

Tree and Turf Grass Planting and Landscape Plan and the Post-planting Care Plan for Xiqu Centre

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TREE AND TURF GRASS PLANTING AND LANDSCAPE PLAN

LANDSCAPE PLAN - GROUND FLOOR

APPENDICES

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Introduction

The West Kowloon Cultural District will be developed into one of the world's largest cultural quarters, blending art, education and public space. Following the selection of the Conceptual Plan in March 2011, WKCDa further developed a Development Plan based on Foster + Partners' concept and submitted it to the Town Planning Board on 30 December 2011. The Development Plan was approved by Chief Executive in Council in January 2013. In December 2012, WKCDa announced the appointment of two Hong Kong born architects, Bing Thom in Vancouver and Ronald Lu of Hong Kong to collaborate on the architectural design of Xiqu Centre, one of the landmark cultural venues for the WKCD. The Xiqu Centre will be a world-class arts venue specifically built for Xiqu (Chinese Opera) performances, and it is also a centre for the production, education and research of this unique art form.

WKCDa has completed an Environmental Impact Assessment Report for the WKCD which was approved on 18 November 2013 with condition under the Environmental Impact Assessment Ordinance (EIAO). The approval condition requires WKCDa to submit tree and turf grass planting and landscape plan as well as a post-planting care plan. Xiqu Centre being one of the WKCD core arts and cultural facilities, we therefore submit the plan which is pertained to Xiqu Centre in consultation with relevant authorities including but not limited to the Planning Department for approval by the Director of Environmental Protection.

Design Concept

The landscape design concept is to create an urban stage that weaves through the building's levels and spaces to offer a variety of places for gathering: plazas, gardens, outdoor venues for performances, entrances, and pedestrian movement. Landscaped spaces begin at the ground level and progress up to the fourth floor (Theater/highest level) which provides exciting views of the Avenue, harbor and waterfront. Elements of the landscape design reflect the opera's art forms and establish memorable experiences that bring to mind enjoyment of the performances themselves.

Project Description

Basement Level 2:

The lowest level is accessed from the north, via the subway passage. The passage is kept clear and is lined with shops.

Street Level:

Xiqu Centre's main plaza is conceived as a gently sloping plane with grand curving stairs, a hardscape central plaza and planting that gently direct pedestrian flow while enhancing visitor

experience. The flowing lines of the plaza's paving bands are constrained to the footprint of the building, and echo the traditional opera makeup "masks", evoking the character and history of the opera tradition while providing a dramatic ambiance for opera visitors, as well as contrast to the adjacent more linear footpaths bordering the site in accordance with the Xiqu Center Urban Design Guidelines.

Visitors enter the plaza from the below ground MTR to the north (B2) taking escalators to the ground floor plaza. A landscaped area wraps the northeastern edge of the site. Canopy shade trees along the perimeter provide additional screening. To further integrate the design guidelines into the landscape design, linear geometric elements were integrated into the landscape design. Formal and strong tree alignment emphasizes the linear elements, while smaller planting soften the experience and showcase a variety of planting including defining hedges, flowering ground cover, shade trees, and shrubs. 25 of the 46 ground level trees (approximately 54%) are Camphor trees, (*Cinnamomum camphora*), a species native to Hong Kong. A certified arborist on Urbis' staff, Teresa Wing Yee Wong (International Society of Arboriculture cert. #HK-0532A) has been engaged to supervise installation and monitor growth of trees and planting to ensure proper implementation of the landscape plan. A curvilinear line runs through the planting on the east side accentuating the geometry of the building and adding a whimsical element to the planting design. Granite stone benches flank the axial entries on the east side of the site present opportunities for gathering and relaxing in the seating areas positions in full shade for hot days.

