M+ CONSULTANCY JV

SUBMISSION OF TREE AND TURF GRASS PLANTING AND LANDSCAPE PLANS (REV. E)

30.06.2020

Project	
Museum for Visual Culture in West Kowloon Cultural District	
Client **WKCDA**	Consultant **M+ Consultancy JV (MJV)**
Element 3AXXX-TFP-LAN-REP-0001-LMP-WS2-XE Submission of Tree and Turf Grass Planting and Landscape Plans	Other
Discipline LAN	

E	**30 JUN 2020**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
D	**22 MAR 2020**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
C	**29 JUL 2015**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
B	**11 Nov 2014**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
A	**23 Jun 2014**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For review**
Rev	Date	Prepared by	Checked by	Approved by	Endorsed by	Description	Status

Internal Review and Approval Table							
F	**30 JUN 2020**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
E	**15 MAR 2020**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
D	**29 JUL 2015**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
C	**13 JUL 2015**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
B	**11 Nov 2014**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	**For approve**
A	**23 Jun 2014**	**Arup**	**TFP**			Submission of Tree and Turf Grass Planting and Landscape Plans	
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CHECKING ROUTING SHEET

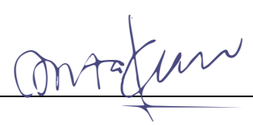
CLIENT	West Kowloon Cultural District Authority	
PROJECT TITLE	Consultancy Services for M+ Museum for Visual Culture in West Kowloon Cultural District	
DOCUMENT TITLE	Tree and Turf Grass Planting and Landscape Plan (Rev E)	
PREPARED BY	NAME	Stanley Sze (ISA Certified Arbotist HK-0034A)
	SIGNED	
	DATE	30 June 2020
CHECKED BY	NAME	Lam Tak Wah (RLA 070)
	SIGNED	
	DATE	30 June 2020

Table of Content

Appendix

1 OBJECTIVE AND PURPOSE OF THE REPORT

1.1.1 Further to the approval of the Environmental Impact Assessment (EIA) Report in the register (AEIAR-178/2013), the project proponent is required to submit the Tree and Turf Grass Planting and Landscape Plan to comply with the Condition of Approval under Section 8(3) of the EIA Ordinance (**Appendix H**). This report is only prepared for the M+ Museum, because the Tree and Turf Grass Planting and Landscape Plan will be developed in phases as such there will not be an entire plan serving for the WKCD.

1.1.2 Revision B of this report under report ref. 3AXXX-TFP-LAN-REP-0001-LMP-WS2-XB was submitted on 18 Nov 2014. Subsequent comments on the submitted report were received from Planning Department dated 06 July 2015, and Revision C Report was made on 04 August 2015.

1.1.3 Comments from PlanD on Revision C Report was received on 23 September 2015, and comments are addressed in this Revision D and responses to comments are attached in Appendix E for further review.

2 INTRODUCTION

2.1.1 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 ("WKCDA") was established under the West Kowloon Cultural District Authority Ordinance ("WKCDA Ordinance"), Cap. 601, to develop the WKCD (named “the Site” hereafter). 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 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”);

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+.

2.1.2 M+ Consultancy JV (MJV) was appointed as the consultant for the Design and Administration of the Construction of M+ (Phase 1) for the West Kowloon Cultural District Authority on 16 July 2013.

3 LANDSCAPE TREE AND PLANTING PLAN

3.1 Ground Floor and B1 Floor

3.1.1 Along the northern perimeter, inter-planting of diverse trees forms a thick living wall, providing a sense of enclosure internally and visually buffering the large buildings to the north of the site. Specific placement of the trees is dependent on the structural elements below grade. Trees have been selected for their structural characteristics. *Eucalyptus tereticornis* forms the upper canopy. It is traditionally planted to form barriers, and grows tall and straight very quickly. It has fragrant leaves and flowers, and lovely peeling bark. The lower canopy consists of the native trees *Sterculia lanceolata* and *Viburnum odoratissimum.* These species have an expressive and organic habit, and will grow out and away from the *Eucalyptus* flank. The understory is composed of *Polyspora axillaris* and *Ligustrum sinense.* These are flowering small trees or large shrub with a light canopy and wide branching habit. The species provides immediate screening at planting and bears a profusion of white flowers in spring and winter (refer to Table C and D). For the planting plan and planting schedule, please refer to Drawing No. 3A39A-TFP-LAN-DWG-0501-P01-L000-WS4 and 3A39A-TFP-LAN-DWG-0502-P01-L000-WS4 in **Appendix A** accordingly.

3.1.2 Behind the tree planting, climbing vines, *Campsis grandiflora* and *Ficus pumila* are planted to effectively cover the boundary fence. These species are quick and vigorous growers, perform well in variety of conditions, and are particularly amenable to the changing light conditions that will occur as the trees in front of the fenceline grow in (refer to Table E). For the planting plan and planting schedule, please refer to Drawing No. 3A39A-TFP-LAN-DWG-0501-P01-L000-WS4 and 3A39A-TFP-LAN-DWG-0502-P01-L000-WS4 in **Appendix A** accordingly.

3.1.3 Not used

3.1.4 The tightly planted tree clusters along the waterfront promenade control and enhance view-sheds from the M+ Museum to the waterfront. The groups are formed of *Terminalia mantaly*, evergreen trees which provide shade, screen winds, and loosely define zones for congregation along the promenade. *Terminalia mantaly* could reach to a potential height of 10-15 m, and is distinguished by its erect stem and conspicuously layered branches. It has smooth leaves with wavy margins that are bright green in youth, held in terminal rosettes (refer to Table B). For the planting plan and planting schedule, please refer to Drawing No. 3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4 and 3AXXX-TFP-LAN-DWG-0508-P00-LB01-WS4 in **Appendix A** accordingly.

3.1.5 In both the North and the South, trees are to be planted at different calibers and heights, even within the species group. This helps to more closely mimic the natural variation of mature stands of trees, and more quickly naturalizes the appearance of a new planting. In the same vein, trees are to be planted at slightly irregular intervals, and not on a straight line, again to simulate more mature environmental habits of the species.

3.1.6 The required built-up for the lawn is a minimum of 0.30 metres and for trees 1.20 metres. The trees should be of heavy standard size when being planted, and again, planted at a variety of heights, ages, and calibres. Especially next to the high buildings, they should a have a strong visual and spatial impact from the day of planting.

3.1.7 In the current design as shown in **Appendix C**, the green area at pedestrian zone provided for the B1 floor and Ground floor are approx. 198 m^2 and 989 m^2 respectively (refer to Table A).

3.1.8 Hydroseed turf grass is proposed at pedestrian zone of B1 floor and Ground floor, covering approximately 1287 m^2, which is 14.3% of the total greenery area. The details of the percentage of grass coverage refer to **Appendix C**. Further to the approval condition of EIAR-178/2013, it is confirmed that Carpet Grass of the *Axonopus* genus including *Axonopus compressus* will not be planted within M+ Boundary for compliance. Hydroseed species to refer to **Appendix A** accordingly.

3.1.9 The percentage of the native tree to be planted in the ground floor and B1 floor in terms of total quantity number are 37.5% (6 number out of 16 number are native species) (refer to Table B - Table F).

3.2 3 Floor Podium Roof

3.2.1 On the roof, slabs of concrete are divided by long joints. Built into the strict geometry of the concrete are curvilinear, biomorphic planting fields. Slender paths wind around and through these organically shaped planting zones, carving out a range of scaled gathering spaces. Twelve related plant palettes, composed largely of subtropical monocots, have been selected for foliage, suitability, and form. The selected species are marked by their subtle gradations and

modulations of colour, as well as the formal architecture of their leaves and flowers. These species are arranged into vegetative clans, led by a majority species, and supported by a set of supporting species. Dense mass-planting of a restrained planting palette in wide swaths will generate a subtle, graphic field condition, legible from upper stories of the building, as well as on the roof itself.

3.2.2 There is general gradient in height from the Northern edge to the Southern face, moving smoothly between 2.0 meters down to 0.1 meters in the South. Additionally, within each zone, plants are arranged by height and foliage colour, building a cadence of vegetation that modulates in section as well as plan, while still preserving sight lines across and over the flora towards the Hong Kong skyline and beyond. This overall height scheme is altered in specific locations, to provide for moments of greater insularity or exposure.

3.2.3 Proposed shrub planting is to be planted on an informal grid. Plants are to be planted in groups of the same species (group size of at least 20-30 plants) according to the percentages in the provided plan of the Podium Roof. The flowering cycles of the individual plants are to be left visible, seedpods, dried blooms, etc. are to be left on the plants, nuancing the formal qualities of the scheme throughout the year.

3.2.4 For the shrub and ground cover planting plan and planting schedule for the 3 floor podium roof, please refer to drawing no. 3A40X-TFP-LAN-DWG-0521-P00-L003-WS4, 3A40X-TFP-LAN-DWG-0522-P00-L003-WS4, 3A40X-TFP-LAN-DWG-0523-P00-L003-WS4,3A40X-TFP-LAN-DWG-0524-P00-L003-WS4 and 3A40X-TFP-LAN-DWG-0551-P00-L003-WS4 in the **Appendix A**.

3.2.5 Greening coverage for the 3 floor podium roof is approx. 7,336 m^2, as illustrated in **Appendix C** and summarized in Table A.

Table A – Greening Coverage Summary Table

Location	Green Coverage (m^2)	Remarks
Green area at pedestrian zone		
B1 Floor	297.940	(GP3), Refer to **Appendix C**
Ground Floor	989.065	(GP1 + GP2), Refer to **Appendix C**
Vertical Greenery at pedestrian zone		
Green Area at Pedestrian zone	500.556	(VP1 + VP2), Refer to **Appendix C**
Green area at 3 Floor Terrace Zone		
3 Floor podium roof	7215.213	(GT1-GT18), Refer to **Appendix C**
Total Greenery Area	9002.774	
Total Greenery Area Percentage	**~ 39%**[1]	Comply with the Master Register greenery requirement. [2]

Table B- Tree Planting Schedule for B1 Floor

SCIENTIFIC NAME	HEIGHT (MM)	SPREAD (MM)	DBH (MM)	QTY
Terminalia mantaly	5000	3000	100	3
please refer to Drawing No. 3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4 and 3AXXX-TFP-LAN-DWG-0508-P00-LB01-WS4 in Appendix A. These 3 trees planting is planted at a planter interfacing with promenade planter and is subject to the planting design co-ordination with Promenade design.				

Table C- Tree Planting Schedule for Ground Floor

SCIENTIFIC NAME	HEIGHT (MM)	SPREAD (MM)	DBH (MM)	QTY
Eucalyptus tereticornis	5000	3000	75	4
Eucalyptus tereticornis	7000	4000	100	3
Sterculia lanceolata *	4000	3000	100	4
Viburnum odoratissimum *	3000	2000	75	2
*: native species please refer to Drawing No. 3A39A-TFP-LAN-DWG-0501-P01-L000-WS4 and 3A39A-TFP-LAN-DWG-0502-P01-L000-WS4 in Appendix A.				

Table D- Large Shrub Schedule for Ground Floor

SCIENTIFIC NAME	HEIGHT (MM)	SPREAD (MM)	QTY
Polyspora axillaris *	2000	1000	17
Ligustrum sinense	2000	1000	18
*: native species please refer to Drawing No. 3A39A-TFP-LAN-DWG-0501-P01-L000-WS4 and 3A39A-TFP-LAN-DWG-0502-P01-L000-WS4 in Appendix A.			

Table E- Climber Schedule for Ground Floor

SCIENTIFIC NAME	HEIGHT (MM)	SPACING (MM)
Campsis grandiflora	600	200
*Ficus pumila**	600	200
Epipremnum aureum	600	200
*Lonicera japonica**	600	200
Tristellateia australasiae	600	200
*: native species please refer to Drawing No. 3A39A-TFP-LAN-DWG-0501-P01-L000-WS4 and 3A39A-TFP-LAN-DWG-0502-P01-L000-WS4 in **Appendix A**.		

[1] The site area of this project is approx. 22,966 m^2. The green coverage is 9002.774m^2 / 22,966m^2, which is approximately **39%**.

[2] Based on the Approved West Kowloon Cultural District Development Plan No. S/K20/WKCD/2, there is a requirement for the provision of minimum green coverage of 30% and 60% for the whole WKCD and the Park respectively.

Table F- Hydroseeding Seed Mix for Ground Floor

SCIENTIFIC NAME	RATE
*Imperata cylindrica Var.major**	20 G/SQ.M
*Celosia argentea **	5 G/SQ.M
*Kalimeris indica **	5 G/SQ.M
*: native species	

4 POST PLANTING CARE PLAN

4.1.1 It is anticipated that proposed landscape works would be implemented in year 2020 (refer to **Appendix G**).

4.1.2 Routine maintenance operations for the landscape works, i.e.post planting care plan are provided in **Appendix D**.

APPENDIX A: PLANTING PLANS AND SCHEDULE

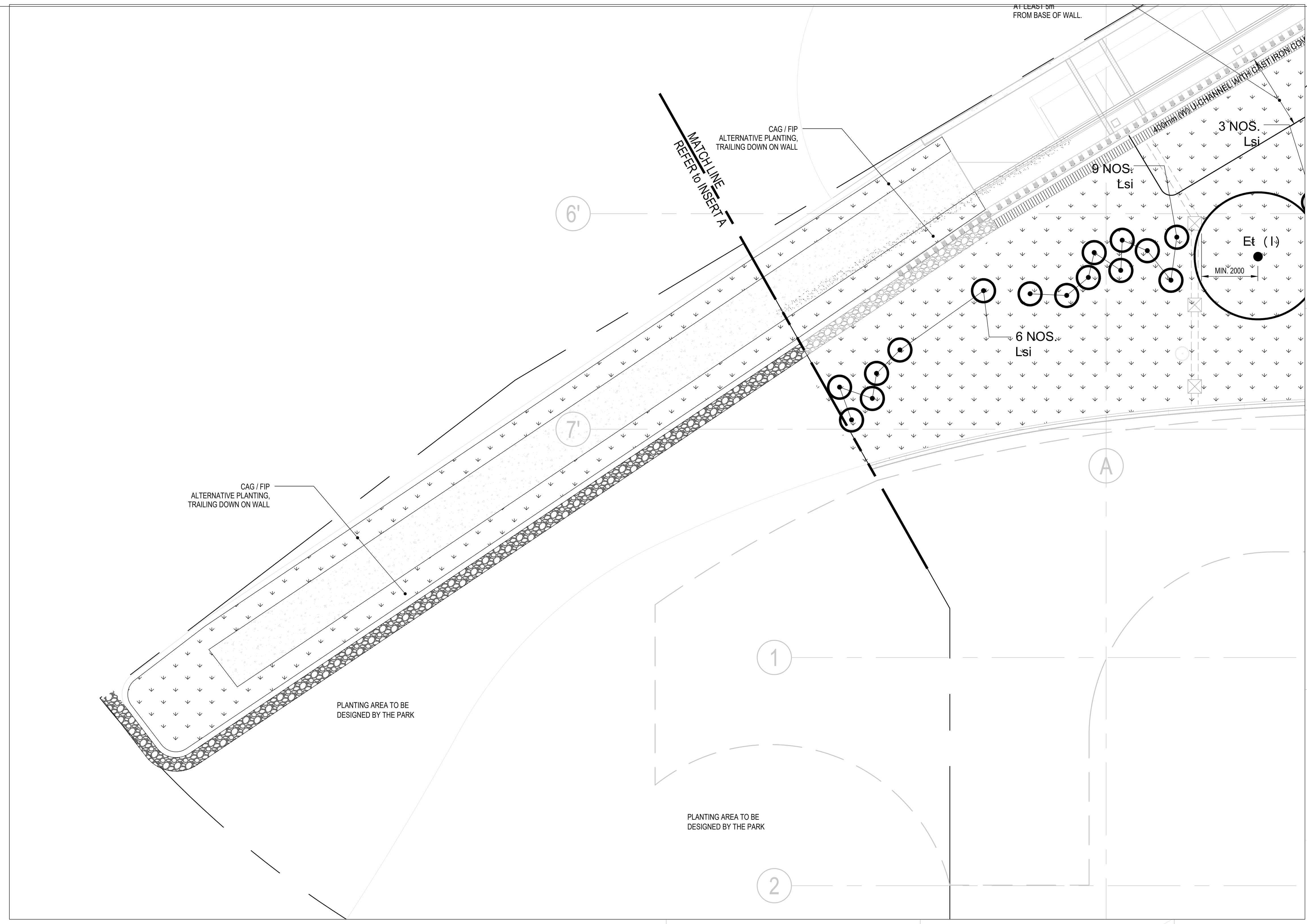
Drawing no:-	Description
3AXXX-GAM-LAN-DWG-9002-P00-L000-WS4	G/F Landscape Trees and Shrubs Plan (Sheet 1 of 2)
3AXXX-GAM-LAN-DWG-9003-P00-L000-WS4	G/F Landscape Trees and Shrubs Plan (Sheet 2 of 2)
3AXXX-GAM-LAN-DWG-9005-P00-L003-WS4	3/F Landscape Trees and Shrubs Plan (Sheet 1 of 4)
3AXXX-GAM-LAN-DWG-9006-P00-L003-WS4	3/F Landscape Trees and Shrubs Plan (Sheet 2 of 4)
3AXXX-GAM-LAN-DWG-9007-P00-L003-WS4	3/F Landscape Trees and Shrubs Plan (Sheet 3 of 4)
3AXXX-GAM-LAN-DWG-9008-P00-L003-WS4	3/F Landscape Trees and Shrubs Plan (Sheet 4 of 4)
3AXXX-GAM-LAN-DWG-9009-P00-L003-WS4	3/F Shrubs and Groundcovers Schedule
3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4	B1/F Landscape Tree and Shrubs Plan (Sheet 1 of 2)
3AXXX-TFP-LAN-DWG-0508-P00-LB01-WS4	B1/F Landscape Tree and Shrubs Plan (Sheet 2 of 2)

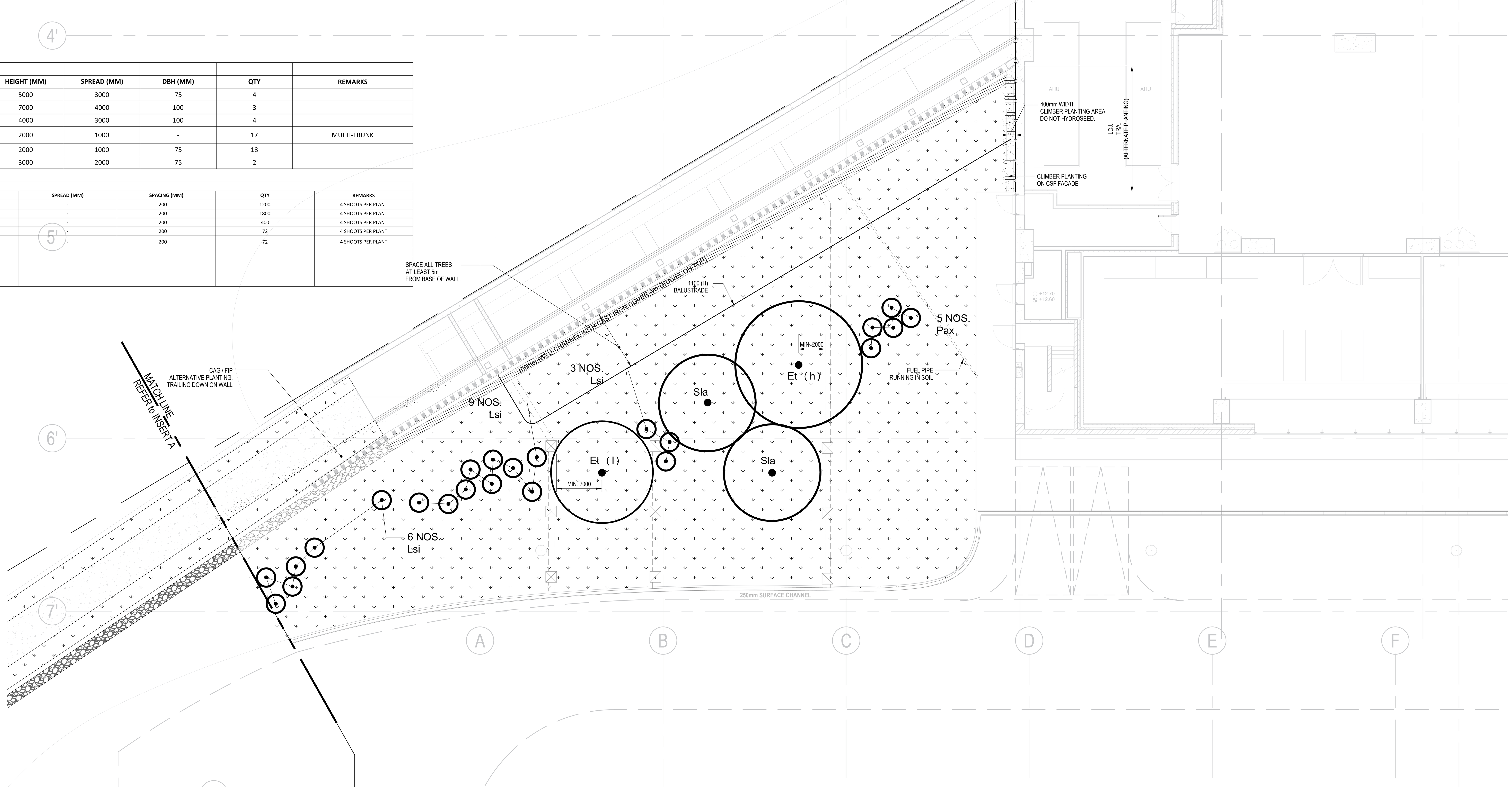
LEGEND

- HYDROSEEDING
- CLIMBER PLANTING AREA
- BOUNDARY LINE
- SELF-CLINGING CLIMBER ALONG WALL
- TREE

NOTES

1. TREE AND SHRUB SCHEDULE FOR G/F REFER TO DRAWING NO. 3AXXX-GAM-LAN-DWG-9002-P00-L000-WS4



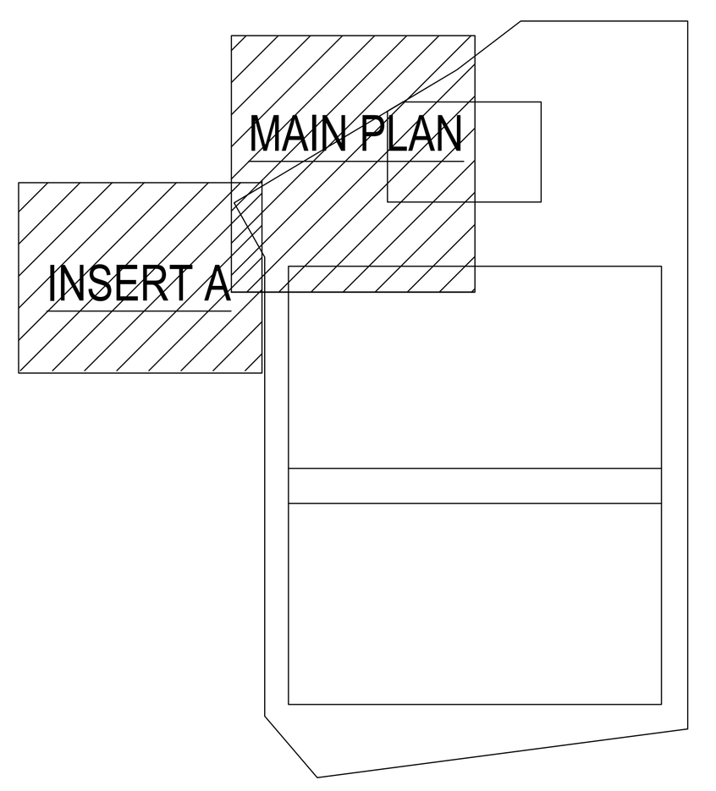


G/F - TREE SCHEDULE							
CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	DBH (MM)	QTY	REMARKS
Et(l)	EUCALYPTUS TERETICORNIS	細葉桉	5000	3000	75	4	
Et(h)	EUCALYPTUS TERETICORNIS	細葉桉	7000	4000	100	3	
Sla *	STERCULIA LANCEOLATA	假蘋婆	4000	3000	100	4	
Pax	POLYSPORA AXILLARIS	大頭茶	2000	1000	-	17	MULTI-TRUNK
Lsi	LIGUSTRUM SINENSE	山指甲	2000	1000	75	18	
Vod*	VIBURNUM ODORATISSIMUM	珊瑚樹	3000	2000	75	2	

