

Attachment 11: Replacement Pages of Landscape Master Plan

**Section 16 Application
Layout Plan Submission and Proposed Minor
Relaxation of Building Height Restriction
for Permitted Flat Use at 131 Pok Fu Lam Road,
Hong Kong, RBL 136RP**

**Landscape Master Plan
(Changed Pages)**

14th February 2024

Prepared By:

SCENIC Landscape Studio Limited



Project Title	Section 16 Application Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Report Title	Landscape Master Plan (Changed Pages)

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20231109	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client
A	20231117	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client
B	20231121	Jackson Zhou	Fiona Yu	Chris Foot	Final to Client
C	20240131	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client
D	20240214	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client

are proposed for the fence wall facing Pokfulam Road to enhance the appearance of the Proposed Development and soften the form of the structure (**Figures 5.1, 5.2 and 5.7** refer). These vertical greening is designed with organic swathes of small shrub and ground cover species with contrasting foliage colour and texture. This is designed to reduce the apparent visual mass of the structure, maximise the area of visible greenery while also creating a more pleasant visual experience for pedestrians using the pavement alongside Pokfulam Road.

- 8.5 The landscape inside the fence wall accommodates additional shrub planting to maximise the screening effect for the Proposed Development in views from Pokfulam Road and maximise the area of visible greenery. Climbing plants on the inside face of the wall also enhance its appearance for future residents.

The Arrival and Circulation Landscapes

- 8.6 The landscape design for residential projects should provide an enjoyable route home, which can be termed the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape, which include the following key areas:

Entrance Gateway

- 8.7 The landscape of the main site entrance has been designed in form of a green gateway to disguise its utilitarian function which establish the character of the development at the point of entry and create a sense of arrival. Decorative paving is used to create threshold.

Internal Vehicular Circulation (Street)

- 8.8 Where space allows tree and ornamental shrub planting will be introduced at the north eastern and south western ends of the street to improve integration of the proposed scheme within its future landscape context and to soften the form of the architectural scheme at pedestrian level. The Internal circulation areas are likely to be relatively lightly trafficked on a day-to-day basis and as such can be considered as a shared surface. The LMP (**Figure 4.1**) illustrates the landscape character of these internal circulation areas.

Pedestrian Footpath

- 8.9 The pedestrian footpath required under the lease extends along the southern, western and north western boundaries. The footpath will be some 3m wide with the outside edge adjacent to the proposed fence wall being landscaped. The LMP (**Figure 4.1**) demonstrates the proposed landscape character of the footpath corridor.

Lobby Entrances

- 8.10 Each lobby entrance which addresses the street will be demarcated with feature paving and framed with pots / planting to help highlight the interior / exterior threshold and help create a sense of arrival to individual blocks.

The Leisure Landscape

- 8.10 The landscape should also function as a leisure experience for the residents, with things to see and do in the outdoor home environment that provide for social interaction and bringing people closer to nature. The development proposal provides opportunities for specific open space areas largely associated with the club house which are fully connected to the internal pedestrian circulation.

Swimming Pool and Clubhouse Deck

- 8.11 The Clubhouse is a core feature of the leisure landscape provision and utilises the podium roof of the residential buildings. This landscape has an outdoor swimming pool and decks associated with the facilities which provide active recreation opportunities for residents. The pool is designed to provide for both formal lapping and informal leisure swimming experiences. The planting next to the deck also serves to soften the form of the architectural design particularly whilst also providing for enclosure and privacy for the bathers. The deck and its associated landscape will be designed to enhance the relationship between the internal and external spaces with visual access between the two. The space to the east is enclosed by the proposed residential blocks screening the traffic and noise from Pokfulam Road. The LMP (**Figure 4.1**) shows the pool deck. **Figure 5.5** provides a section through the swimming pool terrace.

Terrace Garden

- 8.12 The Terrace Garden located to the south eastern portion of the site provides series of landscape terraces ascending up to +128 mPD. Each terrace is covered with grasscrete forming incidental landscape spaces and a flexible hard-wearing surface.