Landscape of the northwest edge of the site along Austin Road includes ground-level planting only in the form of grass, the grass coverage is about 443 m² which is equal to 20% of the total planting area. Trees are absent in order to allow for flexible use of the space for possible temporary events. The location for temporary events allows the main pedestrian entrance and plaza to remain open and permits the perimeter to remain as permanent landscape through all phases. Manila grass (*Zoysia matrella*) is the species of grass, selected according to the specifications recommended in section 25.46e, of the *General Specification 2012 for Building* (produced by the Architectural Services Department of the Government of Hong Kong Special Administrative Region). Manila grass tolerates both sunny and shady conditions and is a durable grass. Please note that *Axonopus* genus grasses will not be planted in this development area.

In the future, the north-south Market Street corridor along the western edge of the site will be a cobblestone street lined with trees, as discussed and confirmed with Foster + Partners, to ensure it supports future development of adjacent sites.



Grass and Planting Area Calculation

The grass coverage is about 443m² which is equal to 20% of the total planting area. The grass coverage is equal to 3.3% of the total site area.

The summaries are shown in below tables:

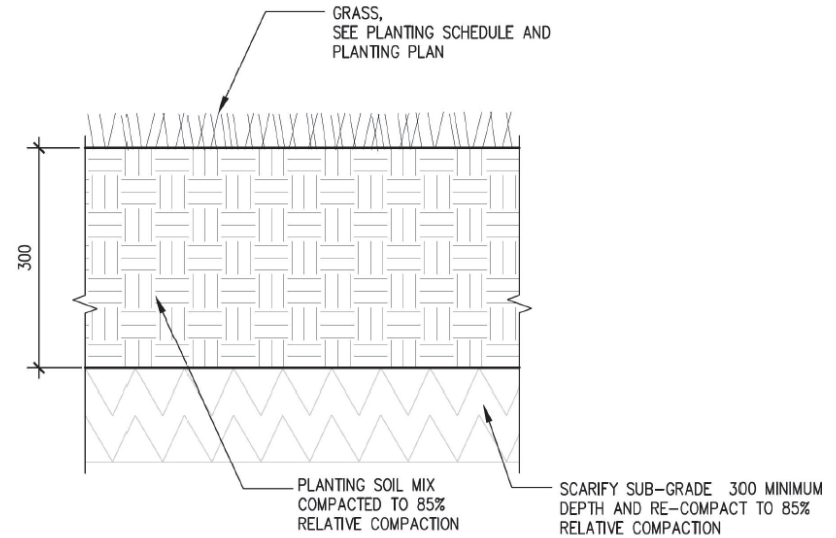
Item	Figure
Total Grass Area	443m ²
Total Planting Area	2185m ²
Total Site Aea	13570m ²

Item	Figure	Percentage %
Total Grass Area / Total Planting Area	443 / 2185	20%
Total Grass Area / Total Site Area	443 / 13570	3.3%

References

The layout of trees, shrubs and grass are shown in the Landscape Plan - Ground Floor. For details, please refer to Appendix A - Planting Plans.