G/F CLIMBER SCHEDULE							
CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	SPACING (MM)	QTY	REMARKS
CAG	CAMPSIS GRANDIFLORA	凌霄	600	-	200	1200	4 SHOOTS PER PLANT
FIP*	FICUS PUMILA	薜荔	600	-	200	1800	4 SHOOTS PER PLANT
EPA	EPIPREMNUM AUREUM	綠蘿	600	-	200	400	4 SHOOTS PER PLANT
LOJ*	LONICERA JAPONICA	忍冬（金銀花）	600	-	200	72	4 SHOOTS PER PLANT
TRA	TRISTELLATEIA AUSTRALASIAE	三星果	600	-	200	72	4 SHOOTS PER PLANT
CLIMBER SPECIES ARE TO BE ALTERNATELY PLANTED AS STATED							

HYDROSEEDING SEED MIX		
SCIENTIFIC NAME	CHINESE NAME	RATE
IMPERATA CYLINDRICA*	白茅	20 G/SQ.M
CELOSIA ARGENTEA*	青葙	5 G/SQ.M
KALIMERIS INDICA*	馬蘭	5 G/SQ.M

* Native Species



KEY PLAN

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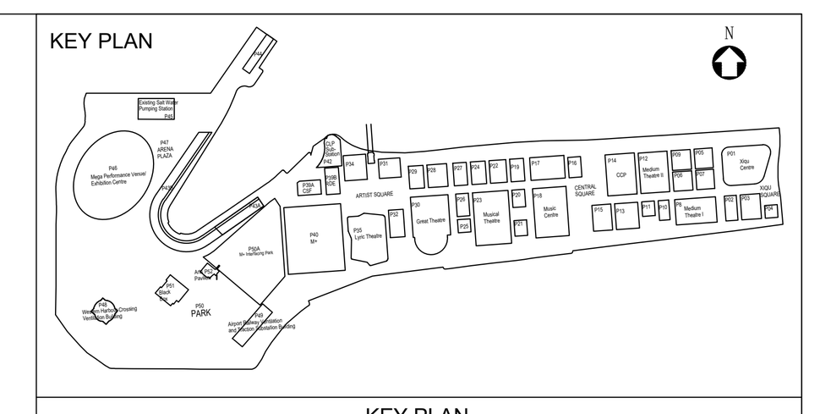

KEY PLAN

GENERAL NOTES:

1. DO NOT SCALE THE DRAWING, FIGURED DIMENSIONS ARE TO BE FOLLOWED.
2. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE SPECIFIED.
3. LEGEND SHOULD REFER TO SHOP DRAWING OF INDIVIDUAL TRADE.
4. ALL ALTERNATIVE SPECIES ARE CLOUDED IN RED FOR EASY REFERENCE

DISCIPLINE COLOUR CODE:

REFERENCE	DISCIPLINE	COLOUR
ARC	ARCHITECTURAL ELEMENTS	
STR	STRUCTURAL ELEMENTS	
BME	HVAC/MECHANICAL ELEMENTS	
BTG	GAS ELEMENTS	
BDR	DRAINAGE ELEMENTS	
BEL	ELECTRICAL ELEMENTS	
BPL	PLUMBING ELEMENTS	
BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

THIS DRAWING IS PREPARED ACCORDING TO THE FOLLOWING DESIGN DRAWING :-

TRADE	DRAWING NUMBER	REV.	A.I. NO
ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

THIS DRAWING HAS BEEN CHECKED & CONFIRMED BY THE FOLLOWING NOMINATED SUBCONTRACTORS :

TRADE	REPRESENTATIVE	SIGNATURE	DATE

REV.	DATE	DESCRIPTION
02	23 NOV 2019	SHOP DRAWING RESUBMISSION
01	02 OCT 2019	SHOP DRAWING RESUBMISSION
00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

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PROJECT

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE

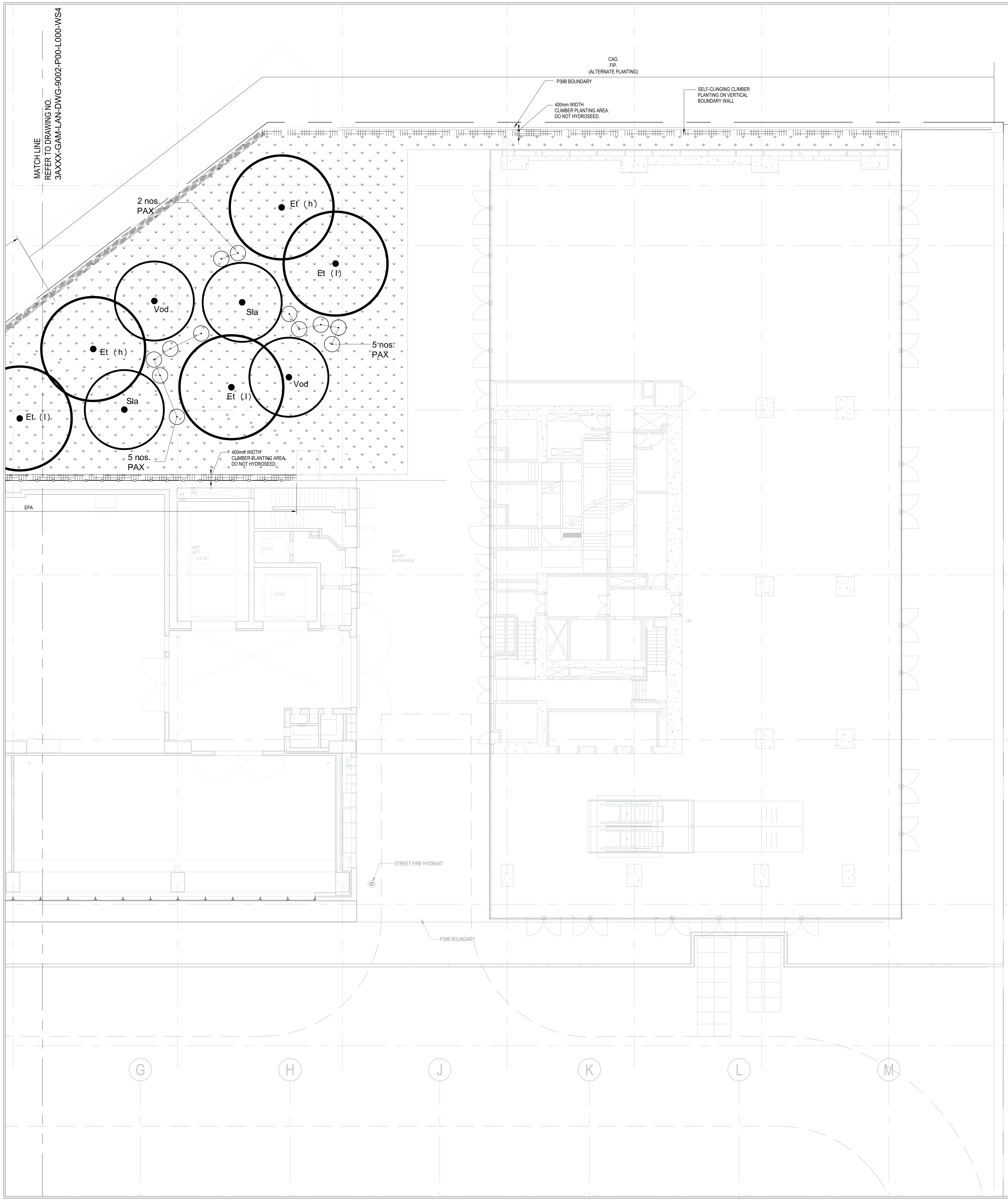
G/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 1 of 2)

SCALE	PRINTED
CHECKED	DATE
APPROVED	DATE
PRODUCED BY	DATE
AUTHOR	
DISCIPLINE	
PHASE	

DRAWING NO.	REV.
3AXXX-GAM-LAN-DWG-9002-P01-L000-WS4	02

AUTHORITY

westKowloon 西九文化區



LEGEND

- HYDROSEEDING
- CLIMBER PLANTING AREA
- BOUNDARY LINE
- SELF-CLINGING CLIMBER ALONG WALL
- TREE
- PROPRIETARY WIRE GREEN WALL SYSTEM

NOTES

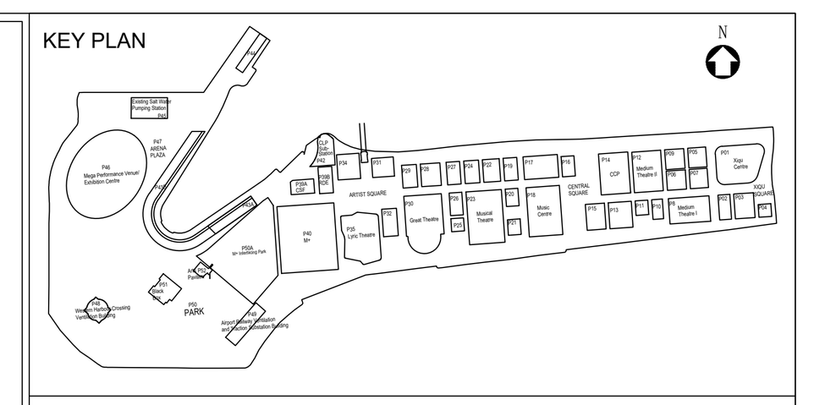
1. TREE AND SHRUB SCHEDULE FOR G/F REFER TO DRAWING NO. 3AXXX-GAM-LAN-DWG-9002-P00-L000-WS4

P39B CLIMBER SCHEDULE							
CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	SPACING (MM)	QTY	REMARKS
CAG	CAMPSIS GRANDIFLORA	凌霄	600	-	200	700	4 SHOOTS PER PLANT
FIP*	FICUS PUMILA	薜荔	600	-	200	630	4 SHOOTS PER PLANT
ALL CLIMBER SPECIES ARE TO BE ALTERNATELY PLANTED							

P39B HYDROSEEDING SEED MIX		
SCIENTIFIC NAME	CHINESE NAME	RATE
IMPERATA CYLINDRICA*	白茅	20 G/SQ.M
CELOSIA ARGENTEA*	青葙	5 G/SQ.M
KALIMERIS INDICA*	馬蘭	5 G/SQ.M

* Native Species

KEY PLAN



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4. ALL ALTERNATIVE SPECIES ARE CLOUDED IN RED FOR EASY REFERENCE

DISCIPLINE COLOUR CODE:

REFERENCE	DISCIPLINE	COLOUR
ARC	ARCHITECTURAL ELEMENTS	Grey
STR	STRUCTURAL ELEMENTS	Magenta/pink
BME	HVAC/MECHANICAL ELEMENTS	Green
BTG	GAS ELEMENTS	Orange
BDR	DRAINAGE ELEMENTS	Blue
BEL	ELECTRICAL ELEMENTS	Violet
BPL	PLUMBING ELEMENTS	Cyan
BFS	FIRE PROTECTION ELEMENTS	Red
MEP	COMBINED SERVICES ELEMENTS	Black

THIS DRAWING IS PREPARED ACCORDING TO THE FOLLOWING DESIGN DRAWING :-

TRADE	DRAWING NUMBER	REV.	A.I. NO
ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

THIS DRAWING HAS BEEN CHECKED & CONFIRMED BY THE FOLLOWING NOMINATED SUBCONTRACTORS :

TRADE	REPRESENTATIVE	SIGNATURE	DATE

REV.	DATE	DESCRIPTION
00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

REVISION

MANAGEMENT CONTRACTOR

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PROJECT
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
G/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 2 of 2)

SCALE	00	PRINTED	
CHECKED		DATE	
APPROVED		DATE	
PRODUCED BY		DATE	

AUTHOR

DISCIPLINE

PHASE

DRAWING NO.	REV.
3AXXX-GAM-LAN-DWG-9003-P00-L000-WS4	01

AUTHORITY

westKowloon
西九文化區

LEGEND

FP/T.J/TRA (ALTERNATE PLANTING)

FP/T.J (ALTERNATE PLANTING)

NOTE

FOR '3/F PODIUM PLANTING SCHEDULE: REFER TO DRAWINGS 3AXXX-GAM-LAN-DWG-9009-P00-L003-WS4

^ = ALTERNATIVE SPECIES

KEY PLAN

N

0 2.5 5m

1 : 100 SCALE BAR

MATCH LINE
REFER TO DRAWING NO.
3AXXX-GAM-LAN-DWG-9007-P00-L003-WS4

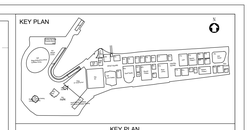
MATCH LINE
REFER TO DRAWING NO.
3AXXX-GAM-LAN-DWG-9006-P00-L003-WS4

900mm (H) HS SURROUND THE DOG HOUSE FOR SCREENING OFF

1100mm (H) HP SURROUND THE DOG HOUSE FOR SCREENING OFF

HS 350 NOS.
CAS 450 NOS.
HS 150 NOS.
CAP 500 NOS.
PA 250 NOS.
HP 450 NOS.
JG 150 NOS.
AW 200 NOS.
CAP 750 NOS.
AW 700 NOS.
CAP 700 NOS.
SR 600 NOS.
AZ 350 NOS.
PA 650 NOS.
HS 400 NOS.
JG 1250 NOS.
AZ 750 NOS.
HP 400 NOS.
SR 650 NOS.
HP 950 NOS.
CAS 350 NOS.
CAS 650 NOS.
JG 350
HP 250 NOS.
HS 250 NOS.
HP 300 NOS.
HP 450 NOS.
AZ 200 NOS.
DFL 100 NOS.
IC 350 NOS.
CA 450 NOS.
SR 300 NOS.
HP 250 NOS.
CAP 400 NOS.
AZ 250 NOS.
AZ 50 NOS.
HP 400 NOS.
SR 250 NOS.
HS 350 NOS.
DFL 150 NOS.
AZ 350 NOS.
SR 300 NOS.
ABO 150 NOS.
HP 150 NOS.
CA 315 NOS.
CAS 200 NOS.
SR 490 NOS.
CA 150 NOS.
IC 350 NOS.
FFS 30 NOS.
HS 50 NOS.

KEY PLAN



GENERAL NOTES:
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2. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE SPECIFIED.
3. LEGEND SHOULD REFER TO SHOP DRAWING OF INDIVIDUAL TRADE.
4. ALL ALTERNATIVE SPECIES ARE CLOUDED IN RED FOR EASY REFERENCE

DISCIPLINE COLOUR CODE:

REFERENCE	DISCIPLINE	COLOUR
ARC	ARCHITECTURAL ELEMENTS	
STR	STRUCTURAL ELEMENTS	
BME	HVAC/MECHANICAL ELEMENTS	
BTG	GAS ELEMENTS	
BDR	DRAINAGE ELEMENTS	
BEL	ELECTRICAL ELEMENTS	
BPL	PLUMBING ELEMENTS	
BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

THIS DRAWING IS PREPARED ACCORDING TO THE FOLLOWING DESIGN DRAWING :-

TRADE	DRAWING NUMBER	REV.	A.I. NO
ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

THIS DRAWING HAS BEEN CHECKED & CONFIRMED BY THE FOLLOWING NOMINATED SUBCONTRACTORS :

TRADE	REPRESENTATIVE	SIGNATURE	DATE

REV.	DATE	DESCRIPTION
02	23 NOV 2019	SHOP DRAWING RESUBMISSION
01	02 OCT 2019	SHOP DRAWING RESUBMISSION
00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

REVISION

MANAGEMENT CONTRACTOR

Gammon

GAMMON CONSTRUCTION LIMITED
28/F Devon House, Taikoo Place, 979 King's Road, Hong Kong

SUB CONTRACTOR

MELOFIELD NURSERY & LANDSCAPE CONTRACTOR LTD 梅 樹 農 場 有 限 公 司

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TEL: 2572 0048 FAX: 2573 9099
E-MAIL: INFO@MELOFIELD.COM

PROJECT

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE

3/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 1 of 4)

SCALE 00	PRINTED
CHECKED	DATE
APPROVED	DATE
PRODUCED BY	DATE
AUTHOR	
DISCIPLINE	
PHASE	
DRAWING NO. 3AXXX-GAM-LAN-DWG-9005-P00-L003-WS4	REV. 02

AUTHORITY

westKowloon 西九文化區

LEGEND

FP/TJ/TRA (ALTERNATE PLANTING)

FP/TJ (ALTERNATE PLANTING)

NOTE

FOR 3/F PODIUM PLANTING SCHEDULE, REFER TO DRAWINGS
3AXXXX-GAM-LAN-DWG-9009-P00-L003-WS4

^ = ALTERNATIVE SPECIES

MATCH LINE
REFER TO DRAWING NO.
3AXXX-GAM-LAN-DWG-9006-P00-L003-WS4

CAP 500 NOS.
AW 350 NOS.
HP 300 NOS.
SR 550 NOS.
CAP 800 NOS.
CAS 650 NOS.
AW 850 NOS.
PA 200 NOS.
JG 900 NOS.
HP 250 NOS.
SR 350 NOS.
PA 500 NOS.
CAS 850 NOS.
HP 300 NOS.
SR 650 NOS.
AZ 250 NOS.
ABG 100 NOS.
HP 400 NOS.
SR 650 NOS.
AZ 400 NOS.
CAS 700 NOS.
AZ 50 NOS.
HP 400 NOS.
HS 650 NOS.
DFL 150 NOS.
CAP 350 NOS.
DFL 229 NOS.
SR 250 NOS.
AZ 250 NOS.
SR 520 NOS.
HP 350 NOS.
SR 340 NOS.
AZ 600 NOS.
JG 450 NOS.
HS 250 NOS.

MATCH LINE
REFER TO DRAWING NO.
AR/2019/MELO/DW3004

KEY PLAN

N

0 2.5 5m
1 : 100 SCALE BAR

KEY PLAN

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ARC	ARCHITECTURAL ELEMENTS	
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BME	HVAC/MECHANICAL ELEMENTS	
BTG	GAS ELEMENTS	
BDR	DRAINAGE ELEMENTS	
BEL	ELECTRICAL ELEMENTS	
BPL	PLUMBING ELEMENTS	
BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

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TRADE	DRAWING NUMBER	REV.	A.I. NO
ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

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01	02 OCT 2019	SHOP DRAWING RESUBMISSION
00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

REVISION

MANAGEMENT CONTRACTOR

Gammon

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28/F Devon House, TaiKoo Place, 979 King's Road, Hong Kong

SUB CONTRACTOR

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E-MAIL: INFO@MELOFIELD.COM

PROJECT

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE

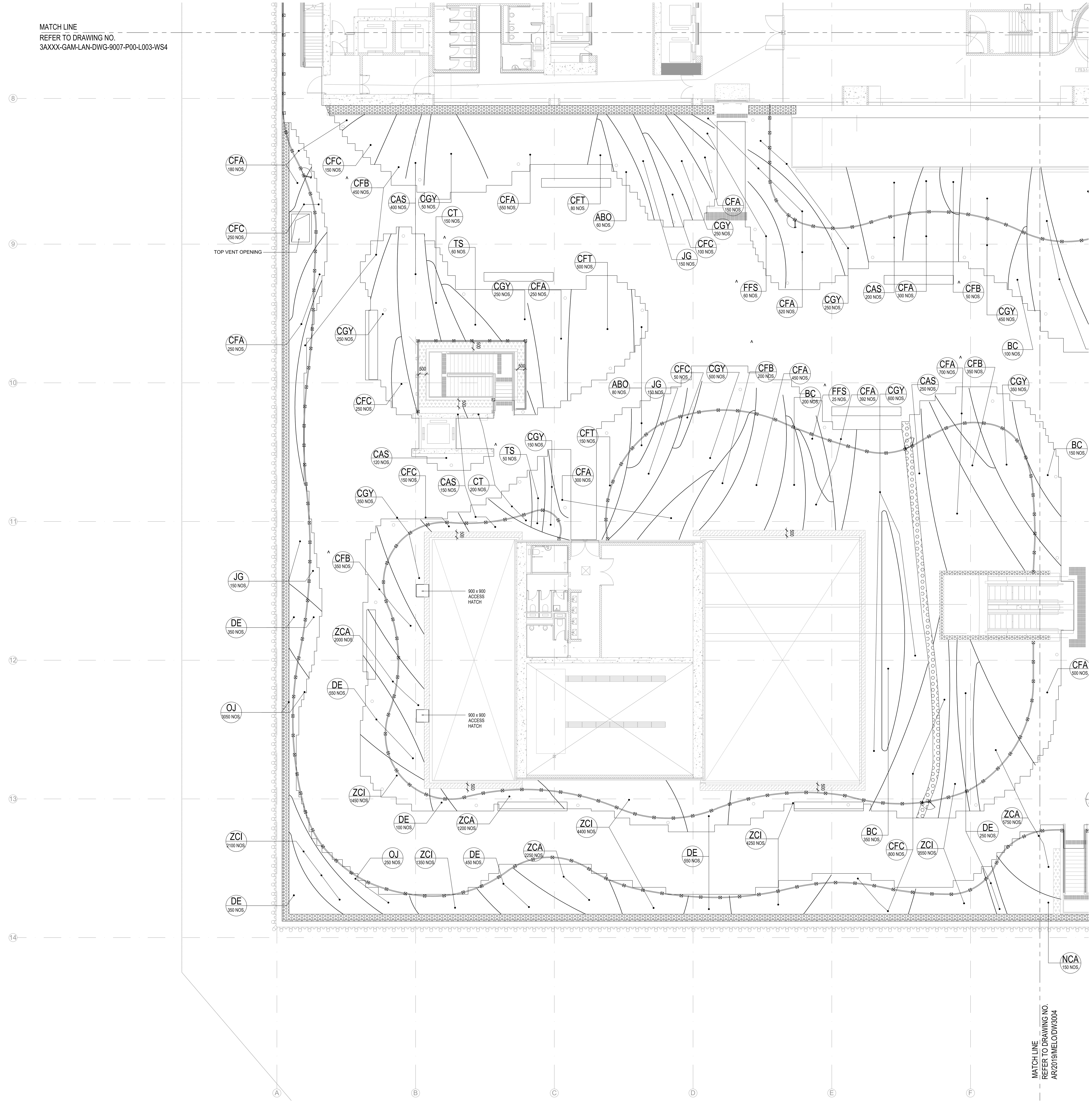
3/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 2 of 4)

SCALE 00	PRINTED
CHECKED	DATE
APPROVED	DATE
PRODUCED BY	DATE
AUTHOR	
DISCIPLINE	
PHASE	

DRAWING NO.	REV.
3AXXX-GAM-LAN-DWG-9006-P00-L003-WS4	02

AUTHORITY

westKowloon
西九文化區



LEGEND

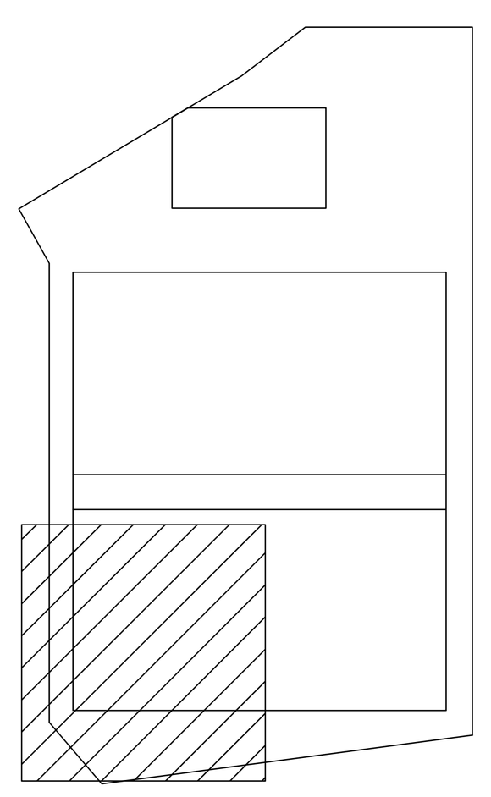
FP/TJ/TRA (ALTERNATE PLANTING)

FP/TJ (ALTERNATE PLANTING)

NOTE

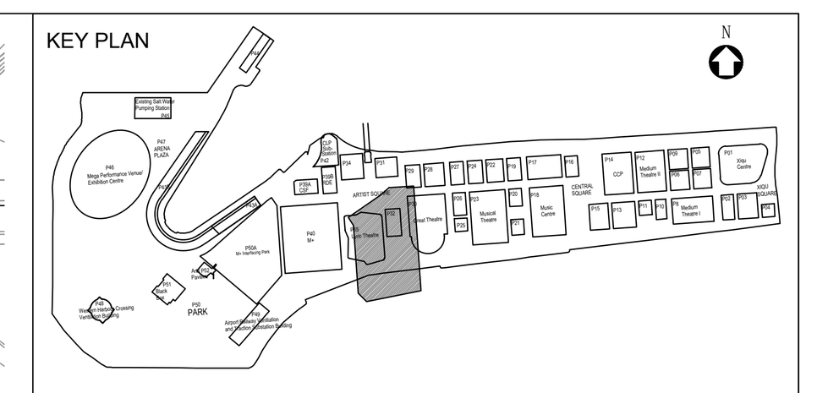
FOR 3/F PODIUM PLANTING SCHEDULE, REFER TO DRAWINGS 3AXXX-GAM-LAN-DWG-9009-P00-L003-WS4