Emerald Lawn

- 8.13 The Emerald Lawn forms an informal area is punctuated by tree planting to create areas of light and dappled light shade. The design intent for this space is that it also provides a communal space where families and groups of friends can relax in the shade of the trees and perhaps enjoy a picnic. The landscape is laid out in an organic shape framed either side by a combination of tree and shrub planting which is designed to establish a human scale. The lawn will be sculpted with a slight rise in level along the south western edge. It is envisaged that future residents will treat this space like a traditional park with the lawn creating a flexible space. **Figure 4.1** shows the location of the Lawn and **Sections B-B'** (**Figure 5.2**) and **E1-E1'** (**Figure 5.6**) show its character.

9.0 Landscape Design Elements

Soft Landscape Design Approach

- 9.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future resident's recreational needs. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush, landscaped area whilst responding to the character of the architecture that embraces it.
- 9.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the proposed development and in views from Pokfulam Road and the neighbouring residential developments. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort. Large sized trees will be used to achieve this objective at an early stage.
- 9.3 The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight. The species selection also includes a number of plants which are attractive to butterflies.

9.4 The species listed in Table 9.1 will form the basis of the planting design proposals (planting list subject to landscape design proposals).

Table 9.1: Planting Species for Amenity Planting Areas

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
Tree Species			
<i>Bauhinia × blakeana</i>	Heavy standard	<u>Native</u>	<u>4000</u>
<i>Chukrasia tabularis</i>	Heavy standard	<u>Exotic</u>	<u>4000</u>
<i>Cinnamomum burmannii</i>	<u>Heavy standard</u>	<u>Native</u>	<u>4000</u>
<i>Elaeocarpus hainanensis</i>	Heavy standard	<u>Exotic</u>	<u>4000</u>
<i>Hibiscus tiliaceus</i>	Heavy standard	<u>Native</u>	<u>4000</u>
<i>Michelia chapensis</i>	Heavy standard	<u>Native</u>	4000
<i>Plumeria rubra 'Acutifolia'</i>	Heavy standard	<u>Exotic</u>	<u>4000</u>
<i>Sapium sebiferum</i>	Heavy standard	<u>Native</u>	<u>4000</u>
<i>Terminalia mantaly</i>	Heavy standard	<u>Exotic</u>	<u>4000</u>
<i>Washingtonia robusta</i>	Heavy standard	<u>Exotic</u>	2500
Shrub Species			
<i>Bougainvillea</i> sp. 'Mary Palmer'	600 x 600	<u>Exotic</u>	500
<i>Cordyline terminalis</i>	700 x 500	<u>Exotic</u>	400
<i>Duranta repens</i> 'Golden Leaves'	300 x 300	<u>Exotic</u>	250
<i>Ficus microcarpa</i> 'Golden Leaves'	500 x 500	<u>Native</u>	400
<i>Hibiscus rosa sinensis</i>	500 x 500	<u>Native</u>	400
<i>Ixora coccinea</i> 'Sunkist'	250 x 250	<u>Exotic</u>	200
<i>Pittosporum tobira</i>	600 x 500	<u>Exotic</u>	400
<i>Rhapis excelsa</i>	600 x 500	<u>Native</u>	400
<i>Rhododendron mucronatum</i>	300 x 300	<u>Exotic</u>	200
<i>Rhododendron pulchrum</i>	300 x 300	<u>Exotic</u>	200
<i>Rhododendron simsii</i>	300 x 300	<u>Native</u>	200
<i>Schefflera arboricola</i>	600 x 600	<u>Exotic</u>	500
<i>Strelitzia reginae</i>	600 x 600	<u>Exotic</u>	500
Groundcover Species			
<i>Asparagus densiflorus</i> 'Sprengeri'	300 x 300	<u>Exotic</u>	250
<i>Cuphea hyssopifolia</i>	250 x 300	<u>Exotic</u>	250
<i>Hymenocallis americana</i>	300 x 500	<u>Exotic</u>	400
<i>Iris</i> spp.	150 x 150	<u>Exotic</u>	100
<i>Lantana montevidensis</i>	300 x 300	<u>Exotic</u>	200
<i>Nephrolepis exaltata</i>	250 x 400	<u>Exotic</u>	250
<i>Ophiopogon japonicus</i>	250 x 300	<u>Native</u>	200
<i>Philodendron selloum</i>	700 x 700	<u>Exotic</u>	500
<i>Phyllanthus myrtifolius</i>	300 x 300	<u>Exotic</u>	250
<i>Scindapsus aureus</i>	300 x 300	<u>Exotic</u>	250