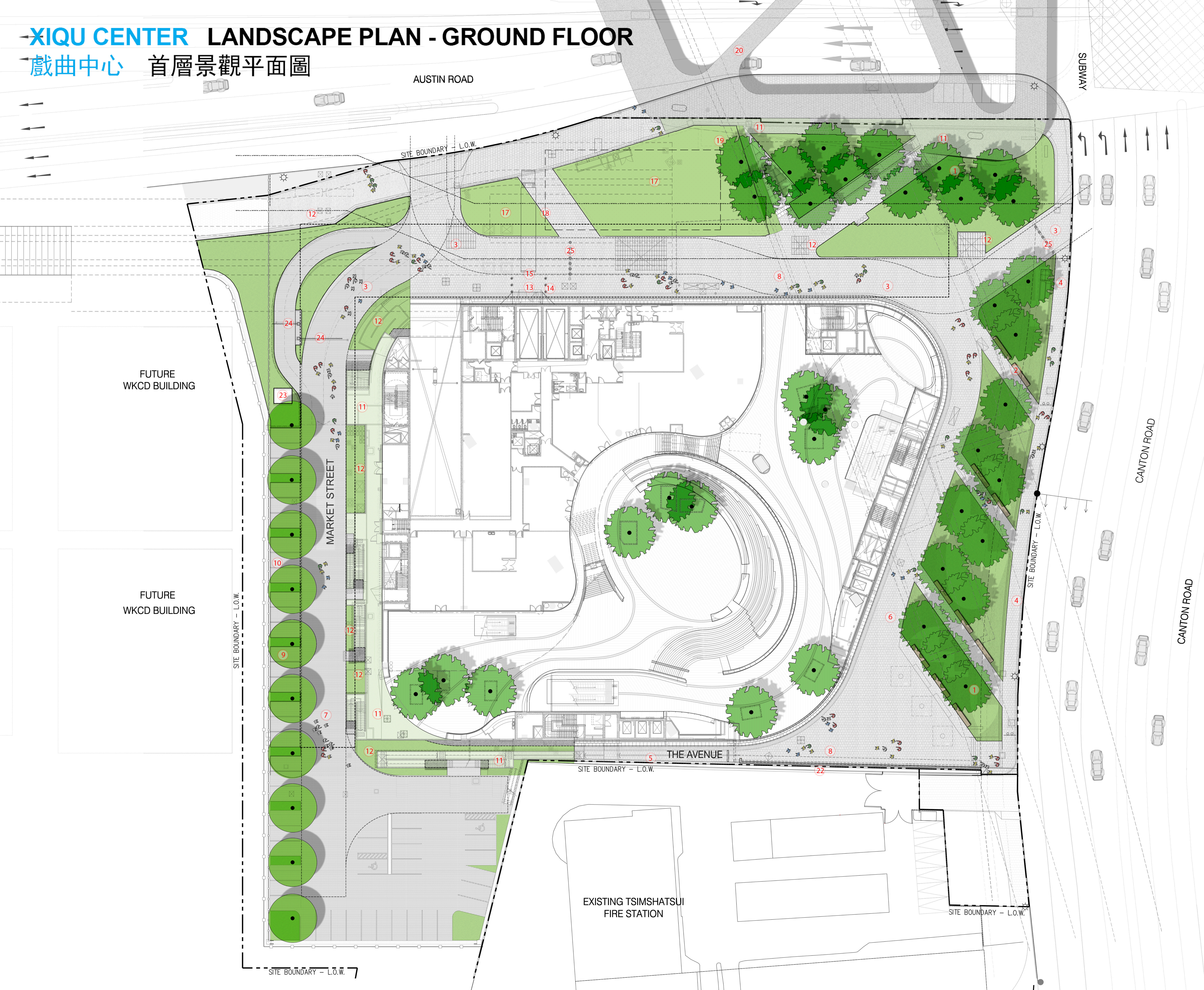
Furthermore, the composition of the tree species is shown in Appendix B - Planting Schedule. The post-planting care plan is given in Appendix C - Post planting Care Plan.



Grass Paving Detail

XIQU CENTER LANDSCAPE PLAN - GROUND FLOOR

戲曲中心 首層景觀平面圖



LEGEND 圖例

- NEW TREE PLANTING
新種樹木
- GROUND COVER / SHRUB
地被植物/灌木
- COVERED GROUND COVER/
SHRUB, NOT INCLUDED IN
THE GREENING AREA
遮蓋地被植物/灌木, 不計
入綠化面積
- GRASS
草地