^ = ALTERNATIVE SPECIES



KEY PLAN

1 : 100 SCALE BAR



KEY PLAN

GENERAL NOTES:

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BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

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ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

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TRADE	REPRESENTATIVE	SIGNATURE	DATE

REV.	DATE	DESCRIPTION
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01	02 OCT 2019	SHOP DRAWING RESUBMISSION
00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

REVISION

MANAGEMENT CONTRACTOR

Gammon

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28/F Devon House, TaiKoo Place, 979 King's Road, Hong Kong

SUB CONTRACTOR

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PROJECT

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE

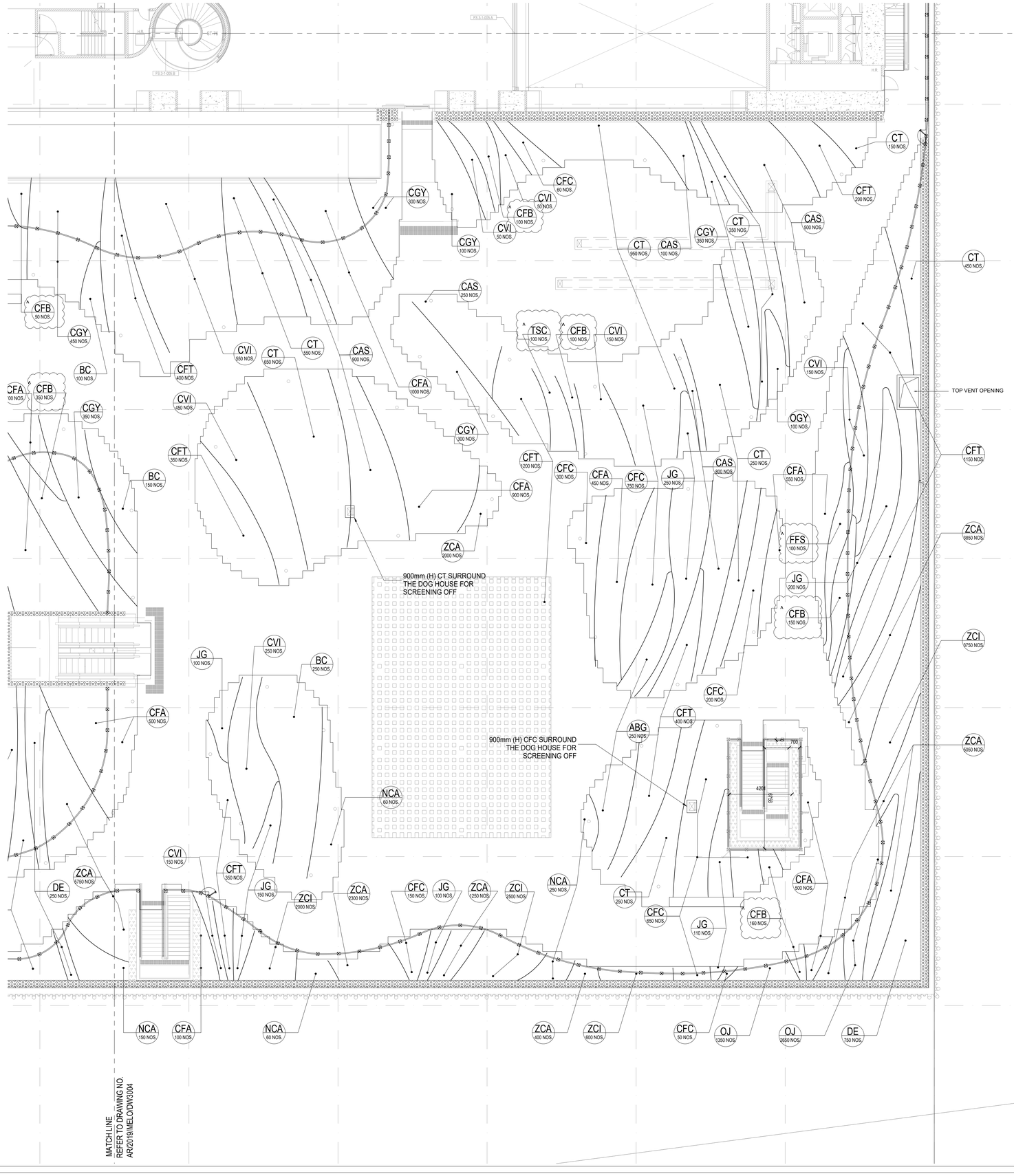
3/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 3 of 4)

SCALE	00	PRINTED	
CHECKED		DATE	
APPROVED		DATE	
PRODUCED BY		DATE	
AUTHOR			
DISCIPLINE			
PHASE			

DRAWING NO.	REV.
3AXXX-GAM-LAN-DWG-9007-P00-L003-WS4	02

AUTHORITY

westKowloon 西九文化區



LEGEND

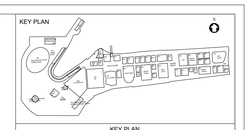
- FPITJ/TRA (ALTERNATE PLANTING)
- FPITJ (ALTERNATE PLANTING)

NOTE

FOR 3/F PODIUM PLANTING SCHEDULE, REFER TO DRAWINGS
3AXXXX-GAM-LAN-DWG-9009-P00-L003-WS4

^ = ALTERNATIVE SPECIES

KEY PLAN



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BTG	GAS ELEMENTS	
BDR	DRAINAGE ELEMENTS	
BEL	ELECTRICAL ELEMENTS	
BPL	PLUMBING ELEMENTS	
BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

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ARC			
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BEL			
ELV			
BME			
BFS			
BPD			
LTE			

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REVISION

MANAGEMENT CONTRACTOR

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TEL: 2572 0048 FAX: 2573 9099
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PROJECT
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
3/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 4 of 4)

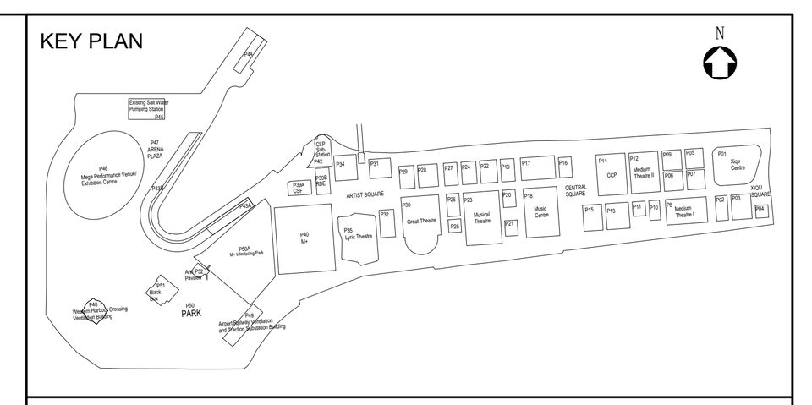
SCALE 00	PRINTED
CHECKED	DATE
APPROVED	DATE
PRODUCED BY	DATE
AUTHOR	
DISCIPLINE	
PHASE	
DRAWING NO. 3AXXX-GAM-LAN-DWG-9008-P00-L003-WS4	REV. 02

AUTHORITY

westKowloon
西九文化區

	M+ 3/F PODIUM SHRUBS SCHEDULE							
	NORTH PODIUM - SHRUB							
	CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	SPACING (MM)	REMARKS	QTY.
	AW	ACALPHA WILKESIANA	紅桑	500	400	400	-	2350
	ABG	AECHMEA BLANCHETIANA 'GREEN'	珊瑚鳳梨屬(綠葉)	600	600	500	-	100
	ABO	AECHMEA BLANCHETIANA 'ORANGE'	珊瑚鳳梨屬(橙葉)	600	600	500	-	150
^	DFL	DRACAENA FRAGRANS 'LINDENII'	金邊巴西鐵	600	800	500	-	470
*	AZ	ALPINIA ZERUMBET	豔山薑	800	600	500	-	3500
	CAP	CRINUM ASIATICUM VAR. PROCERUM	紅葉文殊蘭	600	600	400	-	3350
*	CAS	CRINUM ASIATICUM VAR. SINICUM	文殊蘭	600	600	400	-	5550
	HP	HELICONIA PSITTACORUM	小天堂鳥燕	800	600	500	-	4550
	HS	HELICONIA SUBULATA	黃麗鳥燕	800	600	500	-	2700
^	FFS	FURAEA FOETIDA CV. 'STRIATA'	黃紋萬年麻	600	600	500	-	30
*	IC	IXORA CHINENSIS	龍船花	500	400	400	-	450
*	JG	JUSTCIA GENDARUSSA	小駁骨	500	400	400	-	1900
*	PA	PSYCHOTRIA ASIATICA	九節	500	400	400	-	1600
	SR	STRELITZIA REGINAE	天堂鳥	800	600	500	-	5250
^	CA	CURCUMA ALISMATIFOLIA	薑荷花	800	600	400	-	815
	SOUTH PODIUM - SHRUB							
	CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	SPACING (MM)	REMARKS	QTY.
	ABG	AECHMEA BLANCHETIANA 'GREEN'	珊瑚鳳梨屬(綠葉)	600	600	500	-	320
	ABO	AECHMEA BLANCHETIANA 'ORANGE'	珊瑚鳳梨屬(橙葉)	600	600	500	-	140
^	TS	TRADESCANTIA SPATHACEA	紫背萬年青	600	600	500	-	100
^	TSC	TRADESCANTIA SPATHACEA 'COMPACTA'	矮蚌花	500	400	400	-	100
	BC	BELAMCANDA CHINENSIS	射干	600	400	300	-	800
	CT	CANNA 'TROPICANA'	紅葉美人蕉	800	400	300	-	3150
	CGY	CANNA X GENERALIS (YELLOW)	黃花美人蕉	800	400	300	-	6330
	CVI	CODIAEUM VARIEGATUM 'INDIAN BLANKET'	彩霞變葉木	500	400	400	-	1130
	CFA	CORDYLINE FRUTICOSA 'AICHIAKA'	亮葉朱蕉	600	400	300	-	6556
	CFC	CORDYLINE FRUTICOSA 'CRYSTAL'	翡翠朱蕉	600	400	300	-	4100
^	CFB	CORDYLINE FRUTICOSA 'BABY DOLL'	娃娃朱蕉	600	400	300	-	1430
	CFT	CORDYLINE FRUTICOSA 'TROCOLOR'	三色朱蕉	600	400	300	-	4430
*	CAS	CRINUM ASIATICUM VAR. SINICUM	文殊蘭	600	600	400	-	2200
*	DE	DIANELLA ENSIFOLIA	山菅蘭	300	300	200	-	3350
^	FFS	FURCRAEA FOETIDA CV. 'STIATA'	黃紋萬年麻	600	600	500	-	135
*	JG	JUSTCIA GENDARUSSA	小駁骨	500	400	400	-	1410
	NCA	NEOREGELIA CAROLINAE	紅心彩葉鳳梨	200	400	300	-	370
*	OJ	OPHIOPOGON JAPONICUS	麥冬	200	200	100	-	7050
	ZCA	ZEPHYRANTHES CANDIDA	蔥蘭	200	200	100	-	30150
	ZCI	ZEPHYRANTHES CITRINA	黃花蔥蘭	200	200	100	-	26800
	SOUTH PODIUM - SHRUB							
	CODE	SCIENTIFIC NAME	CHINESE NAME	HEIGHT (MM)	SPREAD (MM)	SPACING (MM)	REMARKS	
^	FP	FICUS PUMILA	薜荔	600	-	200	4 SHOOTS PER PLANT	3154
^	TJ	TRACHELOSPERMUM JASMINOIDES	絡石	600	-	200	4 SHOOTS PER PLANT	950
	TRA	TRISTELLATEIA AUSTRALASIAE	三星果	600	-	300	4 SHOOTS PER PLANT	1575
* = native species								
^ = alternative species								

KEY PLAN



KEY PLAN

GENERAL NOTES:

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BFS	FIRE PROTECTION ELEMENTS	
MEP	COMBINED SERVICES ELEMENTS	

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TRADE	DRAWING NUMBER	REV.	A.I. NO
ARC			
STR			
BEL			
ELV			
BME			
BFS			
BPD			
LTE			

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REV.	DATE	DESCRIPTION
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00	20 SEP 2019	1ST SHOP DRAWING SUBMISSION

REVISION

MANAGEMENT CONTRACTOR

Gammon
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SUB CONTRACTOR

MELOFIELD
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PROJECT

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE

3/F SHRUBS AND GROUNDCOVER SCHEDULE

SCALE 00 | PRINTED
CHECKED | DATE
APPROVED | DATE
PRODUCED BY | DATE
AUTHOR
DISCIPLINE
PHASE

DRAWING NO. 3AXXX-GAM-LAN-DWG-9009-P00-L003-WS4 | REV. 01

AUTHORITY

westKowloon
西九文化區

A0 (1188mm x 840mm) Sheet Size

NOTE

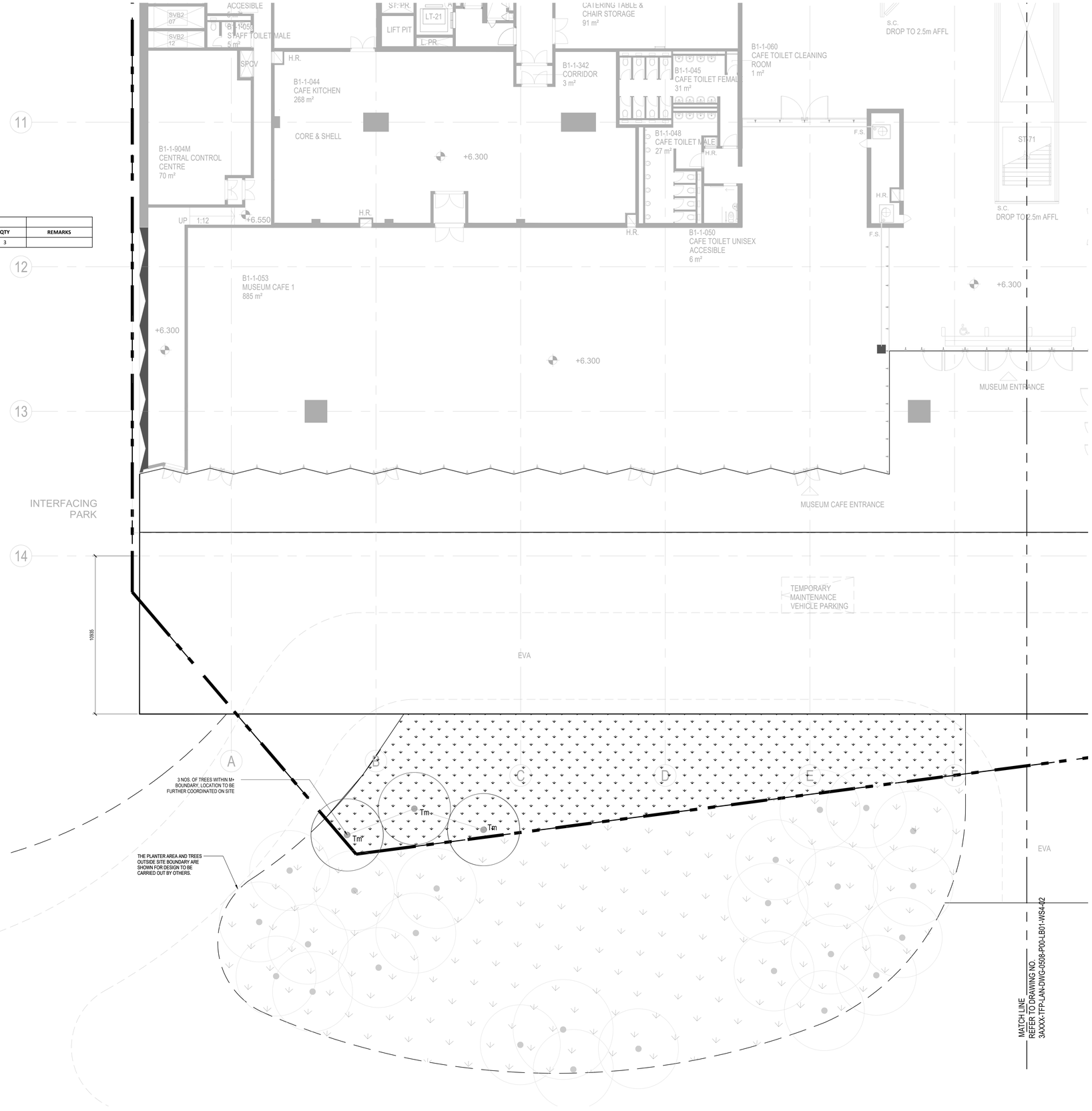
1. APPLY MULCH ON 1M DIAMETER CIRCLE AROUND ALL TREES IMMEDIATELY AFTER TREE PLANTING. KEEP MULCH AWAY FROM TREE TRUNK FLARE.
2. APPLY HYDROSEEDING ONLY AFTER COMPLETION OF TREE PLANTING AND MULCHING.
3. DO NO HYDROSEED INTO MULCHED AREA. COVER ALL MULCHED AREA WITH NEWSPAPER, HESSIAN, NYLON SHEET OR THE LIKE BEFORE HYDROSEEDING, AND DISCARD AFTERWARDS.
4. KEEP ALL MULCHED AREA FREE FROM GRASS GROWTH AT ALL TIMES.
5. TREE AND TURF SPECIES AT B1/F WITHIN AND OUTSIDE M+ SITE BOUNDARY ARE INDICATED FOR REFERENCE ONLY. SOFT LANDSCAPE WORKS TO BE CARRIED OUT BY SEPARATE CONTRACT

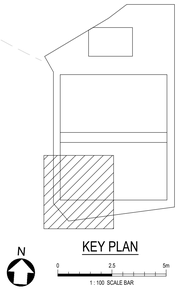
LEGEND

TURF (PASPALUM VAGINATUM / ZOYSIA MATRELLA / TIFTON 419 BERMYDAGRASS) ARE THE TURF SPECIES THAT WILL BE USED IN THE PARK

BOUNDARY LINE

B1/F - TREE SCHEDULE							
CODE	**SCIENTIFIC NAME**	**CHINESE NAME**	**HEIGHT (MM)**	**SPREAD (MM)**	**DBH (MM)**	**QTY**	**REMARKS**
Tm	TERMINALIA MANTALY	小葉欖仁	5000	3000	100	3	

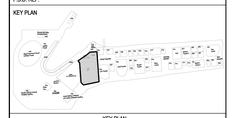




B.D. REF:

F.S.D. REF:

KEY PLAN



KEY PLAN

NOTES

LEGEND

REV.	DATE	PURPOSE OF RELEASE	PRODUCED BY
02	28.04.2017	LAN LIGHTING DESIGN UPDATE	TFP/HdM
01	31.05.2016	REVISED B1/F PROMENADE	TFP/HdM
00	22.09.2015	CONSTRUCTION DRAWINGS	TFP/HdM

CONSULTANT

M+ CONSULTANCY JV

DESIGN CONSULTANT

HERZOG & DE MEURON

HERZOG & DE MEURON BASEL LTD., RHEINSCHANZE 6, 4056 BASEL, SWITZERLAND

EXECUTIVE ARCHITECT

TFP | FARRELLS

TFP FARRELLS LIMITED, SUITES 130-02, 13/F, 625 KING'SROAD, NORTHPOINT, HONG KONG

ENGINEERING CONSULTANT

ARUP

OVE ARUP & PARTNERS HONG KONG LIMITED, LEVELS FESTIVAL WALK, 80 TAT CHEE AVENUE, KOWLOON TONG, HONG KONG

MJV SUBCONSULTANT

AUTHORITY'S CONSULTANT

QUANTITY SURVEYOR

LangdonSeah 威事達 AN AECOM COMPANY

JOB TITLE

MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

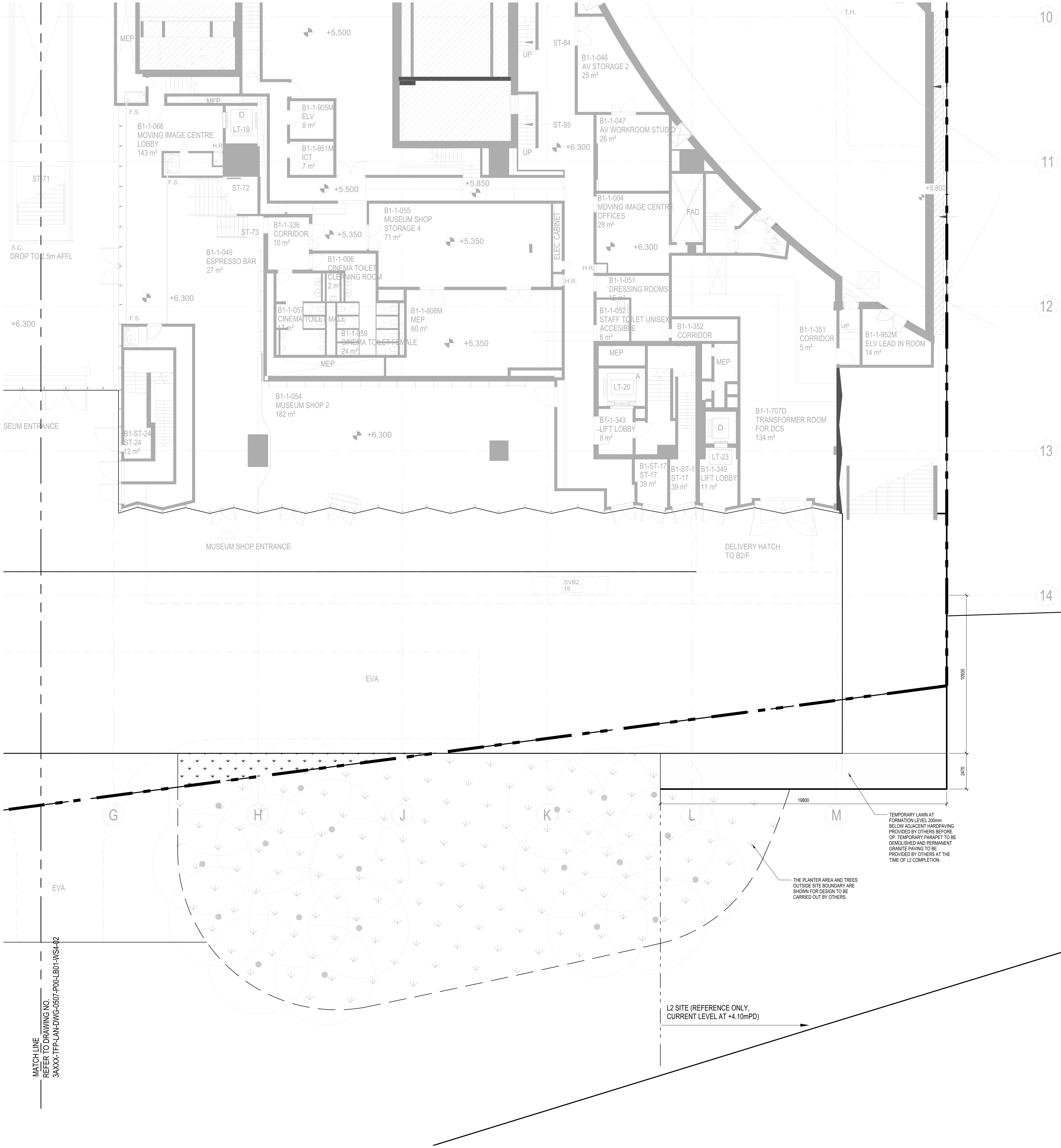
DRAWING TITLE

B1/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 1 OF 2)

SCALE	1 : 100 @A0	PRINTED	A0
CHECKED	TFP/HdM	DATE	28.04.2017
APPROVED	TFP/HdM	DATE	28.04.2017
PRODUCED BY	TFP/HdM	DATE	28.04.2017
AUTHOR			TFP/HdM
DISCIPLINE			LAN
PHASE			WS4
DRAWING NO.			REV.
3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4			02
CAD REF NAME:	3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4-02.dwg		