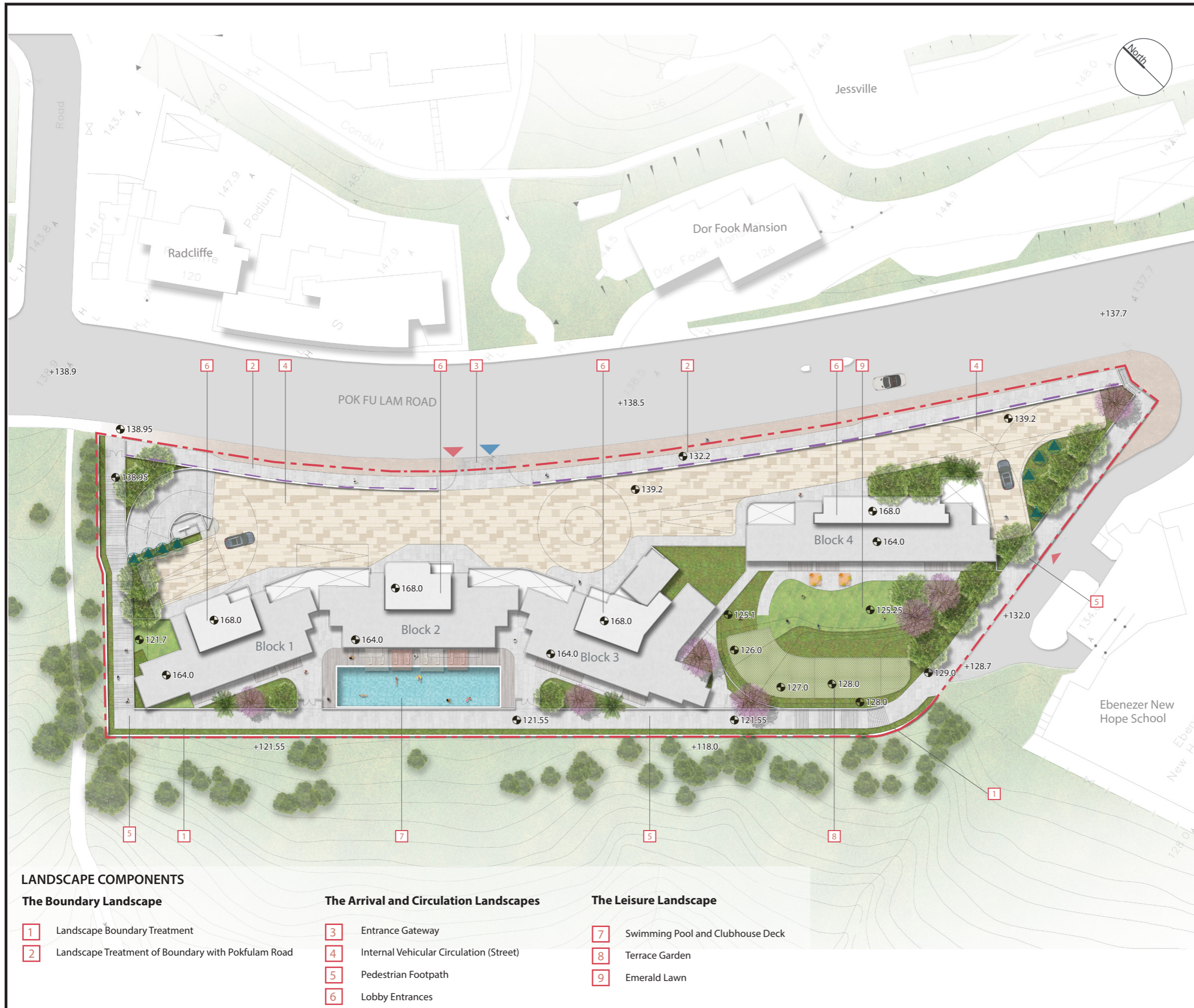
Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
<i>Spathiphyllum floribundum</i>	400 x 400	<u>Exotic</u>	300
Vertical Greening			
<i>Asplenium nidus</i>	200 – 350	<u>Native</u>	Subject to selection of proprietary system
<i>Chamaedorea elegans</i>	200 – 200	<u>Exotic</u>	
<i>Chlorophytum comosum</i>	200 – 200	<u>Exotic</u>	
<i>Coccoloba variegatum Aucubaefolia</i>	200 – 200	<u>Exotic</u>	
<i>Dieffenbachia Tropic Marianne</i>	200 – 200	<u>Exotic</u>	
<i>Dracaena marginata 'Colorama'</i>	200 – 200	<u>Exotic</u>	
<i>Dracaena reflexa cv. Aurea Variegata</i>	200 – 200	<u>Exotic</u>	
<i>Epipremnum pinnatum Aureum</i>	200 – 200	<u>Exotic</u>	
<i>Pachira aquatica</i>	200 – 200	<u>Exotic</u>	
<i>Philodendron congo red</i>	200 – 200	<u>Exotic</u>	
<i>Schefflera actinophylla</i>	200 – 350	<u>Exotic</u>	
<i>Schefflera octophylla</i>	200 – 350	<u>Native</u>	
<i>Syngonium podophyllum 'Neon'</i>	200 – 350	<u>Exotic</u>	
<i>Vriesea Barbara</i>	200 – 200	<u>Exotic</u>	
Bamboo			
<i>Bambusa textilis</i>	2000-3000 Ht.	<u>Exotic</u>	250
<i>Pseudosasa japonica</i>	1000-2000 Ht.	<u>Exotic</u>	250
Climbing Plants			
<i>Ficus pumila</i>	At least 3 shoots per plant. Each shoot at least 1000mm in length.	<u>Native</u>	250
<i>Lonicera japonica</i>		<u>Native</u>	
<i>Parthenocissus tricuspidata</i>		<u>Exotic</u>	
<i>Philodendron cordatum</i>		<u>Exotic</u>	
<i>Quisqualis indica</i>		<u>Exotic</u>	
Lawn			
<i>Axonopus compressus</i>	Turves	<u>Exotic</u>	

