

Fig.8E



Landscape Section of Podium & Roof Floor

Figure 8