EMPLOYER

westKowloon 西九文化區



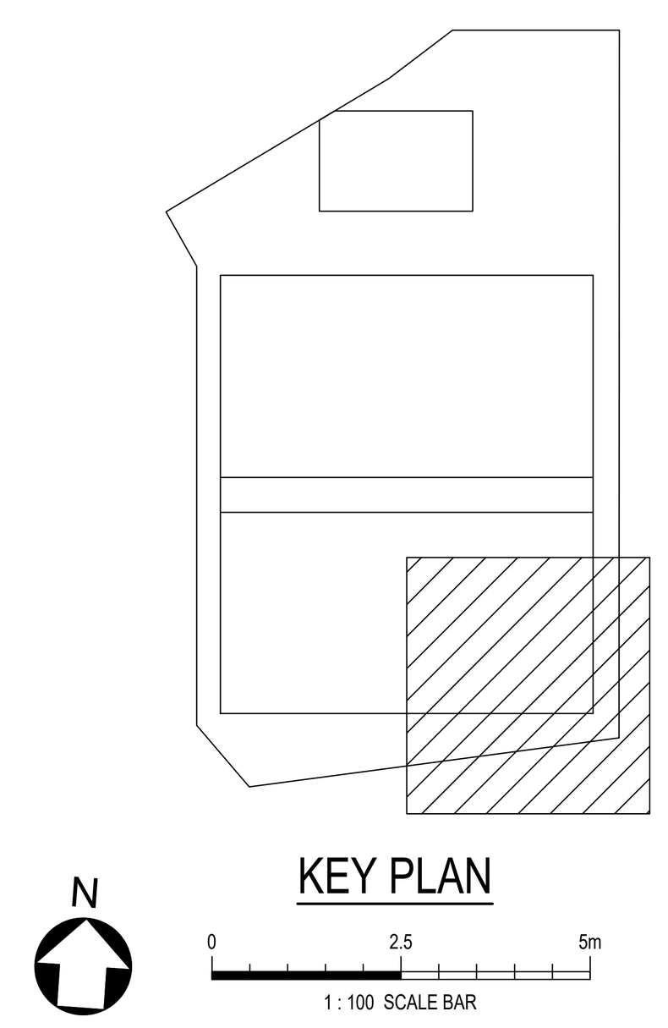
LEGEND

TURF (PASPALUM VAGINATUM / ZOYSIA MATRELLA / TIFTON 419 BERMYDAGRASS) ARE THE TURF SPECIES THAT WILL BE USED IN THE PARK

BOUNDARY LINE

NOTES

1. TREE AND SHRUB SCHEDULE FOR B1/F REFER TO DRAWING NO. 3AXXX-TFP-LAN-DWG-0507-P00-LB01-WS4.
2. TREE AND TURF SPECIES AT B1/F WITHIN AND OUTSIDE M+ SITE BOUNDARY ARE INDICATED FOR REFERENCE ONLY. SOFT LANDSCAPE WORKS TO BE CARRIED OUT BY SEPARATE CONTRACT



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

NOTES:
LEGEND

REV.	DATE	PURPOSE OF RELEASE	PRODUCED BY
02	28.04.2017	LAN LIGHTING DESIGN UPDATE	TFP/HdM
01	31.05.2016	REVISED B1/F PROMENADE	TFP/HdM
00	22.09.2015	CONSTRUCTION DRAWINGS	TFP/HdM

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EXECUTIVE ARCHITECT
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MJV SUBCONSULTANT

AUTHORITY'S CONSULTANT
QUANTITY SURVEYOR
LangdonSeah 威寧謝
AN ARCADIS COMPANY

JOB TITLE
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
B1/F LANDSCAPE TREES AND SHRUBS PLAN (SHEET 2 OF 2)

SCALE	1 : 100 @A0	PRINTED	A0
CHECKED	TFP/HdM	DATE	28.04.2017
APPROVED	TFP/HdM	DATE	28.04.2017
PRODUCED BY	TFP/HdM	DATE	28.04.2017

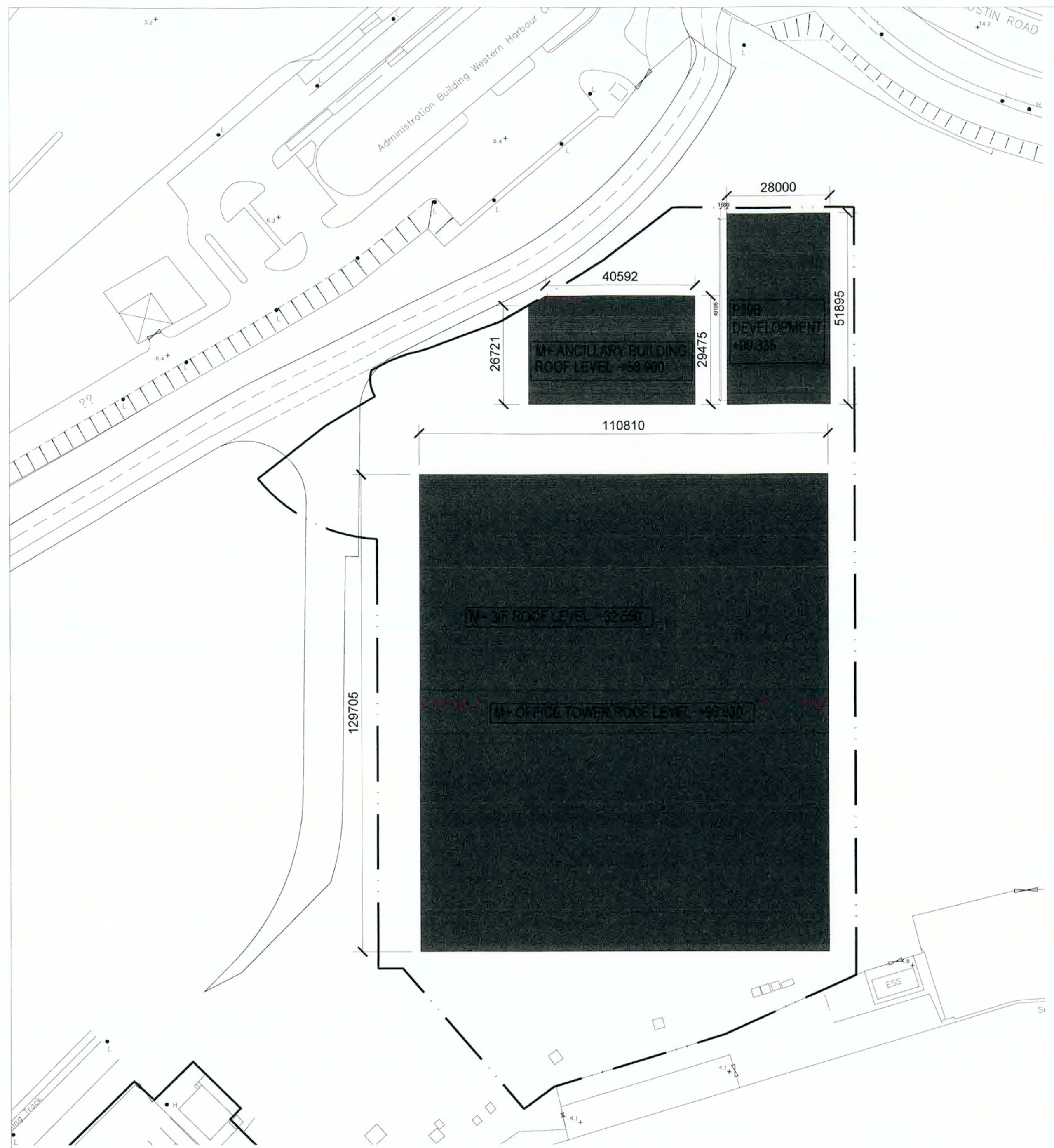
AUTHOR: TFP/HdM
DISCIPLINE: LAN
PHASE: WS4
DRAWING NO.: 3AXXX-TFP-LAN-DWG-0508-P00-LB01-WS4
REV.: 02
CAD REF NAME: 3AXXX-TFP-LAN-DWG-0508-P00-LB01-WS4-02.dwg
EMPLOYER

westKowloon
西九文化區

APPENDIX B: NOT USED

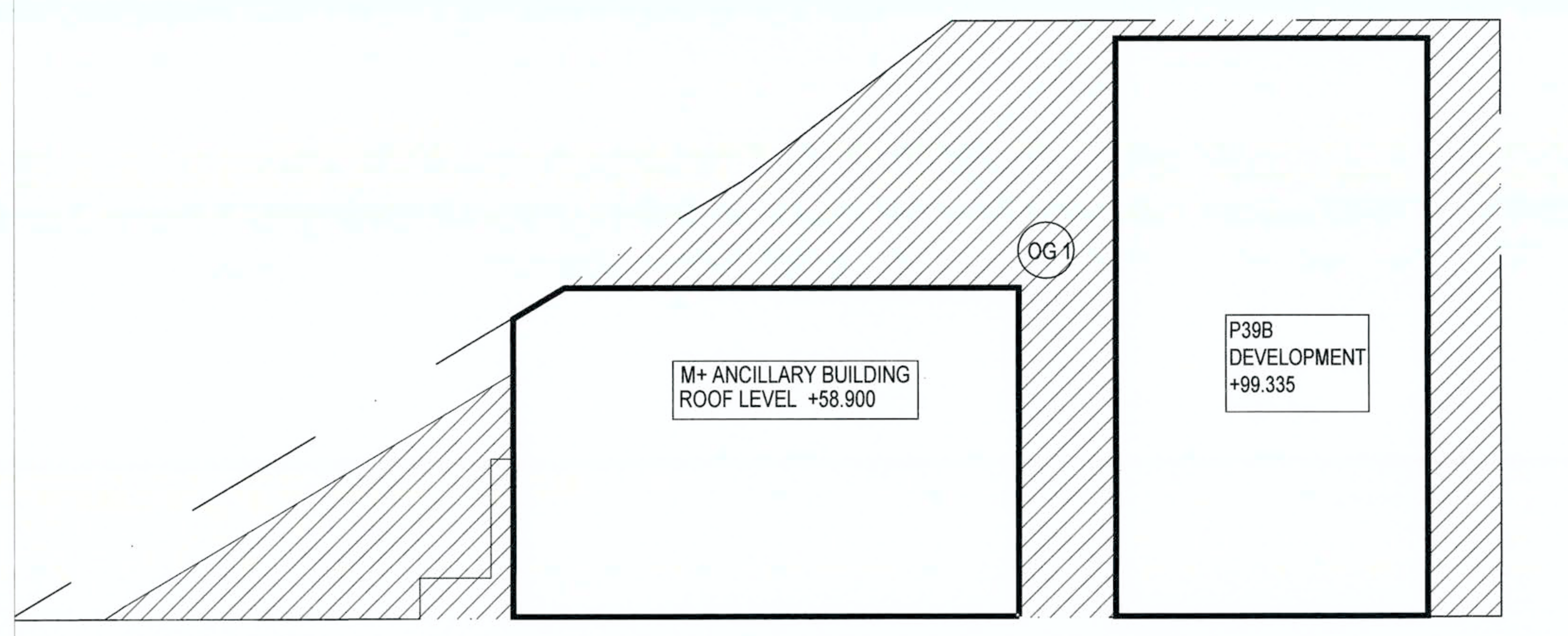
APPENDIX C: GREEN COVERAGE PLANS

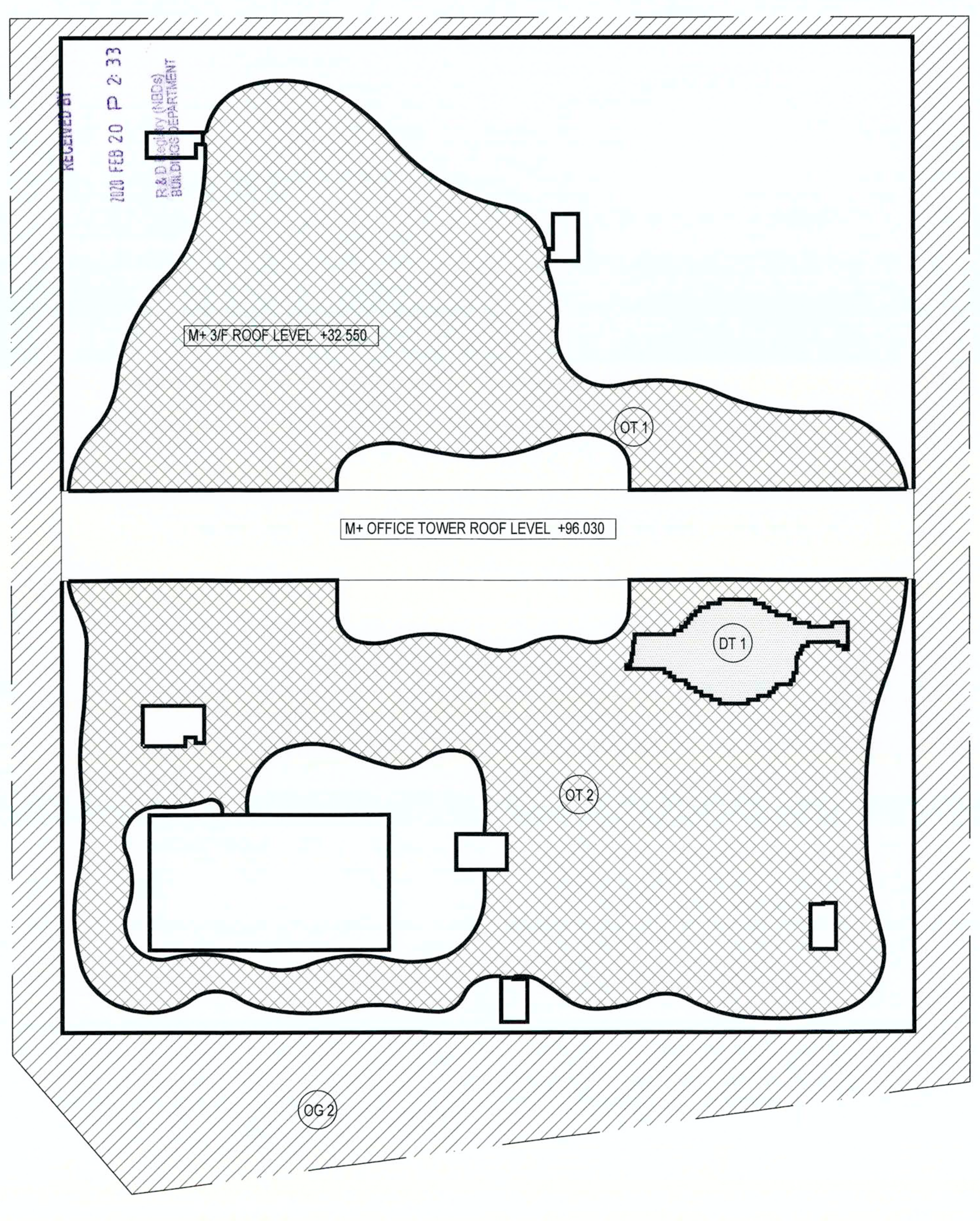
Drawing no:-	Description
3AXXX-TFP-ARC-SCH-9200-P00-XXXX-GBP	Calculations of Site Coverage, Plot Ratio, Schedule of FRC and Diagrams



R/F FOR SITE COVERAGE DIAGRAM

SCALE = 1:1000





PUBLIC OPEN SPACE DIAGRAM

SCALE = 1:500

OVERALL DEVELOPMENT PLANNING PARAMETERS (FROM MASTER REGISTER UNDER SEPARATE SUBMISSION

CLASS OF SITE = "A"

SITE AREA = 40.91 ha (ABOUT)

SUBMISSION PACKAGE 20 = 22966 sq. m

HEIGHT RESTRICTION FOR SUBMISSION PACKAGE = +70 mPD & +100mPD

MEAN STREET LEVEL = +5.43 mPD

BUILDING HEIGHT
96.030 - 5.430 = 90.600 m
58.900 - 5.430 = 53.470 m
99.335 - 5.430 = 93.905 m

PLOT RATIO CALCULATION UNDER BUILDING (PLANNING)REG. 20 &2 1

PERMITTED NON-DOMESTIC PLOT RATIO (OVER 61m) = 15

ACTUAL -NON-DOMESTIC PLOT RATIO = (80,055.328 + 12,371.018) / 409,100
= 92,426.346 / 409,100
= 0.226 < 15

SITE COVERAGE

PERMITTED SITE COVERAGE FOR ENTIRE WKCD UNDER MASTER REGISTER = 54.43%

ASSIGNED NON-DOMESTIC SITE COVERAGE FOR PACKAGE NO.20 UNDER MASTER REGISTER = 17,231 sq. m

ACTUAL NON-DOMESTIC SITE COVERAGE (ABOVE 15m) = (145,352 - 17,144 + 17,230.311) / 40.91 ha.
= 145,438.311 / 40.91 ha.
= 35.55% < 54.43%

COMPLIANCE WITH MASTER REGISTER (SUBMITTED UNDER SEPARATE SUBMISSION)

A. GFA DISTRIBUTION

ARTS & CULTURAL FACILITIES = 75,001.708 sq.m < 75,950 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P)

RETAIL / RESTAURANT = 12,371.018 sq.m < 12,500 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001) Rev. P)

TOTAL = 87,372.726 sq.m < 88,450 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P)

B. BUILDING FOOTPRINT = 17,230.311 sq.m < 17,231 sq.m (TOTAL SITE COVERAGE < 54.43%)

C. CARPARKING PROVISION = 152 (REFER TO LATEST MR DWG. P00-A-CP011 Rev.-) (4 NOS. FOR DISABLED)

D. LOADING & UNLOADING PROVISION = 17 (COMPLY WITH LATEST MR DWG. P00-A-CP011 Rev.-)

E. PROVISION OF PUBLIC OPEN SPACE AT GRADE & PIAZZA = 5651.785 sq.m > 5100 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P)

PROVISION OF PUBLIC OPEN SPACE AT TERRACE = 6989.265 sq.m > 5400 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P)

F. SITE COVERAGE OF GREENERY PROVISION AT PEDESTRIAN ZONE (UNDER PNAP APP-152) = 1,787.561 sq.m > 1787 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P)

SITE COVERAGE OF GREENERY PROVISION AT TERRACE ZONE (UNDER PNAP APP-152) = 7215.213 sq.m > 7215 sq.m (COMPLY WITH LATEST MR DWG. P00-A-CP001 Rev. P

PUBLIC OPEN SPACE CALCULATION

OPEN SPACE AT GRADE & PIAZZA	
OG1	1807.841 sq m
OG2	3807.944 sq m
TOTAL	5651.785 sq m

OPEN SPACE AT TERRACE	
OT1	2740.160 sq m
OT2	4,031.974 sq m
DT1	217.131 sq m
TOTAL	6,989.265 sq m

REQUIRED PUBLIC OPEN SPACE AT GRADE & PIAZZA (UNDER MASTER REGISTER UNDER SEPARATE SUBMISSION) = 5100.000 sq m

REQUIRED OPEN PUBLIC SPACE AT TERRACE ZONE (UNDER MASTER REGISTER UNDER SEPARATE SUBMISSION) = 5400.000 sq m

PROVIDED PUBLIC OPEN SPACE AT GRADE & PIAZZA = 5651.785 sq m > 5100.000 sq m

PROVIDED PUBLIC OPEN SPACE AT TERRACE ZONE = 6,989.265 sq m > 5400.000 sq m

OUTDOOR DINING SPACE AT TERRACE (COMMERCIAL ACTIVITIES) = DT 1
= 217.131 sq m < 701.697 sq m (10% OF POS AT TERRACE)

WHICH IS ALLOWED ACCORDING TO "PUBLIC OPEN SPACE IN PRIVATE DEVELOPMENTS DESIGN AND MANAGEMENT GUIDELINES" 3.1(C) BY DEVELOPMENT BUREAU

TABLE 1: CAR PARKING AND MOTOCYCLE PARKING PROVISION CALCULATIONS

PACKAGE	PARCEL	VENUE/LANDSCAPE	CACF	OACF	RDE			TOTAL CAR PARKING			TOTAL MOTOCYCLE PARKING				REMARKS
			REQ	REQ	GFA (m²)	FACTOR	REQ	REQ		PRO	FACTOR	REQ		PRO	
20	39A	M+ ANCILLARY BUILDING	-	-	-	-	-	-	224	152*	7.36% OF THE TOTAL PROVISIONS FOR PRIVATE CARS	17	17	8**	THIS SUBMISSION
	39B	OACF / RDE	-	26	8952.608	1 SPACE FOR EVERY 300 SQM.	30	56							
	40	M+ / OACF / RDE	150	6	3,418.410	1 SPACE FOR EVERY 300 SQM.	12	168							

NOTE:
*THE SHORT FALL OF 72 NOS. OF CAR PARKING SPACES SHALL BE PROVIDED IN THE CARPARK AT PACKAGE 23A / PSO (REFER TO P00-A-CP011 IN THE APPROVED MASTER REGISTER)
**THE SHORTFALL OF 9 NOS. OF MOTORCYCLE PARKING SHALL BE PROVIDED IN THE CARPARK AT PACKAGE 23A / PSO (REFER TO P00-A-CP011 IN THE APPROVED MASTER REGISTER)

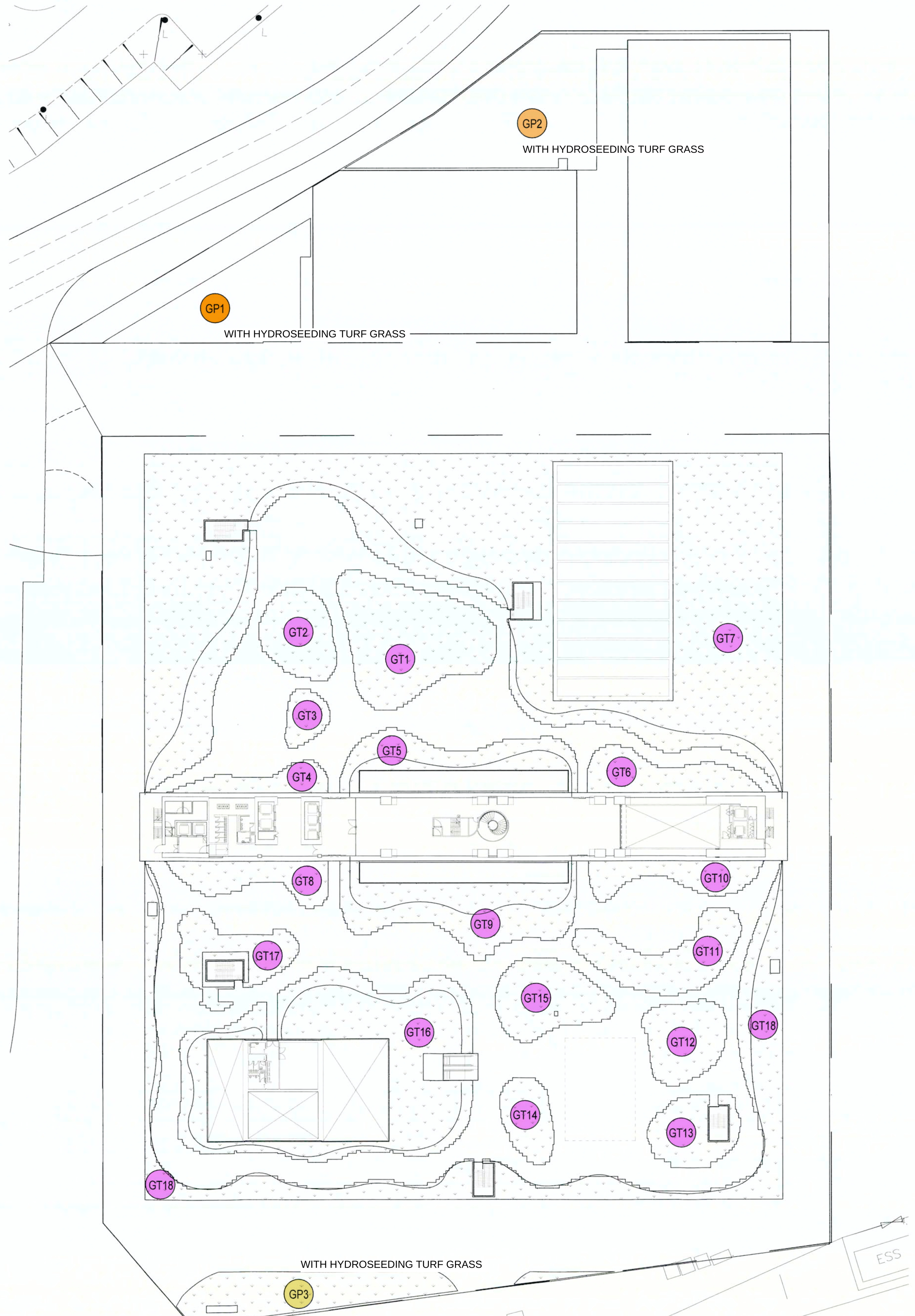
TABLE 2: LOADING / UNLOADING PROVISION CALCULATIONS

PACKAGE	PARCEL	VENUE/LANDSCAPE	CACF	OACF	RDE			TOTAL L/UL			REMARKS
			REQ	REQ	GFA (m²)	FACTOR	REQ	REQ		PRO	
20	39A	M+ ANCILLARY BUILDING	-	-	-	-	-	-	16	17	THIS SUBMISSION
	39B	OACF / RDE	-	4	8952.608	1 SPACE FOR EVERY 1200 SQM.	8	12			
	40	M+ / OACF / RDE	-	1	3,418.410	1 SPACE FOR EVERY 1200 SQM.	3	4			

TABLE 3: COACH PARKING PROVISION CALCULATIONS

PACKAGE	PARCEL	VENUE/LANDSCAPE	COACH PARKING		REMARKS
			REQ	PRO	
20	39A	M+ ANCILLARY BUILDING	0	4	THIS SUBMISSION
	39B	OACF / RDE			
	40	M+ / OACF / RDE			

ELEVATIONS (NORTH AND WEST) OF M+ ANCILLARY BUILDING
SCALE = 1:500



GREENERY AREA DIAGRAM

SCALE = 1:500

GREENERY AREA CALCULATION

VERTICAL GREENERY

GREEN AREA AT PEDESTRIAN ZONE	
VP1	418.959 sq m
VP2	81.597 sq m
TOTAL	500.556 sq m

PROVIDED VERTICAL GREENERY AREA AT PEDESTRIAN ZONE = 500.556 sq m

PERCENTAGE OF PROVIDED VERTICAL GREENERY AREA OVER TOTAL GREENERY AT PEDESTRIAN ZONE = 500.556 sq m / 1788 sq m x 100%
= 27.995% < 30%

HORIZONTAL GREENERY

GREEN AREA AT PEDESTRIAN ZONE		
GP1	359.775 sq m	WITH HYDROSEEDING TURF GRASS
GP2	629.290 sq m	WITH HYDROSEEDING TURF GRASS
GP3	297.940 sq m	WITH HYDROSEEDING TURF GRASS
TOTAL	1,287.005 sq m	

GREEN AREA AT TERRACE ZONE			
GT1	431.219 sq m	GT10	134.337 sq m
GT2	161.608 sq m	GT11	218.738 sq m
GT3	57.601 sq m	GT12	165.207 sq m
GT4	84.707 sq m	GT13	134.653 sq m
GT5	213.580 sq m	GT14	105.845 sq m
GT6	154.823 sq m	GT15	204.378 sq m
GT7	2979.786 sq m	GT16	767.442 sq m
GT8	138.240 sq m	GT17	172.345 sq m
GT9	378.259 sq m	GT18	712.445 sq m
	4599.823 sq m	+	2615.390 sq m
TOTAL			7215.213 sq m

REQUIRED TOTAL GREENERY AREA AT PEDESTRIAN ZONE (UNDER MASTER REGISTER UNDER SEPARATE SUBMISSION) LATEST MR DWG. P00-A-CP-001 REV.P = 1787 sq m

REQUIRED TOTAL GREENERY AREA AT TERRACE ZONE (UNDER MASTER REGISTER UNDER SEPARATE SUBMISSION) LATEST MR DWG. P00-A-CP-001 REV.P = 7215 sq m

PROVIDED GREENERY AREA AT PEDESTRIAN ZONE = 1287.005 sq m + 500.556 sq m
= 1,787.561 sq m > 1787 sq m

PROVIDED GREENERY AREA AT TERRACE ZONE = 7215.213 sq m > 7215 sq m

PECENTAGE OF GRASS COVERAGE =

TOTAL GRASS COVERAGE / TOTAL GREENERY COVERAGE x 100%

= 1287.005 / 9002.774 x 100%
= 14.3%

"THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS (GENERAL BUILDING WORKS) IN RESPECT OF WHICH CONSENT IS APPLIED FOR THE PURPOSE OF FAST TRACK CONSENT APPLICATION UNDER REGULATION 33 OF THE BUILDING (ADMINISTRATION) REGULATIONS."