- 1- EVERGREEN CANOPY TREE 常綠遮陰樹木
- 2- SEATWALL 座牆
- 3- EVA ROUTE- PROPOSED 規劃消防通道
- 4- PEDESTRIAN SIDEWALK 人行步道
- 5- CANTILEVER DECK 懸挑平臺
- 6- (NOT USED) (不使用)
- 7- COBBLE STONE PAVING AT MARKET STREET- 10X10CM
市場街10X10公分方石鋪裝
- 8- TACTILE BAND 盲人道
- 9- TEMPORARY STREET TREES 臨時種植街道樹木
- 10- PARKING STALLS 停車位
- 11- COVERED PLANTING AREA 遮蓋種植區域
- 12- PLANTING AREA 種植區域
- 13- LIFT PLATFORM 升降臺
- 14- BOLLARD 擋車柱
- 15- TRUCK UNLOADING AREA 貨車落貨區
- 16- (NOT USED) (不使用)
- 17- GRASS 草地
- 18- BAMBOO THEATRE - 13.2 × 28.8M 13.2 × 28.8米竹戲臺
- 19- PROPOSED STAIRCASE TO NOISE DECK 規劃樓梯上至隔音平臺
- 20- NOISE MITIGATION DECK 隔音平臺
- 21- (NOT USED) (不使用)
- 22- FSD FENCE 消防局圍牆
- 23- SECURITY GUARD BOOTH 保安檢查站
- 24- BOOM GATE 擋車欄
- 25- METAL CRASH GATE 金屬防撞欄

Updated on 28 Aug 2020



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APPENDIX A- PLANTING PLANS



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APPENDIX B- PLANTING SCHEDULE

1. BAMBOO SHALL BE TIED OFF HORIZONTALLY WITH A BAMBOO POLE PLACED AT 3m FROM FINISH GRADE. POLE TO BE FASTENED WITH NURSERY TYPE TWINE OR ROPE.

[illegible]

westKowloon
西九文化區

FOR CONSTRUCTION



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APPENDIX C- POST-PLANTING CARE PLAN

**1. Plant Material Maintenance****1.1 Tree and Shrub Maintenance**

Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable planting. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings. Maintain trees and shrubs for the following period:

- Maintenance period: 24 months following substantial completion.

1.2 Ground Cover and Plant Maintenance

Maintain ground cover and plants by watering, weeding, fertilizing, and other operations as required to establish healthy, viable planting for the following period:

- Maintenance period: 24 months following substantial completion.

1.3 Lawn Maintenance

- Begin maintenance of lawns immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:

- Seeded lawns: 60 days after date of substantial completion.
◊When full maintenance period has not elapsed before end of planting season, or if lawn is not fully established at that time, continue maintenance during next planting season.
- Sodded lawns: 30 days after date of substantial completion.
- Plug-sodded lawns: 30 days after date of substantial completion.
- Sprigged lawns: 30 days after date of substantial completion.

- Maintain and establish lawns by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn.

- Watering: provide and maintain the permanent irrigation system (piping, hoses, and lawn-watering equipment) to convey water from sources and to keep lawns uniformly moist to a depth of 100mm.

- Water lawn at the minimum rate of 25mm per week (to be confirmed during the construction document phase).

- Mow lawns as soon as there is enough top growth to cut with mower set at specified height for principal species planted. Repeat mowing as required to maintain specified height without cutting more than 40 percent of the grass height. Remove no more than 40 percent of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet.

- Post-fertilization: apply fertilizer to lawn after first mowing and when grass is dry.

- Use fertilizer that will provide actual nitrogen of at least 0.5 Kg per 100m² of lawn area.

1.4 Tree and Lawn Monitoring

- A certified arborist on Urbis' staff, Teresa Wing Yee Wong (International Society of Arboriculture cert. #HK-0532A) has been engaged to supervise installation and monitor growth of trees and planting to ensure proper implementation of the landscape plan.

2. Tree and Shrub Pruning

2.1 Prune, thin, and shape trees and shrubs as directed by landscape architect.

2.2 Prune, thin, and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by architect, do not cut tree leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning.

3. Disposal of Surplus and Waste Materials

Disposal: remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of it off the owner's property.

4. Pest Control

Additionally, a pest control company must be hired to inspect the site on a quarterly basis (4 times per year).