LI KWOK-HING
REGISTERED ARCHITECT,
AUTHORIZED PERSON (ARCHITECT)
AP (A) 39/95

B.D. REF: 2/4096/13 (P)
F.S.D REF:

KEY PLAN

NOTES:

Plan Approved
LI Ming-chan, Gordon
Senior Building Surveyor
for BUILDING AUTHORITY
18 MAR 2020

REV.	DATE	PURPOSE OF RELEASE	PRODUCED BY
L	20.02.2020	GBP 15th AMENDMENT	TFP
K	18.11.2019	GBP 14th AMENDMENT	TFP
J	18.10.2019	GBP 13th AMENDMENT	TFP
I	30.04.2019	GBP 11th AMENDMENT	TFP
H	28.12.2017	GBP 8th AMENDMENT	TFP
G	15.02.2017	GBP 6th AMENDMENT	TFP
F	27.05.2016	GBP 5th AMENDMENT	TFP
E	05.02.2016	GBP 4th AMENDMENT	TFP
D	28.12.2015	GBP 3rd AMENDMENT	TFP
C	23.06.2015	GBP 2nd AMENDMENT	TFP
B	12.09.2014	GBP 1st AMENDMENT	TFP
A	31.03.2014	GBP SUBMISSION	TFP

CONSULTANT
M+ CONSULTANCY JV

DESIGN CONSULTANT
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AUTHORITY'S CONSULTANT
QUANTITY SURVEYOR
LangdonSeah 威寧謝
AN ARCADIS COMPANY

JOB TITLE
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
CALCULATIONS OF SITE COVERAGE, PLOT RATIO, SCHEDULE OF FRC AND DIAGRAMS

SCALE	NTS [@ A0]	PRINTED	20.02.2020
CHECKED	DL	DATE	20.02.2020
APPROVED	FL	DATE	20.02.2020
PRODUCED BY	KL	DATE	20.02.2020
AUTHOR	TFP		
DISCIPLINE	ARC		
PHASE	GBP		

DRAWING NO. 3AXXX-TFP-ARC-DWG-9200-P00-XXXX-GBP REV. L

CAD REF NAME: 3AXXX-TFP-ARC-DWG-9200-P00-XXXX-GBP-L.dwg

AUTHORITY

westKowloon
西九文化區

APPENDIX D: POST-PLANTING CARE PLAN

M+ Post Planting Care Plan

Operation	Description	Frequency	Notes
a. Replacement planting	Replacement of dead , dying plants, e.g. failure grass species . Replanting and/or reseeding of annual herbaceous plants depending on rate of self-regeneration.	As directed by the 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 every 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. Mikania micrantha and Leucaena leucocephala, immediately when discovered	Daily check as part of other inspections – immediate 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 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 Architect.	Observe relevant guidelines and Proper Planting Practices promulgated by GLTMS of DEVB

M+ Post Planting Care Plan

Operation	Description	Frequency	Notes
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 Architect	Pruning as necessary to maintain the agreed design height for shrubs (action trigger height down to pruned height for each species / location)
l. Training and pruning climbers	Train climbers to obtain the desired effect. Pruning of climbers to prevent uncontrolled spreading and strangling of other plants. Adjust climber ties and wires to give proper support to climbing plants	As directed by the Architect. Training and pruning according to agreed design intent. Monthly check ties and wires and adjust as necessary	-
m. Lawn care	Includes grass cutting, rolling, weeding and general lawn care operations	Review on a weekly basis. Cutting as required in accordance with grass height	Cut grass to a height of 50 mm when it reaches 100 mm high
n. Top dressing for grass areas	Top dress grass areas as required to smooth out minor depressions	Twice – timing to be agreed	-
o. Plant division	Remove selected plants to reduce overcrowding and replant elsewhere on site	As directed by the Architect, review on a monthly basis. (Preferably during planting season i.e. Mar-Sep)	-
p. Plant thinning	Remove selected plants to reduce overcrowding and dispose off-site	As directed by the Architect. Review on a monthly basis	-
q. 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 by pest control measures.	Daily check as part of other inspections – immediately treatment as necessary	-
r. 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	-
s. Protective fencing	Check and repair protective fencing	As required	-
t. Typhoon damage	Reinstatement of all displaced trees and shrubs, treatment or replacement of damaged plants	As required	-

M+ Post Planting Care Plan

Operation	Description	Frequency	Notes
u. 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 Architect	-
v. Litter collection	Collection of litter and debris from site	Daily operation across site	-
w. Erosion control	Application of erosion control measures as required preventing / controlling soil erosions. Repair of eroded areas.	As required	On-going exercise
x. 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

M+ Post Planting Care Plan

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)												
Lawn care	(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, rubbish and the like	daily												
Erosion control	(as required)												

APPENDIX F: SUPPLEMENTARY INFORMATION

規劃署

荃灣及西九龍規劃處
新界荃灣西樓角路38號
荃灣政府合署27樓

Planning Department

Tsuen Wan & West Kowloon
District Planning Office
27/F, Tsuen Wan Government Offices,
38 Sai Lau Kok Road,
Tsuen Wan, New Territories

本函檔號	Your Reference	
本署檔號	Our Reference	TPB/A/K20/121 (DPO)
電話號碼	Tel. No. :	2417 6256
傳真機號碼	Fax No. :	2412 5435

16 November 2018

By Fax only (2526 3281)
Llewelyn-Davies Hong Kong Ltd.
10/F, Cheung Wah Industrial Building
10-12 Shipyard Lane
Quarry Bay
Hong Kong

(Attn.: Ms. Winnie WU)

Dear Winnie,

Fulfilment of Approval Condition (a)
Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions
West Kowloon Cultural District (WKCD)
(Application No. A/K20/121)

I refer to your letter of 31 October 2017 enclosing the submission for compliance with approval condition (a) on *'the submission of a revised Landscape Concept Plan to illustrate the design and provision of public open space and green coverage to the satisfaction of the Director of Planning or of the Town Planning Board'*.

Our Chief Town Planner/Urban Design & Landscape has no further comment on the Landscape Concept Plan (LCP) from landscape planning perspective. As such, approval condition (a) has been complied with. You are requested to submit **eight sets** of the latest accepted LCP for certification. The certified copies of the LCP would be sent to concerned parties for their record or further action.

Should you have any questions, please contact Ms. Caroline TANG at 2417 6257.

Yours sincerely,

(Derek CHEUNG)
District Planning Officer/
Tsuen Wan, Kwai Tsing and Shan Shui Po
Planning Department

c.c.

CTP/UD&L	(Attn.: Ms. Irene LAU)	Fax: 2117 0773
HAB	(Attn.: Ms. Karen WONG)	Fax: 3102 5997
WKCDA	(Attn.: Mr. Derek SUN)	Fax: 2895 0016
Secy. of TPB		

Internal
Site Record
DC/CT/EKST
[L-A-K20-121_AC_a-16 Nov 2018.doc]

EXTRACTED APPENDIX A UNDER APPROVED LANDSCAPE CONCEPT PLAN TO FULFILL PLANNING APPROVAL CONDITION (a) - (APPLICATION NO. A/K20/121)

Appendix A –

M+ Landscape Design Development

Justification of Omission of Tree Line along G/F Avenue

Appendix A

M+ Landscape Design Development

Justification of Omission of Tree Line Along G/F Avenue

M+ LANDSCAPE DESIGN DEVELOPMENT

INTRODUCTION

The West Kowloon Cultural District Authority and the M+ Joint Venture team genuinely value greenery and landscape; we believe it greatly enriches the architecture and enjoyment of our site and have incorporated planting wherever possible. We have also to the best of our ability conformed to the districts' Development Plan *(refer to page 4 of the attached presentation)*, originally published in 2013, and in some regards have gone above and beyond its recommendations in terms of landscaping. However since 2013 a number of enhancements have been made to the architecture, planning, and landscape design of M+, which now require some necessary and inevitable developments to the original Development Plan. In particular, the planting of trees along the M+ Avenue would be both extremely difficult and detrimental to the functioning of the museum. The following document serves to explain these operational, programmatic and structural difficulties, and also to illustrate the measures that the M+ team has taken to maintain or enhance the original intent of the Development Plan *(refer to pages 2 & 3 of the attached presentation)*.

A MUSEUM CLUSTER

The 2013 Development Plan predates the architectural competition for M+. In this original scheme, all the M+ functions would be housed in one building, which would be separated from its neighbors by a tree-lined Avenue *(refer to Page 5)*. However, the winning design for the M+ competition proposed grouping the M+ programs into a cluster of buildings: the M+ museum and the Conservation and Storage Facility (CSF) building, with the P39B building providing the supporting retail/dining/entertainment functions *(refer to page 6)*. From the very early stages of M+ planning, it's therefore been critical that the M+, CSF and P39B buildings function not as 3 separate neighboring entities but as one cluster, and that they be clearly visually and physically linked. For example, various exhibitions related to the M+ art collection will be staged in the CSF G/F rooms for the public to view. The porous plan of the museum's G/F and the large windows along the CSF and P39B buildings have been designed to ensure the link between them.

In order to maintain this link, the trees along the Avenue were relocated to two "pocket parks" around the CSF and P39B buildings. These pocket parks will be described in greater detail further on.

EXTENSION OF ARTIST SQUARE INTO THE M+ SITE

In the 2013 Development Plan, the Artist Square was clearly defined and bound by the buildings at its perimeter. Shifting the trees along the M+ Avenue trees to the North allows us to extend the Artist Square into our site and under the canopy of the M+ podium, which will provide ample shade in place of the trees as well as protection from the elements. The expanded Artist Square space will allow the museum flexibility in staging outdoor events or shows as well as ensure the visual and physical connection of the museum buildings *(refer to pages 6 & 7)*.

EXTENSION OF THE PARK INTO THE DISTRICT

The original Development Plan created a very clear boundary between the M+ site and the Park. At G/F within the M+ site, the primary planted area was the Tree Avenue.

In the current M+ scheme, just as the Artist Square extends into the M+ site, so does the Park. The planted areas have been expanded and interconnected *(refer to pages 6 & 8).*

The proposed pocket park next to the CSF opens the Park onto the M+ site and spreads Southwards to create a lush, verdant backdrop visible from all points of the M+ Avenue *(refer to pages 9 & 10).*

Further connecting the Park and M+ are the "Learning Center Courtyard," a 24-hour publically accessible set of stairs with seating areas, escalators, lifts and suspended planters, and the 3/F podium roof terrace with its public paths, benches, shading structure, and programmed areas supporting museum functions.

From the Park you have a clear view to the steps of the Learning Center courtyard *(refer to page 11)*. The Learning Center courtyard is both a direct connection to the roof garden and also a place to sit and admire the view from the G/F South terrace. Both North and South walls of the courtyard are lined with columns of vertical planters which enhance the setting *(refer to page 12).*

The 3/F podium roof is planted both on the North and South sides. Paved paths carve through the landscape, providing Harbor views and seating and leading into larger spaces for public events/education and an outdoor Cafe space. As we have provided a shaded pavilion to the South side, and as the M+ tower should provide shade to the North side, we believe the roof garden will be used year-round. The roof garden will be visible from within the M+ tower and from all surrounding towers, greatly enhancing views within the district *(refer to page 13).*

POCKET PARKS AND THE GREEN BELT

As previously noted, in order to maintain the link between the M+, CSF & P39B buildings, the trees along the Avenue were relocated to two pocket parks around the CSF and P39B buildings. These parks enrich the program of these buildings are create a new, enhanced environment that was not planned for in the initial Development Plan. Together with the Park they form a Green Belt which buffers the pedestrian areas along the Avenue from traffic noise and pollution coming from the access road to the North *(refer to pages 8 to10)*.

The pocket park between the CSF & P39B buildings will be visible from the Avenue and also create an enhanced environment for the F&B space in the G/F of P39B. The suspended lighting design around the trees should create a very special atmosphere in the evenings *(refer to page 14).*

Along the northern perimeter, interplanting of diverse trees forms a thick living wall, providing a sense of enclosure internally and visually buffering the large buildings to the north of the site. Trees have been selected for their structural characteristics. *Eucalyptus tereticornis* is traditionally planted to form barriers, and grows tall and straight very quickly. It has fragrant leaves and flowers, and lovely bark texture. *Sterculia lanceolata* and *Viburnum odoratissimum* may, like the Eucalyptus, be planted in tight proximity, making it ideal for forming fencelike stands. They have an expressive and organic habit, and will grow out and away from the Eucalyptus flank. This forms the lower canopy. The understory is composed of *Polyspora axillaris* and *Ligustrum sinense*. These are flowering small tree or large shrub with a lush canopy and wide branching habit. The species provides immediate screening at planting and bears a profusion of white flowers from summer to autumn *(refer to page 15).*

The climber species selected for the pocket parks are *Campsis grandiflora* and *Ficus pumila* and should also be visible at street level along the PIW Carriageway entrance *(refer to page 16).*

REROUTING OF PIW CARRIAGEWAY ROAD

The original Carriageway was laid out along the West and South sides of the M+ site, which had the advantage of allowing flexibility in the design of the M+ basement and in setting the basement's levels (and therefore facilitating Avenue recessed tree planting). However the road effectively cut M+ off from the surrounding area. During the competition stage, the architects therefore proposed rerouting the Carriageway to create a direct pedestrian connection between M+ and the Park & Waterfront areas *(refer to page 17).* While greatly improving circulation on the site, this has had the effect of constraining the levels of the Carriageway on the M+ site.

AEL TUNNEL CONTRAINTS

The rerouted Carriageway road crosses directly above the MTR AEL Tunnel *(refer to page 18).* The level of the Carriageway floor is therefore constrained and could not be lowered without clashing with the tunnel *(refer to page 19)*. The levels of the Carriageway soffit have been set by the level of the Avenue above and by the structural & drainage requirements of the soffit. Therefore the structural levels of the Carriageway floor and soffit are essentially fixed, allowing the planning team very little flexibility. The structural drawing prepared by the M+ Registered Structural Engineer (RSE) demonstrates that the extent of the AEL tunnel directly underneath the M+ structural has governed the structural level of B1 carriageway *(refer to page 20).*

CARRIAGEWAY CLEAR HEIGHT CONSTRAINTS

The B1/F Carriageway runs directly below the G/F Avenue; therefore any tree plantings along the Avenue would directly affect the structural loading and/or the clear height of the Carriageway.

To recess a tree planter in the Avenue, while maintaining a reasonable distance from the M+, CSF & P39B buildings and avoiding the EVA, the planter would have to be placed directly above either a) the Carriageway traffic lanes or b) the pedestrian drop-off area.

a) The clear height of the Carriageway traffic lanes is quite tight as is. Of the 5700mm clear height available, 600mm are necessary for MEP services, leaving just the 5100mm clear height required for Carriageway traffic. As a recessed planter would reduce the clear height to less than 5100mm, it is therefore not possible to place a recessed planter above the traffic lanes *(refer to pages 21 & 22).*
b) Over the pedestrian drop-off area of the Carriageway, the clear height requirement is lower (only 3500mm). However in this area it is structurally impossible to recess a planter because it would cut into the key primary beam *(refer to page 26).* Again, the structural drawings prepared by the RSE indicate the location of the required primary beam at the G/F slab which is already stretched to the limit in terms of depth and reinforcement content *(refer to pages 23 to 25)*.

Since it is not possible to recess a tree either over the Carriageway traffic lanes or over the pedestrian dropoff, it is therefore not possible to recess a planter at any point along the M+ Avenue.

OPERATIONAL AND FUNCTIONAL CONSTRAINTS

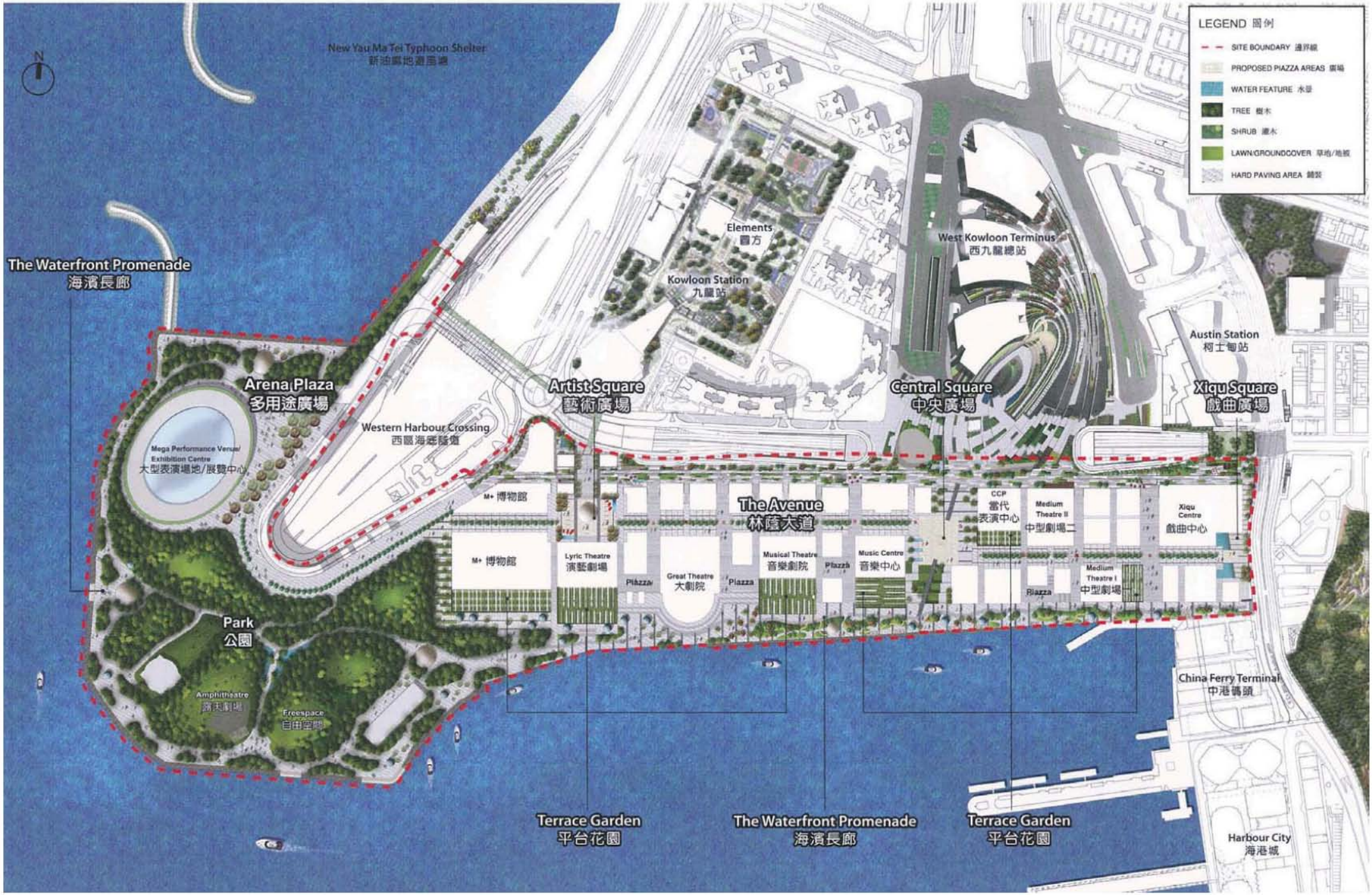
While placing above-ground planters on the Avenue would be technically possible, these planters would need to be quite large to allow the healthy growth of a tree. According to the Sustainable Building Design Guidelines (APP-152) issued by Building Departments, the recommended minimum soil depth for trees are 1.2m. In addition to the soil requirement, 150mm THK. drainage aggregate would be needed beneath the soil layer to avoid waterlogging. As such, 1.4m (H) planter would be required to ensure healthy growth of trees. Such large, above-ground planters would be problematic for a number of reasons. As noted earlier, the 3 buildings in the museum cluster should function as one entity, with the Artist Square extending into the site. Above-ground planters would defeat the fundamental design principles of M+ by visually and physically disconnecting the CSF and P39B buildings from M+ and from the Artist Square, reducing flexibility in staging outdoor events or shows, concealing museum signage, and impeding site maintenance and museum access, among other things *(refer to page 27).* Therefore above-ground planters are strongly opposed.

CONCLUSION

We believe our proposal *(refer to page 28)* to shift the Avenue trees to the northern Green Belt is necessary and justifiable and, together with the creation of vibrant pocket parks as well as the Learning Center Courtyard and podium roof garden, represents a genuine improvement of the original Development Plan, going even further than originally anticipated in providing publically accessible planted spaces along the Avenue and the district's ground level.

M+ VIEWED FROM THE PARK

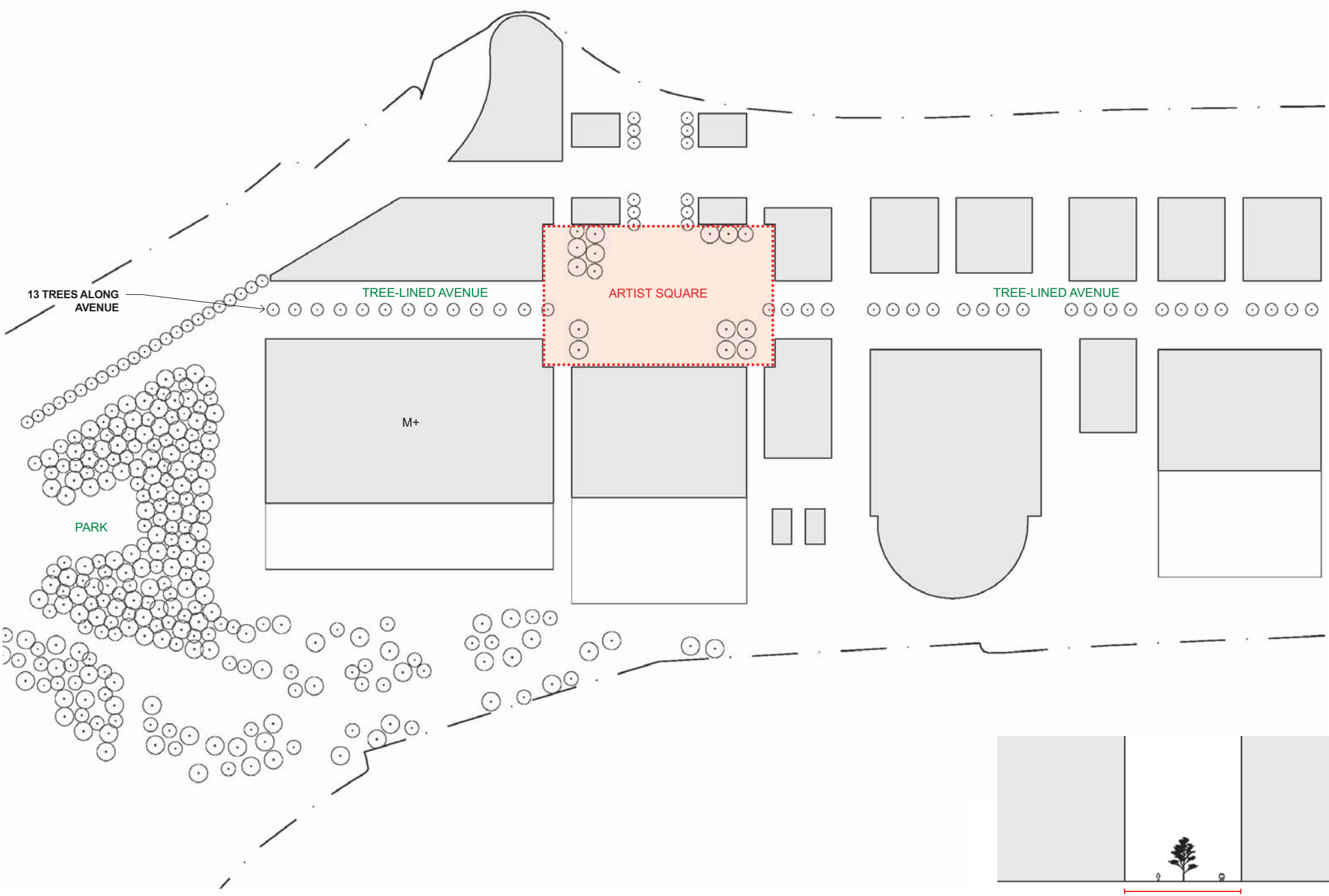
IMAGE CREDIT AND SOURCE: DLN/WEST8



M+ Consultancy JV - 08.06.2017

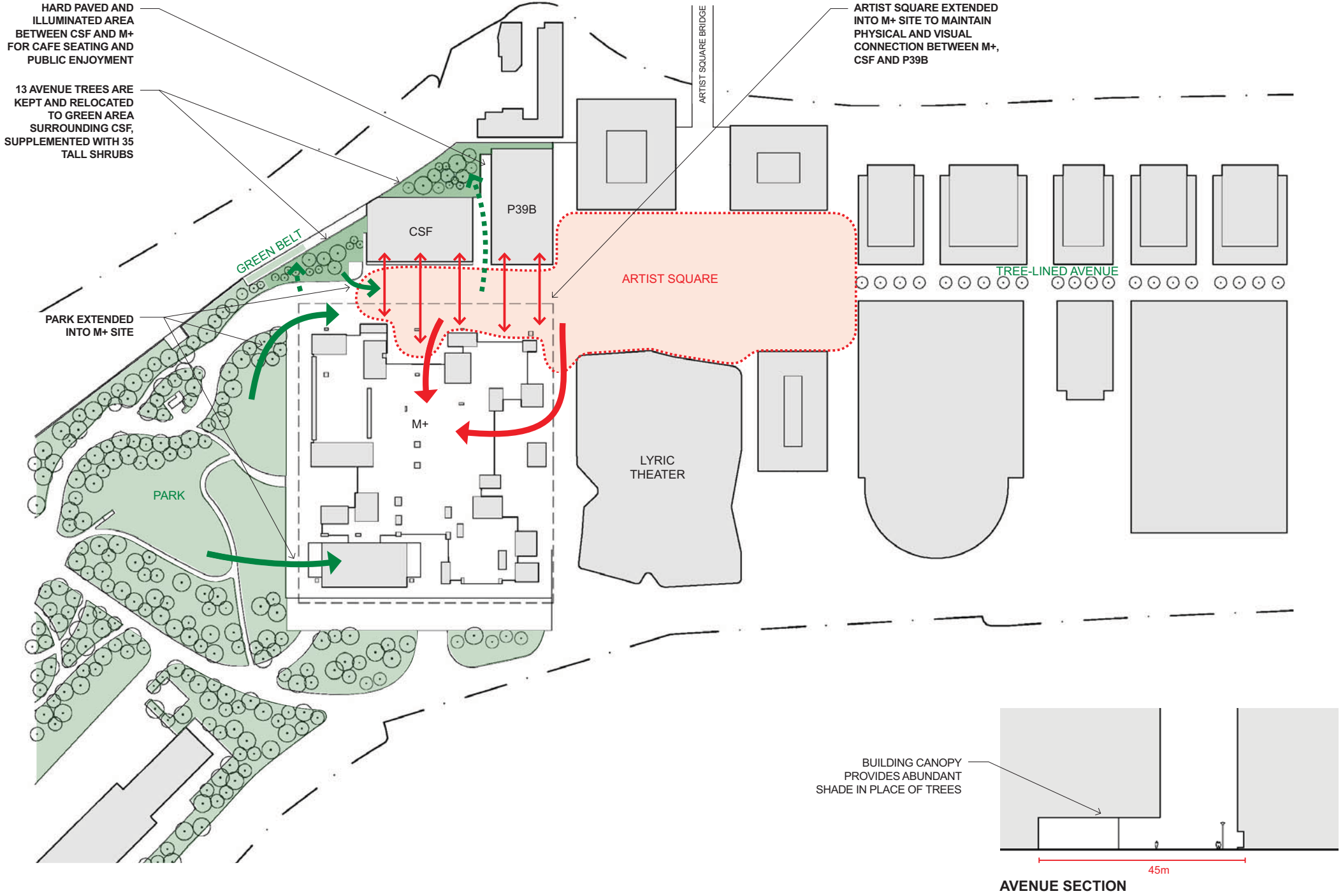
WKCD DEVELOPMENT PLAN - LANDSCAPE CONCEPT - 8.1.2013

M+ LANDSCAPE



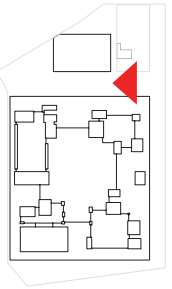
AVENUE SECTION

WKCD DEVELOPMENT PLAN - M+ AND ARTISTS SQUARE



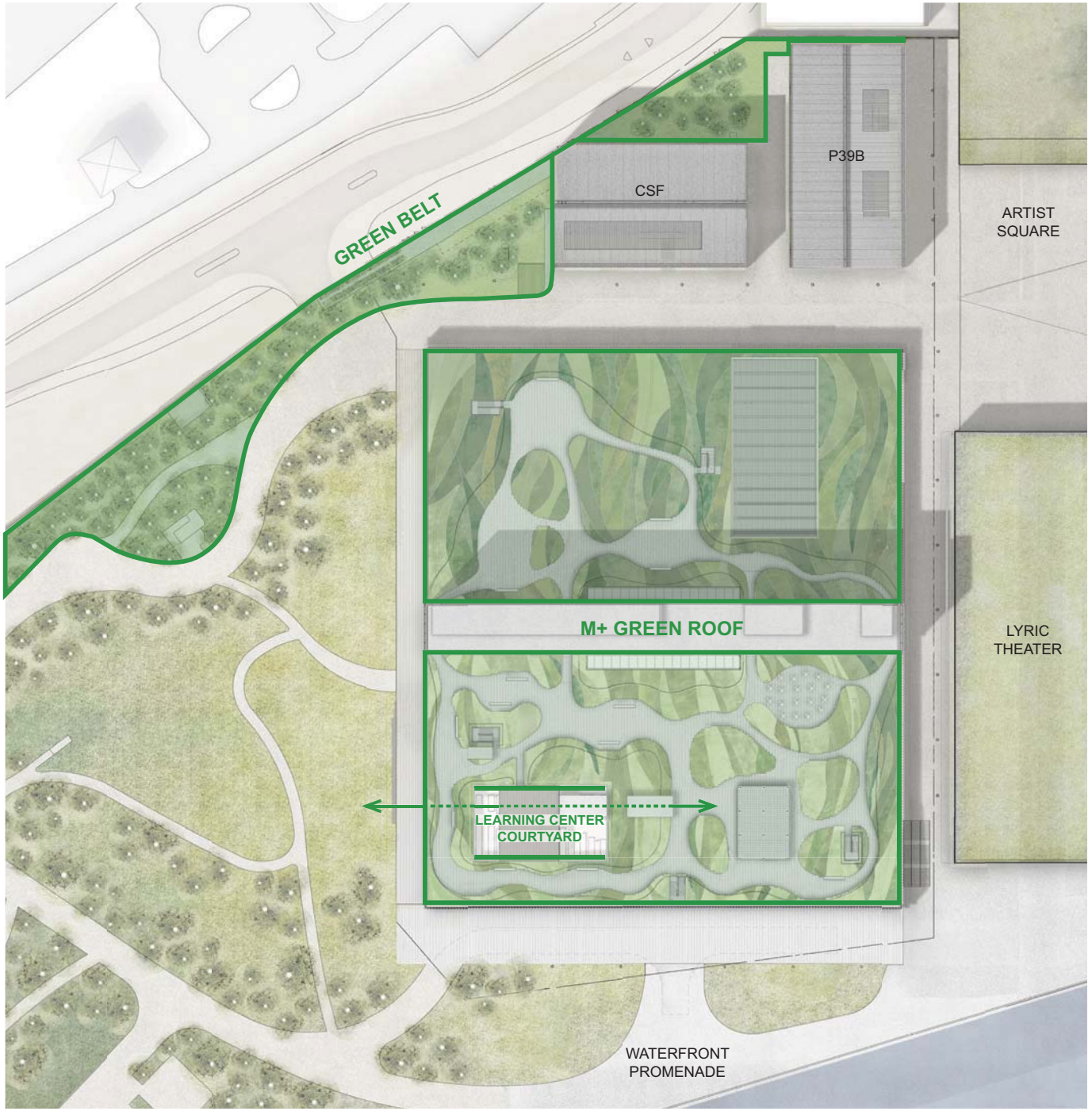
CURRENT SITE PLAN

M+ LANDSCAPE

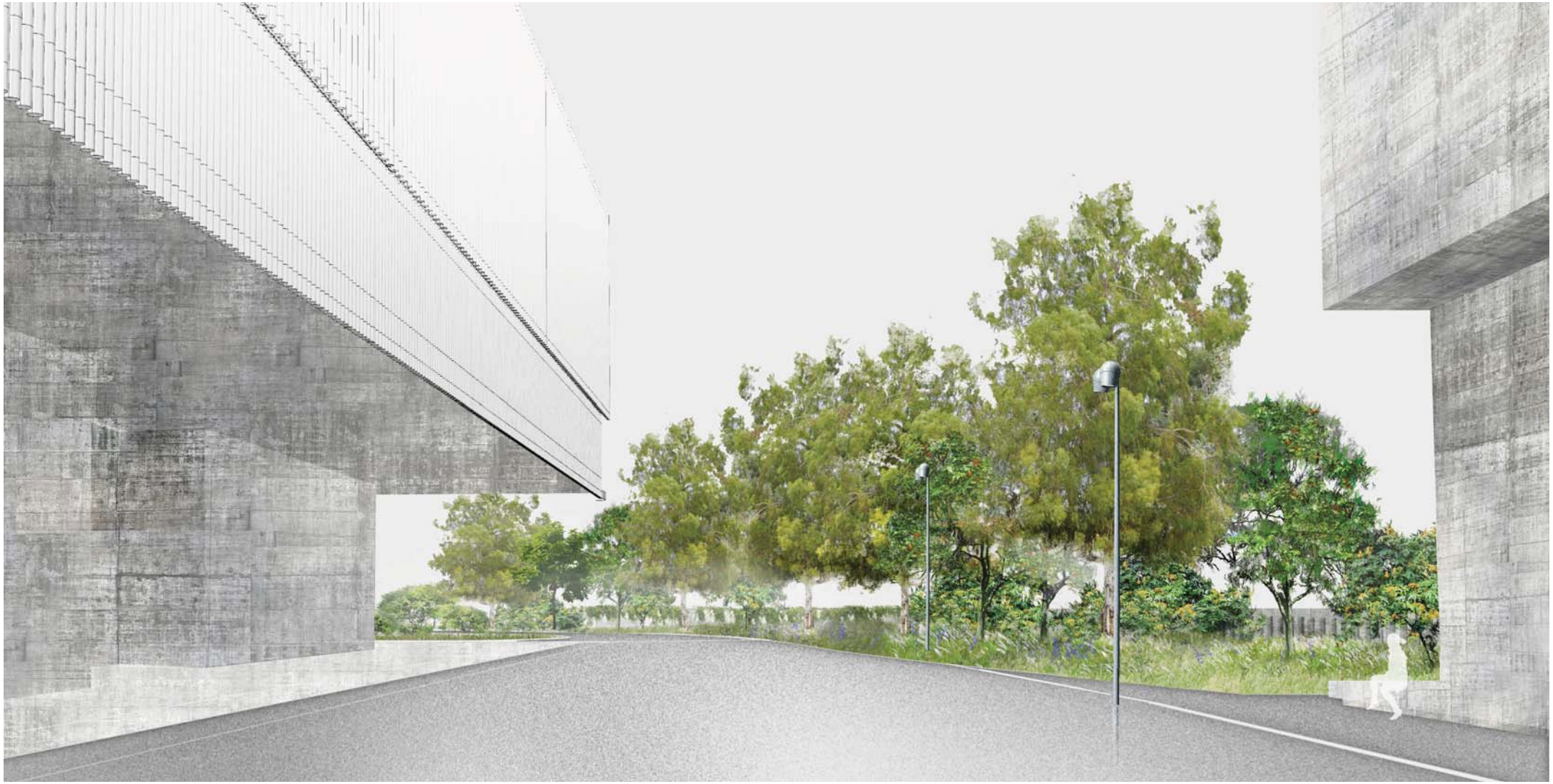


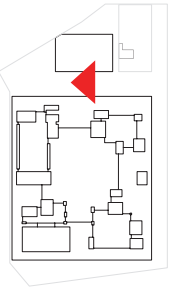
AVENUE VIEW FROM THE EAST

M+ LANDSCAPE



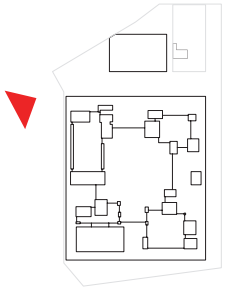
GREEN BELT AND GREEN ROOF





VIEW WEST ALONG THE AVENUE

M+ LANDSCAPE



AVENUE VIEW FROM THE PARK

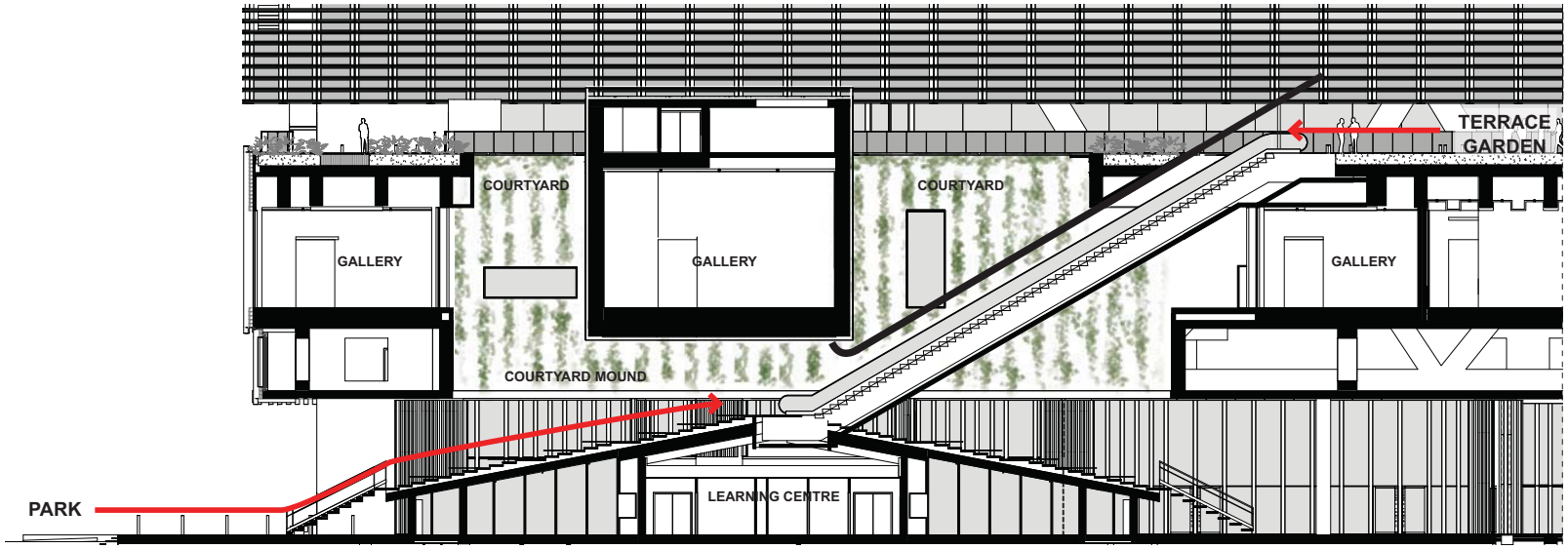
M+ LANDSCAPE

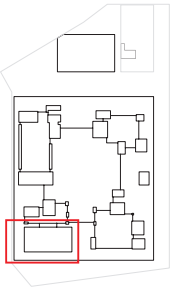
LEARNING CENTER COURTYARD, A DIRECT & PUBLIC GREEN
CONNECTION BETWEEN THE PARK AND M+ ROOF TERRACE GARDEN

M+ VIEWED FROM THE PARK

VIEW OF LEARNING CENTER COURTYARD FROM PARK

COVERED ESCALATOR TO M+ ROOF TERRACE GARDEN





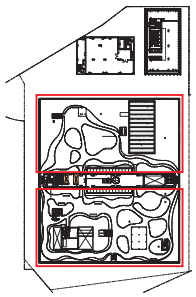
SECTION THROUGH LEARNING CENTER COURTYARD

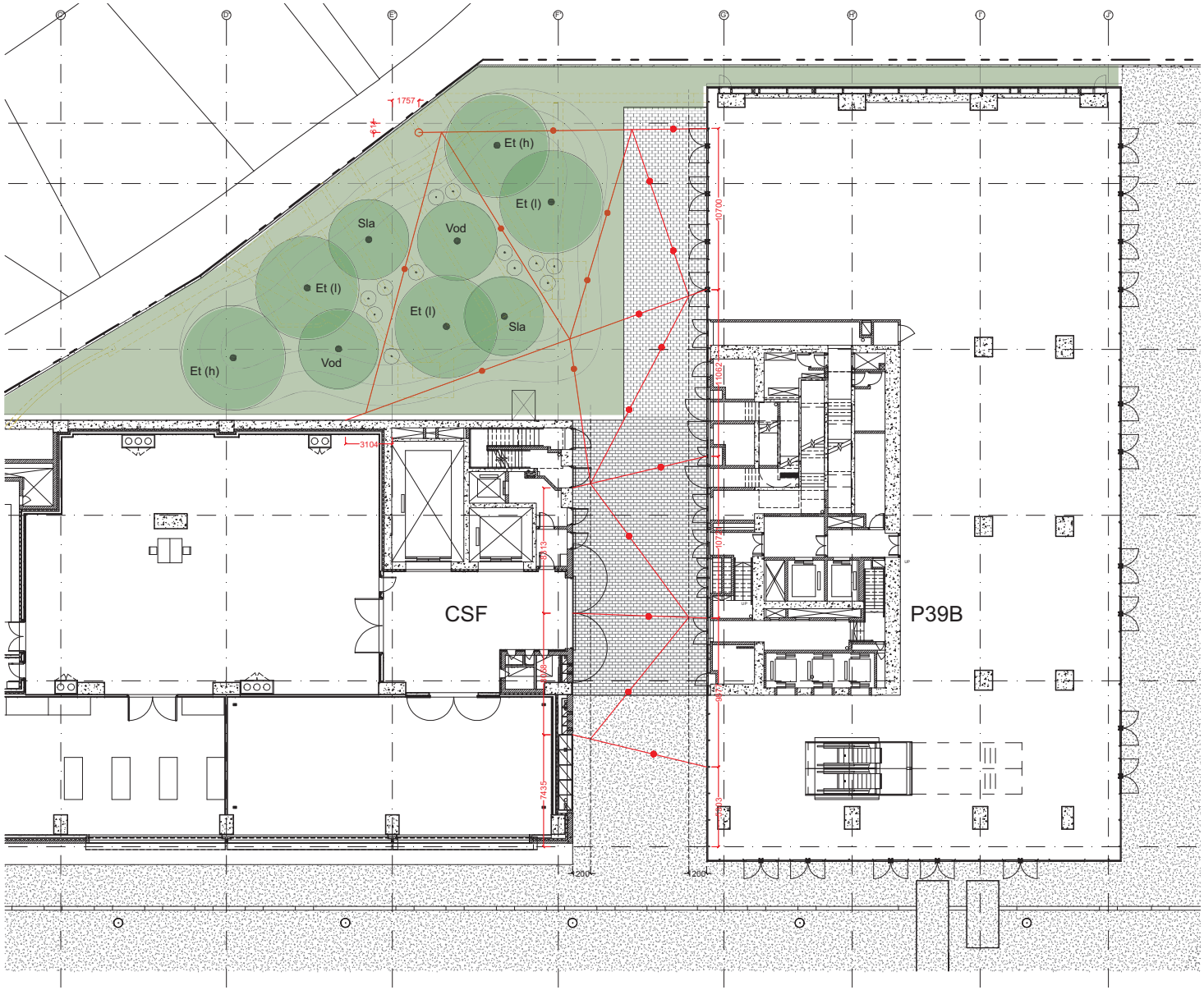
VIEW TO ROOF TERRACE GARDEN FROM CAFE

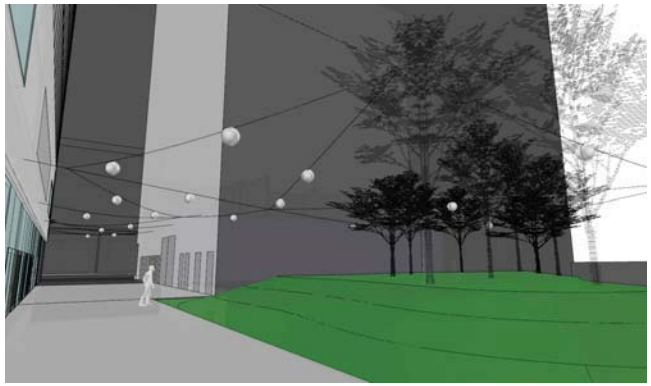
SHADING STRUCTURE IN SOUTH ROOF TERRACE GARDEN

PATHS AND BENCHES IN ROOF TERRACE GARDEN

NORTH ROOF TERRACE GARDEN, WITH VIEWS TO THE CSF, P39B, ICC

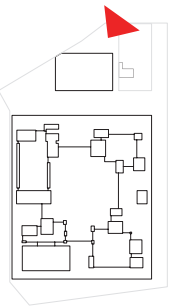


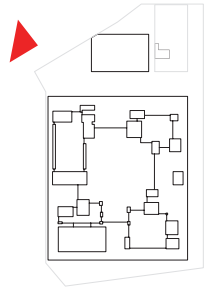




G/F VIEW FROM THE NORTH

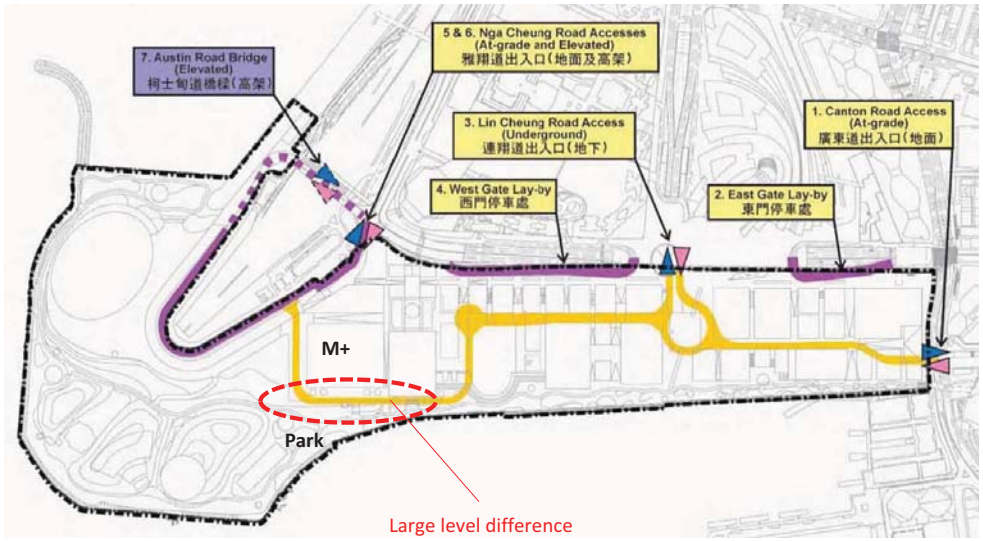
VIEW FROM P39B 1/F WINDOW



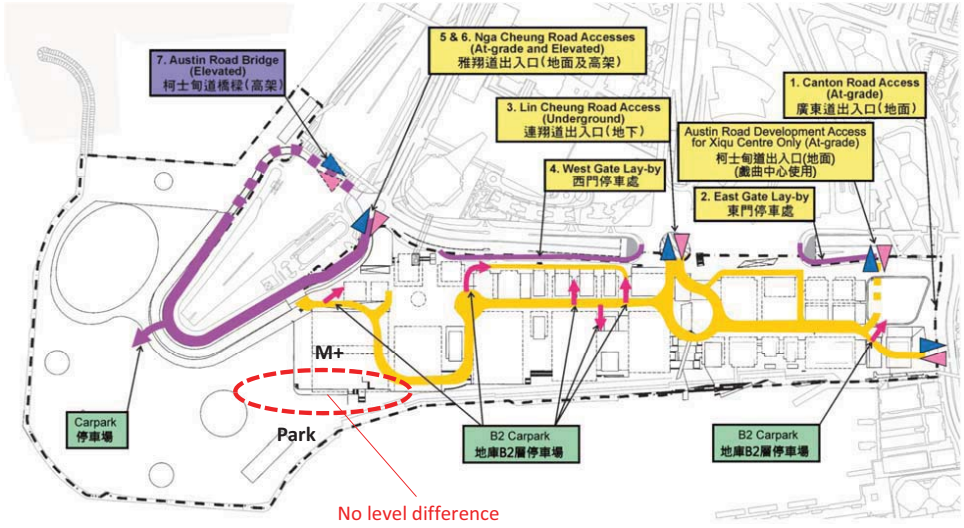


VIEW FROM NORTH PERIMETER ROAD

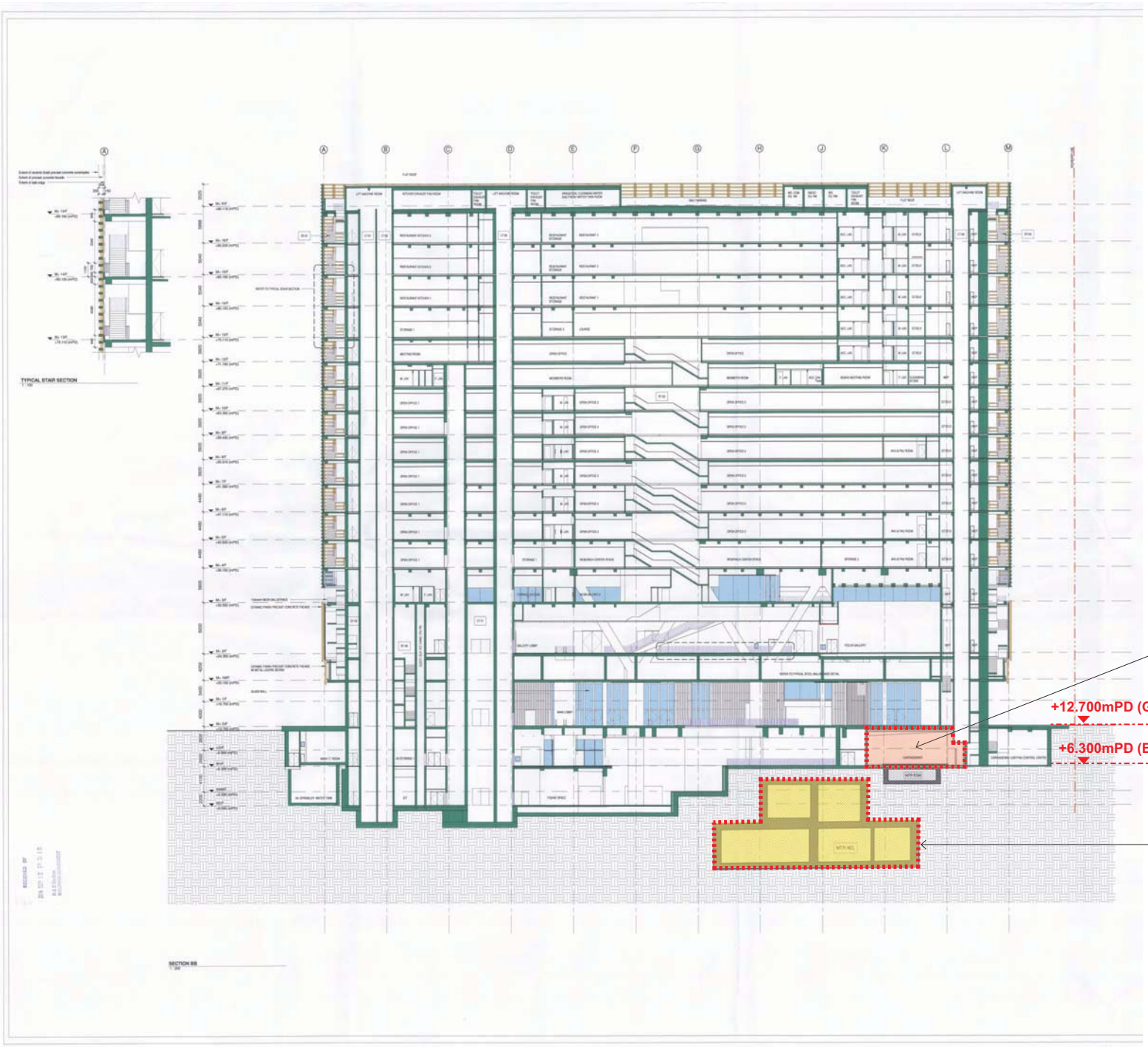
M+ LANDSCAPE



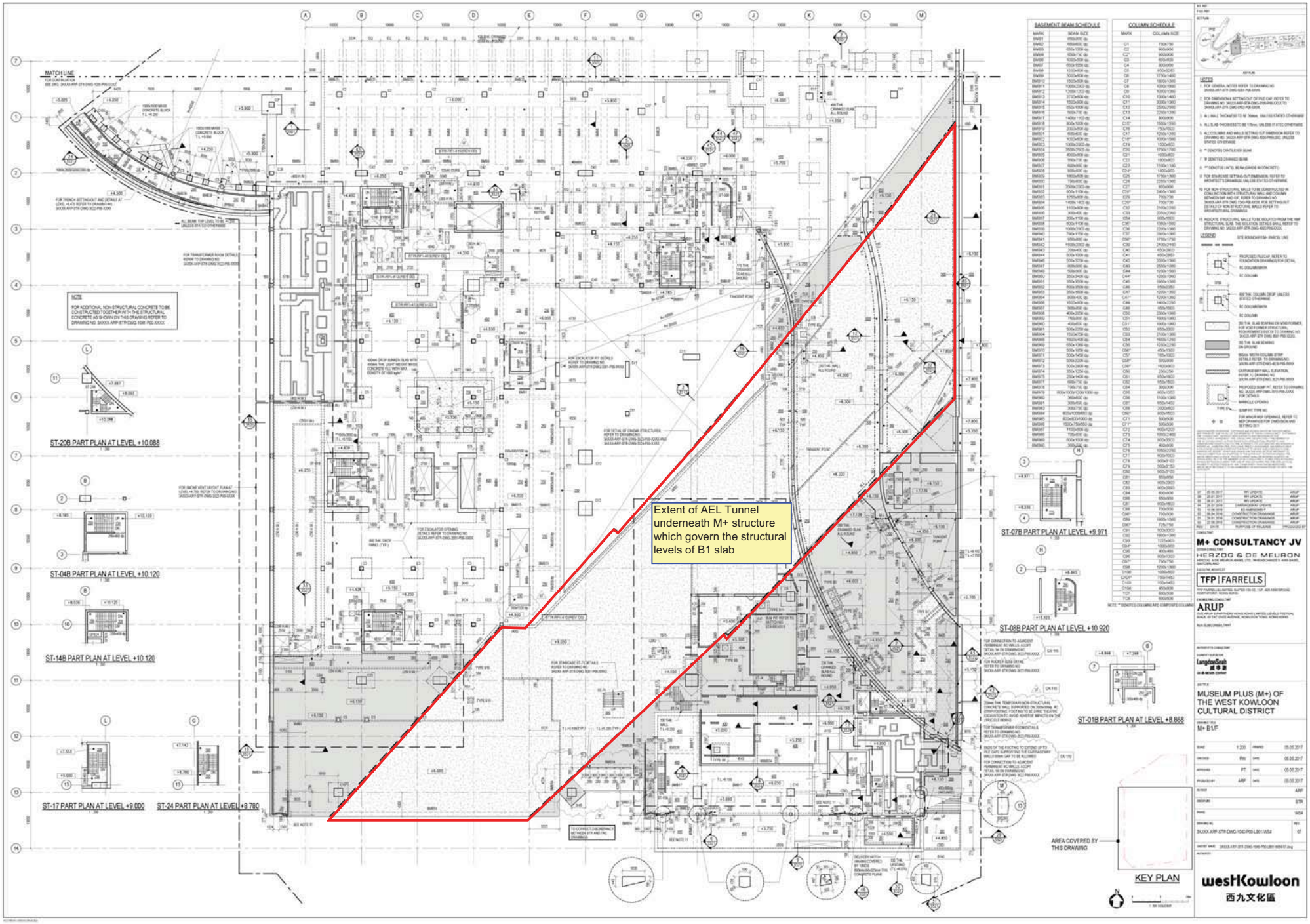
UNDERGROUND ROAD IN DP
- M+ largely inaccessible from the Park due to the underpass road

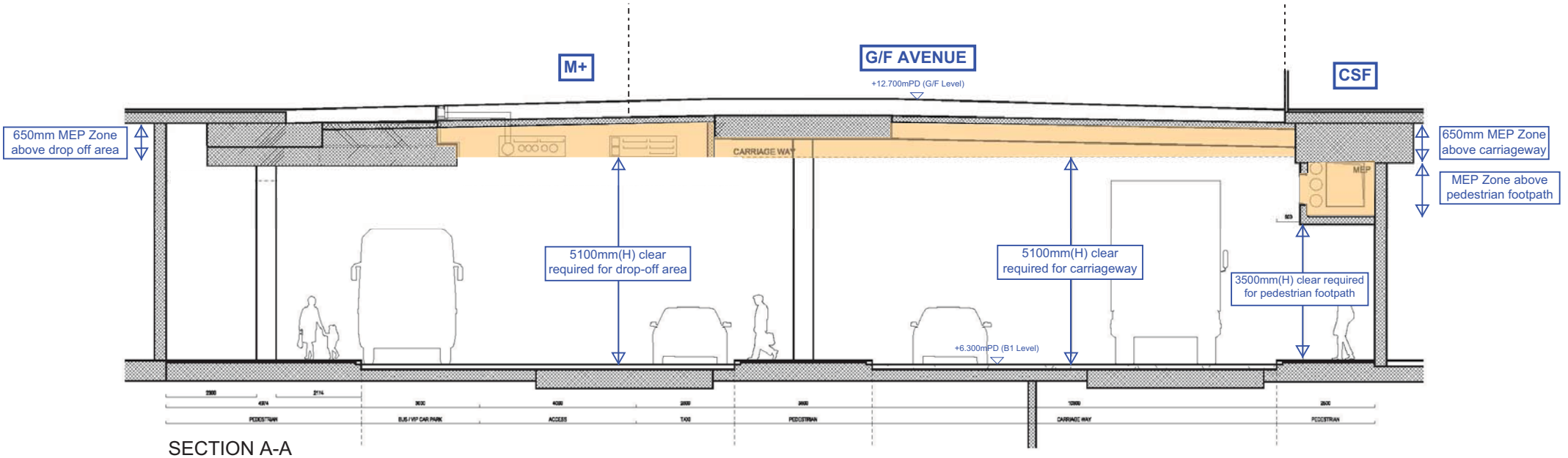


CURRENT UNDERGROUND ROAD GAZETTED AND UNDER CONSTRUCTION
- The public can walk directly between the M+ Museum and the Park

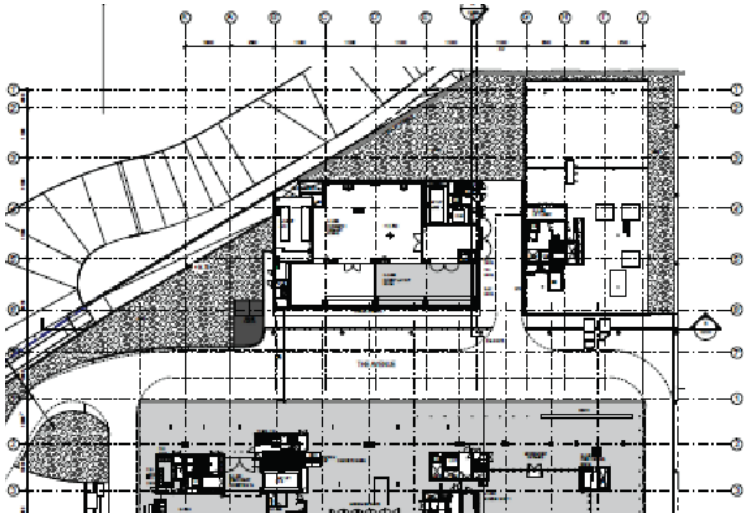


STRUCTURAL LEVEL CONSTRAINTS AT B1/F

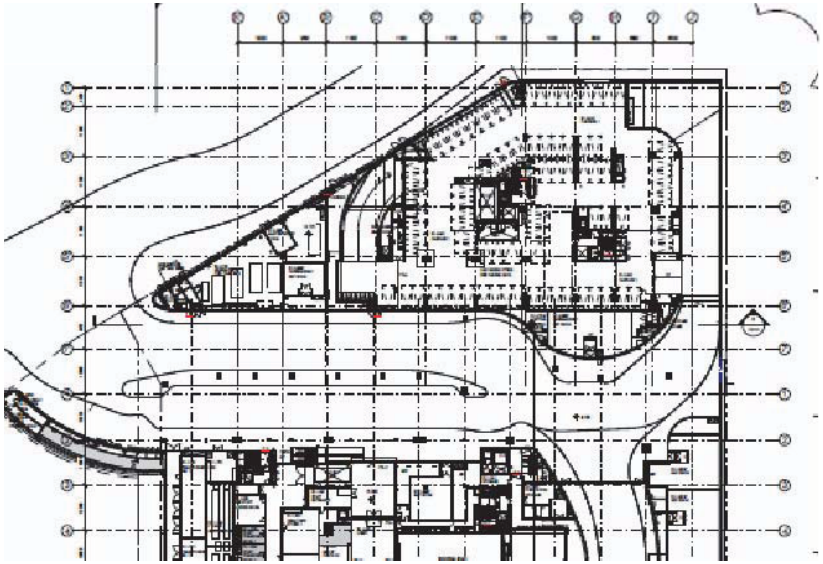

Extent of AEL Tunnel underneath M+ structure which govern the structural levels of B1 slab
ST-20B PART PLAN AT LEVEL +10.088
ST-04B PART PLAN AT LEVEL +10.120
ST-14B PART PLAN AT LEVEL +10.120
ST-17 PART PLAN AT LEVEL +9.000
ST-24 PART PLAN AT LEVEL +8.780
ST-07B PART PLAN AT LEVEL +9.971
ST-08B PART PLAN AT LEVEL +10.920
ST-01B PART PLAN AT LEVEL +8.868
KEY PLAN
AREA COVERED BY THIS DRAWING
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT
M+ B1/F
M+ CONSULTANCY JV
HERZOG & DE MEURON
TFP FARRELLS
ARUP
westKowloon
西九文化區



SECTION A-A

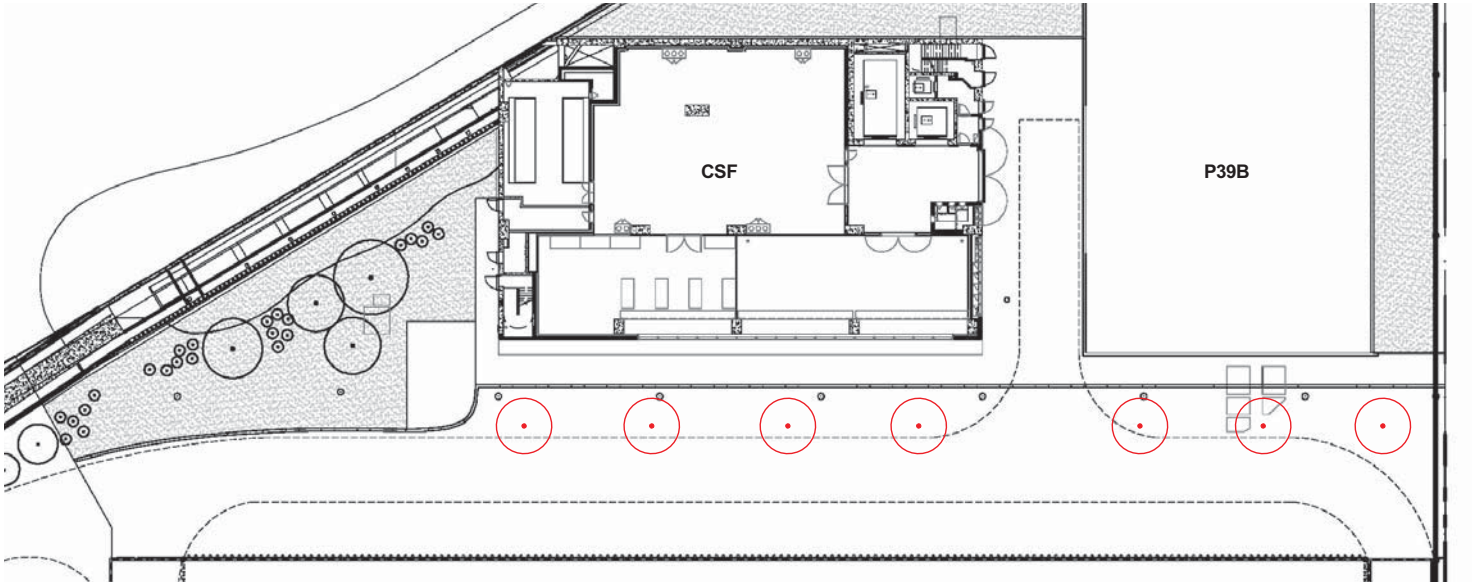


G/F AVENUE PLAN

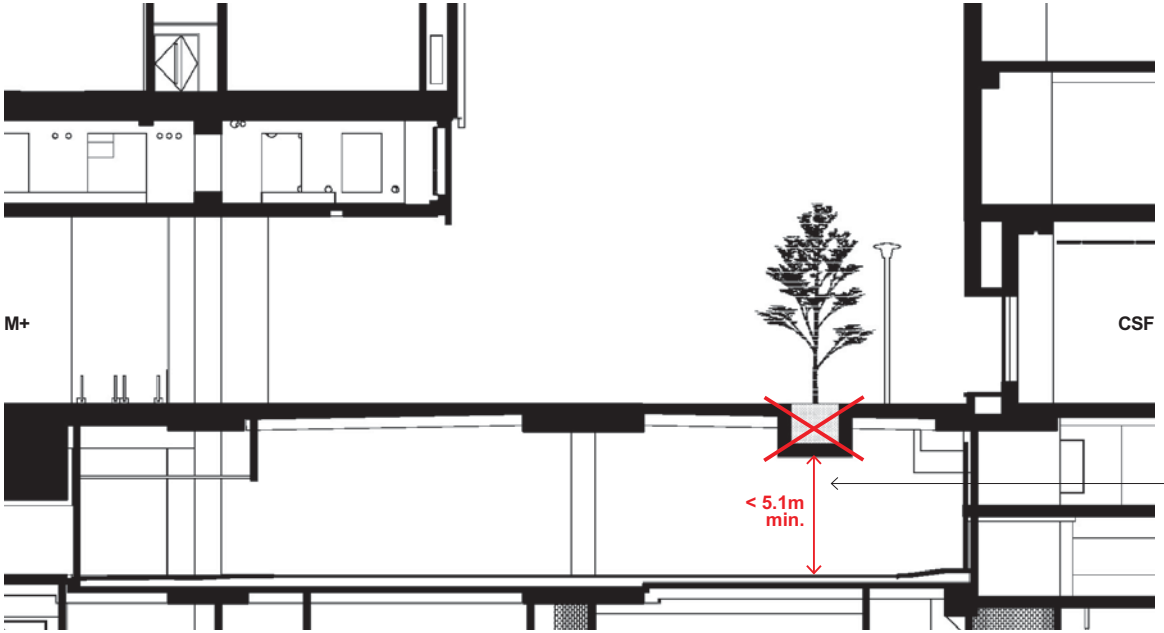


B1 CARRIAGEWAY PLAN

CARRIAGEWAY CLEAR HEIGHT REQUIREMENTS

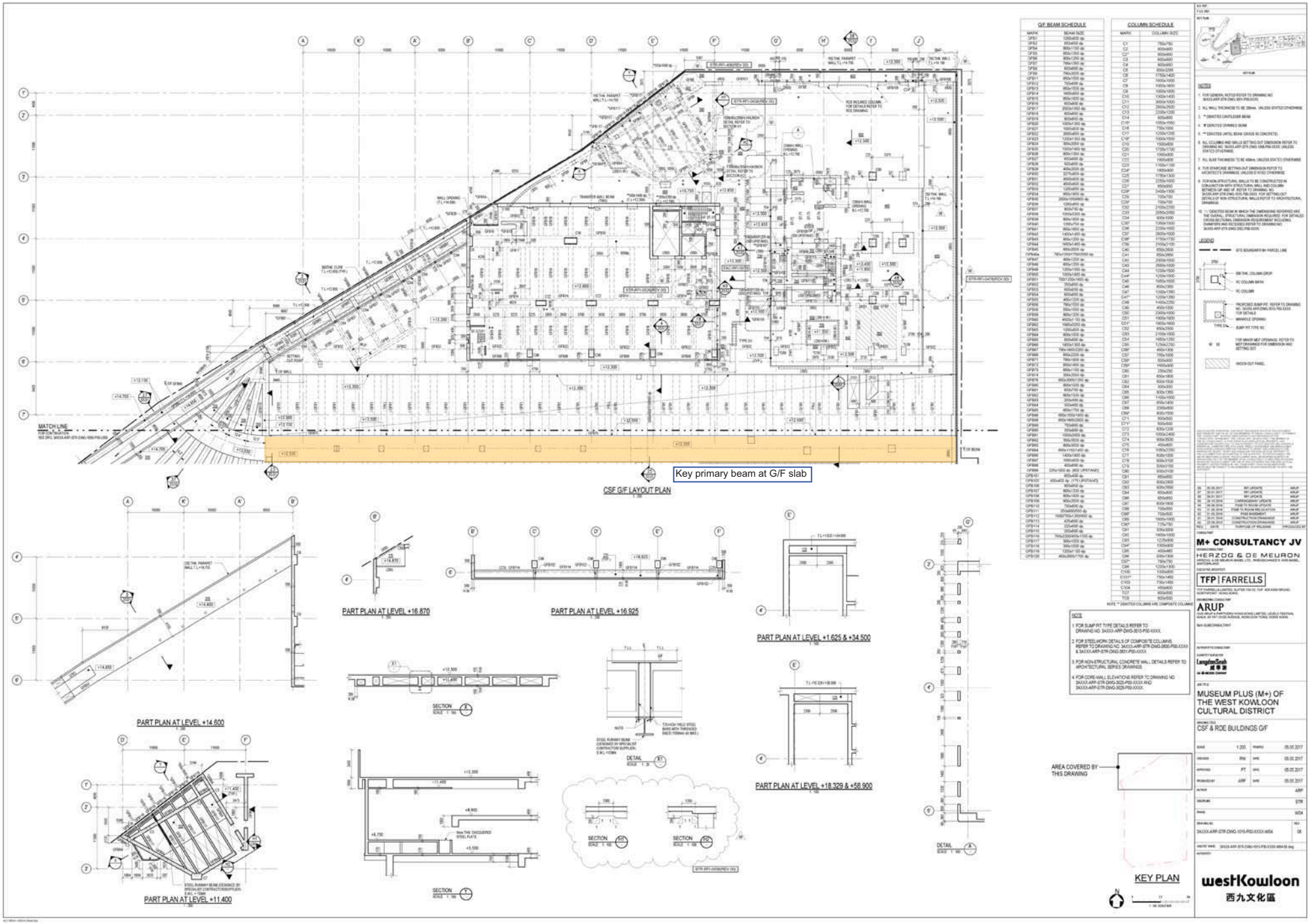


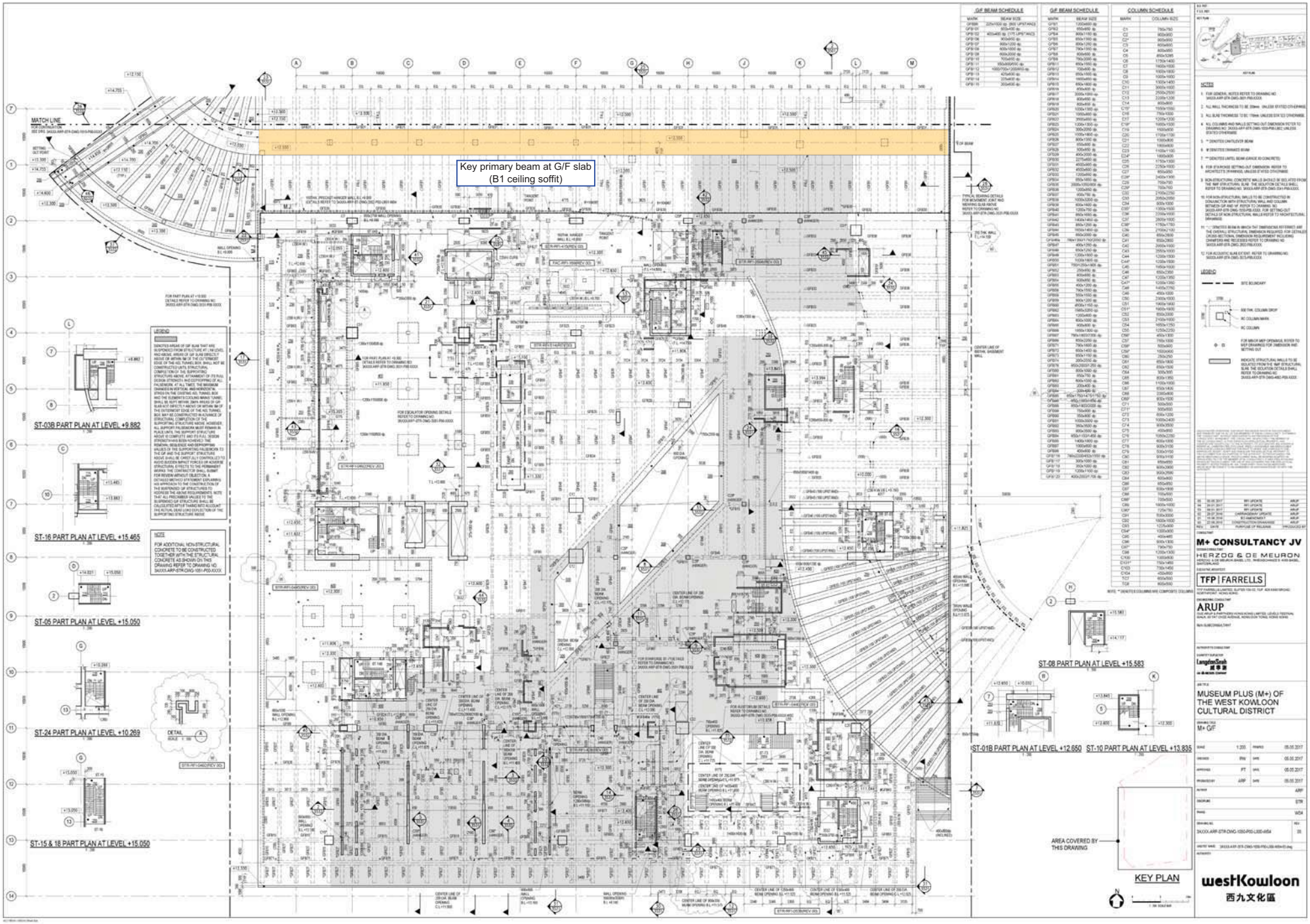
G/F AVENUE PLAN
1:500

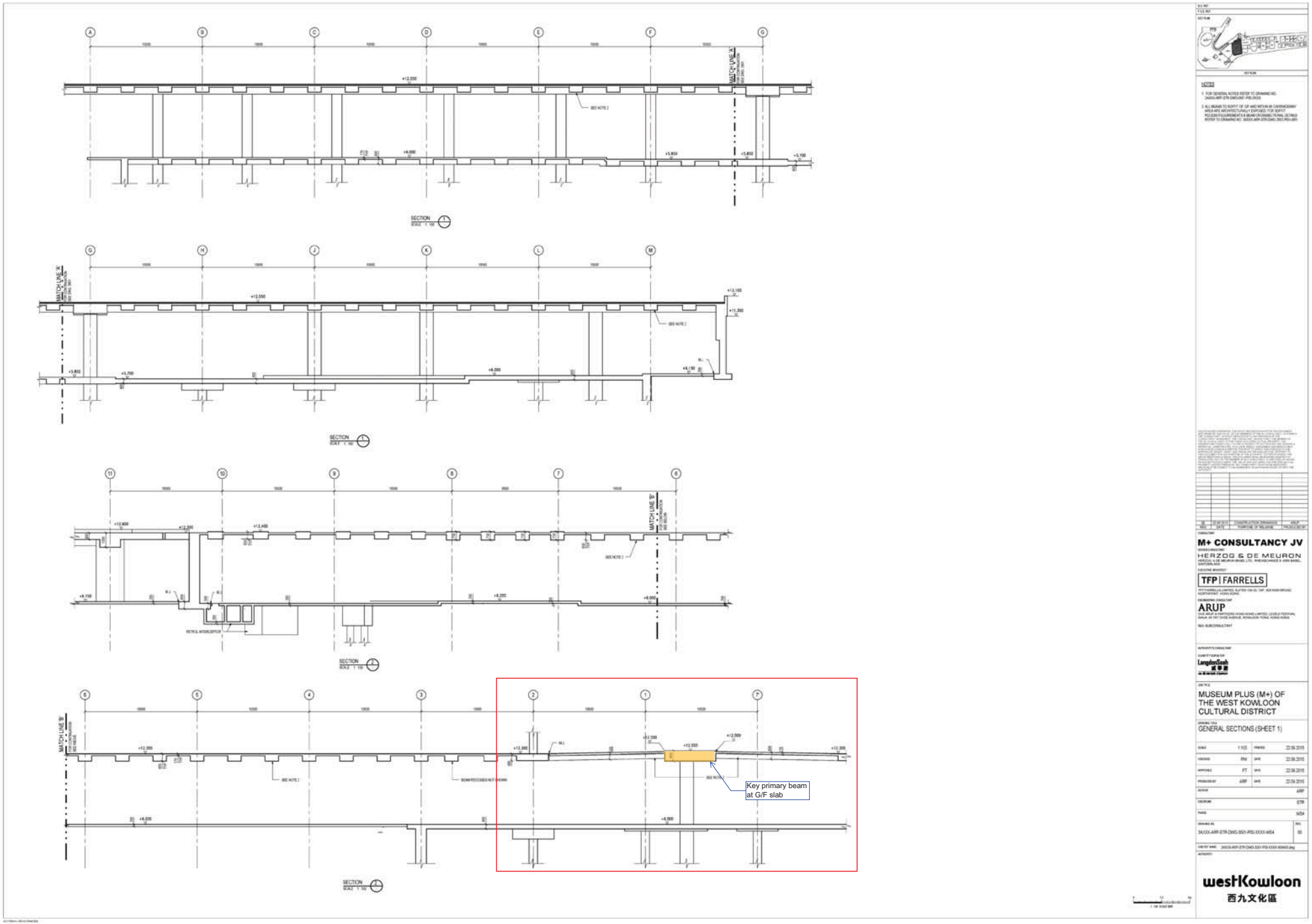


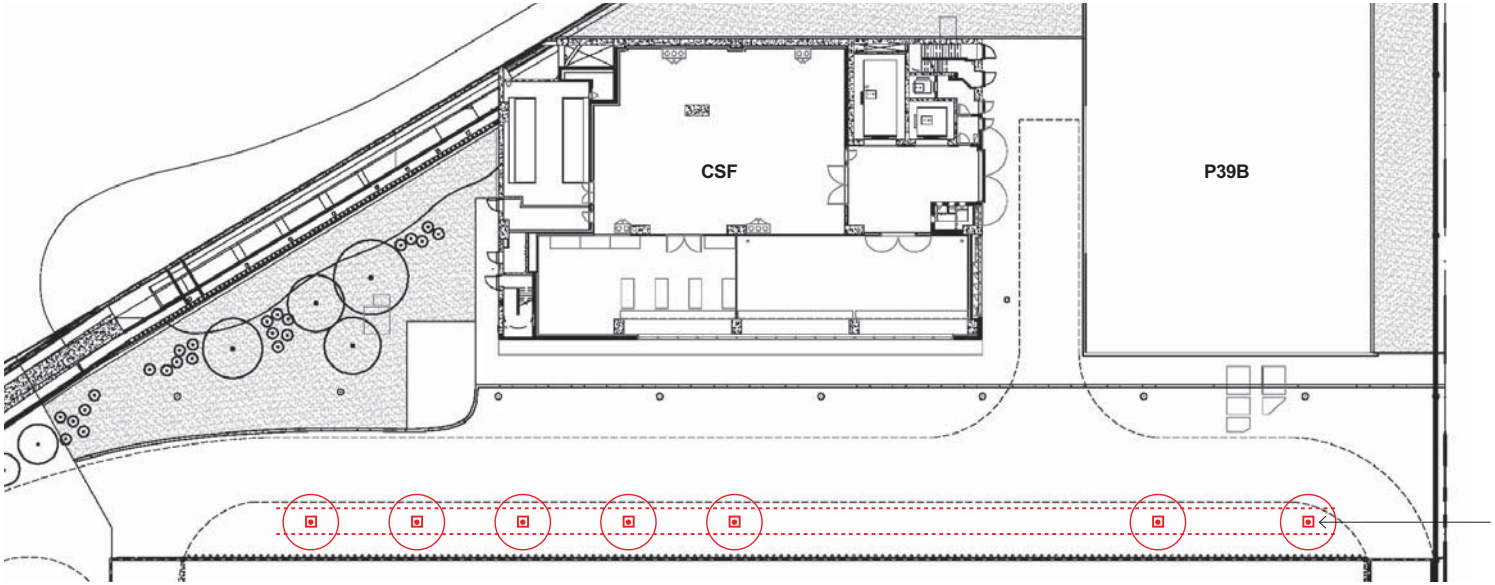
G/F AVENUE SECTION
1:200

CARRIAGEWAY CLEAR HEIGHT CONSTRAINTS

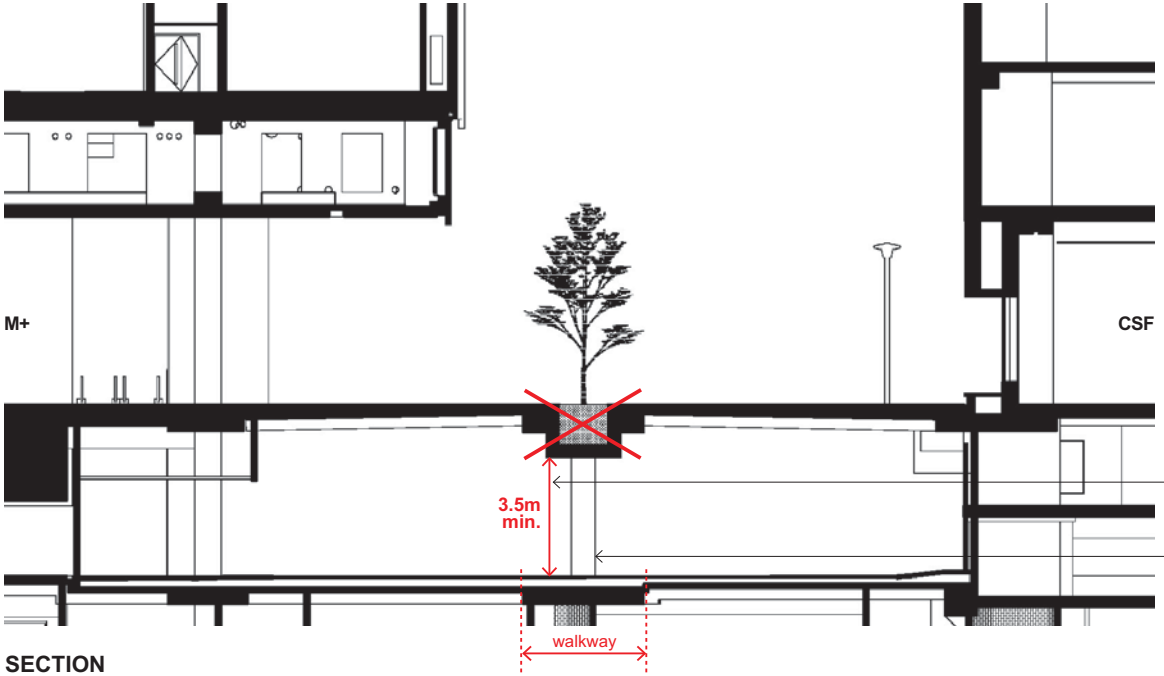

Key primary beam at G/F slab
CSF G/F LAYOUT PLAN
PART PLAN AT LEVEL +16.870
PART PLAN AT LEVEL +16.925
PART PLAN AT LEVEL +1.625 & +34.500
PART PLAN AT LEVEL +14.600
PART PLAN AT LEVEL +11.400
PART PLAN AT LEVEL +18.329 & +58.900
SECTION
DETAIL
KEY PLAN
AREA COVERED BY THIS DRAWING
M+ CONSULTANCY JV
HERZOG & DE MEURON
TFP | FARRELLS
ARUP
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT
CSF & R/E BUILDINGS G/F
westKowloon
西九文化區


Key primary beam at G/F slab
(B1 ceiling soffit)
MATCH LINE
ST-03B PART PLAN AT LEVEL +9.882
ST-16 PART PLAN AT LEVEL +15.465
ST-05 PART PLAN AT LEVEL +15.050
ST-24 PART PLAN AT LEVEL +10.269
ST-15 & 18 PART PLAN AT LEVEL +15.050
ST-08 PART PLAN AT LEVEL +15.583
ST-01B PART PLAN AT LEVEL +12.650
ST-10 PART PLAN AT LEVEL +13.835
AREA COVERED BY THIS DRAWING
KEY PLAN
M+ CONSULTANCY JV
HERZOG & DE MEURON
TFP FARRELLS
ARUP
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT
M+ G/F
westKowloon
西九文化區


Key primary beam at G/F slab
M+ CONSULTANCY JV
HERZOG & DE MEURON
TFP | FARRELLS
ARUP
MUSEUM PLUS (M+) OF THE WEST KOWLOON CULTURAL DISTRICT
GENERAL SECTIONS (SHEET 1)
westKowloon
西九文化區

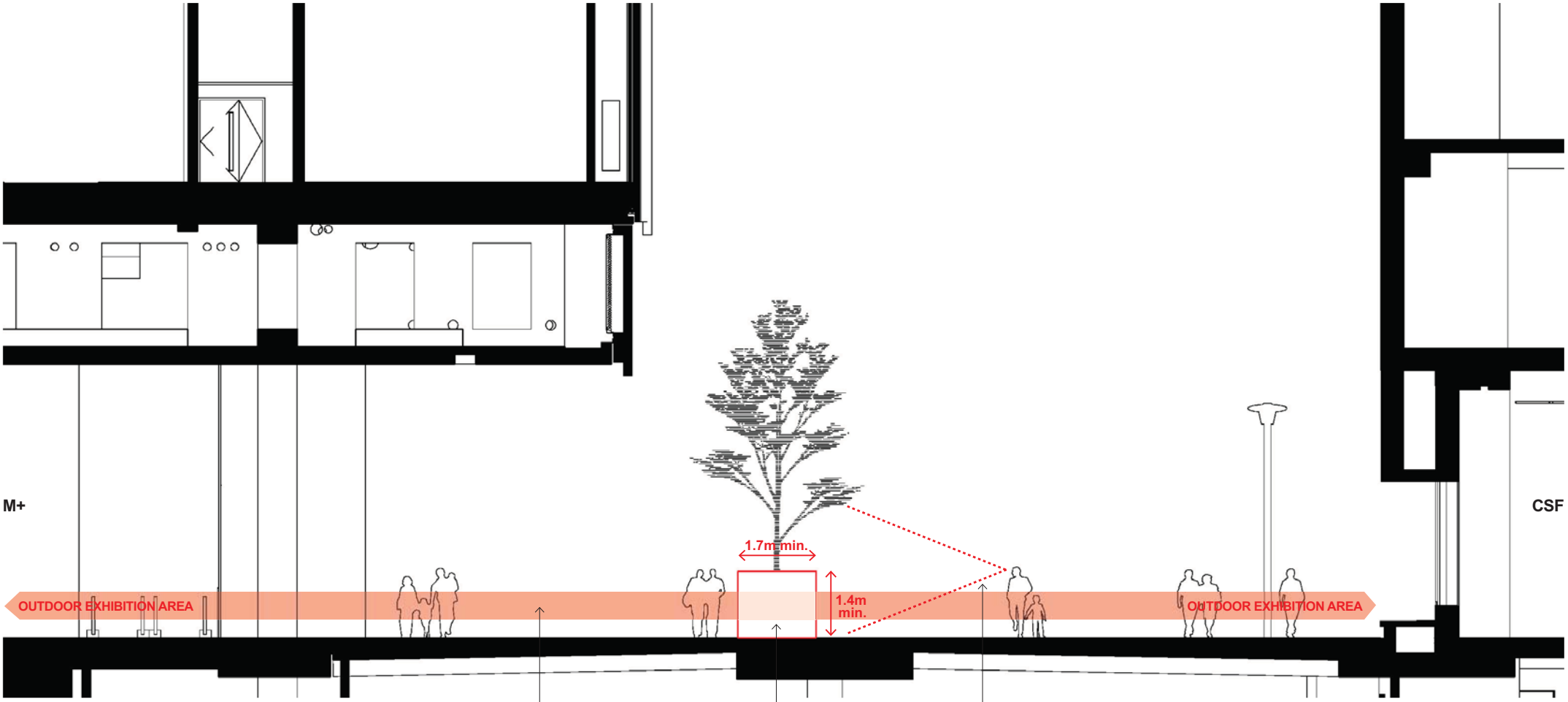


G/F AVENUE PLAN
1:500



G/F AVENUE SECTION
1:200

STRUCTURAL LOADING CONSTRAINTS


M+
CSF
1.7m min.
1.4m min.
OUTDOOR EXHIBITION AREA
OUTDOOR EXHIBITION AREA
TREES AND PLANTERS REDUCE FLEXIBILITY WHEN USING OUTDOOR SPACE FOR EVENTS AND DISPLAYING ARTWORK
ABOVE-GROUND PLANTERS WOULD BE LARGE AND HEAVY, IMPEDING SITE MAINTENANCE AND MUSEUM ACCESS
NOT FEASIBLE OPERATIONALLY
TREES AND PLANTERS OBSTRUCT VISIBILITY OF MUSEUM SIGNAGE, DISPLAYS, AND ACCESS

M+ LANDSCAPE PER WKCD DEVELOPMENT PLAN

CURRENT M+ LANDSCAPE

IMAGE CREDIT AND SOURCE: DLN/WEST8

APPENDIX G: IMPLEMENTATION PROGRAMME

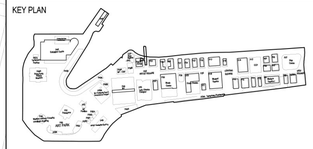
Drawing no:-	Description
XXXXX-AUT-LAN-DWG-2371-P00-XXXX-WSX	Tree and Turf Grass Planting and Landscape Plan Overall Master Plan

Phased developments	Update submission/Reply-to-Comment status	Anticipated implementation of landscape works (subject to development program)
Lyric Theatre	May, 2018	Year 2023
M+	23 September 2015	Year 2020
Art Park	25 September 2015	Year 2019
Hong Kong Palace Museum	17 July 2018	Year 2022

WEST KOWLOON HIGHWAY
NGA CHEUNG ROAD
KOWLOON STATION
TERMINUS
ROAD
AUSTIN STATION
AUSTIN ROAD WEST
CANTON ROAD
CHINA FERRY TERMINAL
HARB CIT
TERN HARBOUR CROSSING

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

KEY PLAN



KEY PLAN

LEGEND :

= WKCD SITE BOUNDARY
= LYRIC THEATRE SUBMISSION BOUNDARY
= M+ SUBMISSION BOUNDARY
= ART PARK SUBMISSION BOUNDARY
= HONG KONG PALACE MUSEUM SUBMISSION BOUNDARY

LEGEND FOR TYPE OF GREENERY :

= GREENERY AT PEDESTRIAN ZONE (UNDER PNAP APP-152 PARAGRAPH 18 TABLE 2)
= PARK GREENERY AT PEDESTRIAN ZONE (UNDER PNAP APP-152 PARAGRAPH 18 TABLE 2)
= PROMENADE GREENERY AT PEDESTRIAN ZONE (UNDER PNAP APP-152 PARAGRAPH 18 TABLE 2)
= OTHER GREEN FEATURES (UNDER PNAP APP-152 APPENDIX F TABLE 2)
= PARK OTHER GREEN FEATURES (UNDER PNAP APP-152 APPENDIX F TABLE 2)
= TERRACE GREENING (NOT WITHIN 15M FROM GROUND)
= SET BACK GREENING (NOT WITHIN 15M FROM GROUND)
= ROOF GREENING (NOT WITHIN 15M FROM GROUND)
= OTHER GREEN AREA
= PROPOSED BUILDING OUTLINE

REV.	DATE	DESCRIPTION	INITIAL

JOB TITLE
T&TGPLP SUBMISSION FOR
WEST KOWLOON CULTURAL DISTRICT

DRAWING TITLE
TREE AND TURF GRASS PLANTING AND LANDSCAPE PLAN
OVERALL MASTER PLAN

SCALE	1:2000	PRINTED	A1
CHECKED	J.T.	DATE	04-12-2018
APPROVED	-	DATE	-
DRAWN	TTY	DATE	04-12-2018

CONTRACT NO. -

DRAWING NO. XXXXX-AUT-LAN-DWG-2371-P00-XXXX-WSX
REV. XA

CAD REF NAME: XXXXX-AUT-LAN-DWG-2371-P00-XXXX-WSX.DWG

EMPLOYER

westKowloon
西九文化區

APPENDIX H: CONDITION OF APPROVAL UNDER SECTION 8 (3) OF THE EIA ORDINANCE

Attachment 1

Project Title: West Kowloon Cultural District

Reference of the Approved Environmental Impact Assessment (EIA) Report in the Register: AEIAR-178/2013

Condition of Approval under Section 8(3) of the EIA Ordinance

The EIA report as exhibited under Section 7(1) of the EIA Ordinance is approved by the Director of Environmental Protection with the following condition:

1. The Applicant shall submit tree and turf grass planting and landscape plans as well as a post-planting care plan, in consultation with the relevant authorities, including but not limited to the Planning Department, to the Director of Environmental Protection for approval before commencement of construction of the project. The tree planting plan shall set out details of the composition of the native tree species to be planted in the project site. The turf grass planting plan shall also set out details of the percentage of grass coverage with justifications and the grass species to be planted. Carpet Grass of the *Axonopus* genus including *Axonopus compressus* shall be avoided. The Applicant shall engage a certified arborist to advise on, monitor and ensure proper implementation of the tree and turf grass planting and landscape plans.

Environmental Protection Department
November 2013