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission.









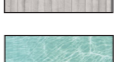
Soil Depth for Planting Areas

9.7 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth excluding the drainage layer of 1200mm facilitating the planting of trees whilst shrub and green roof / lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively excluding the requirements for drainage.

Landscape Figures



LEGEND



-  Application Site Boundary
-  Existing Levels
-  Proposed Levels
-  Pedestrian Entrance / Exit
-  Vehicular Entrance / Exit
-  Proposed Architectural Scheme
-  Existing Vegetated Slope
-  Existing Retained Tree
-  Proposed Vertical Greening
-  Proposed New Tree Planting (Landscape Framework)
-  Proposed New Tree Planting (Feature Trees)
-  Transplanted Trees
-  Proposed Grasscrete
-  Proposed Lawn Area
-  Proposed Shrub Area
-  Proposed Paving
-  Proposed Timber Deck
-  Proposed Swimming Pool

Note: Drawings are indicative subject to detailed design.







LANDSCAPE COMPONENTS

The Boundary Landscape

-  Landscape Boundary Treatment
-  Landscape Treatment of Boundary with Pokfulam Road

The Arrival and Circulation Landscapes

-  Entrance Gateway
-  Internal Vehicular Circulation (Street)
-  Pedestrian Footpath
-  Lobby Entrances

The Leisure Landscape




-  Swimming Pool and Clubhouse Deck
-  Terrace Garden
-  Emerald Lawn

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Landscape Master Plan - All Levels

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 4.1		REV
			A

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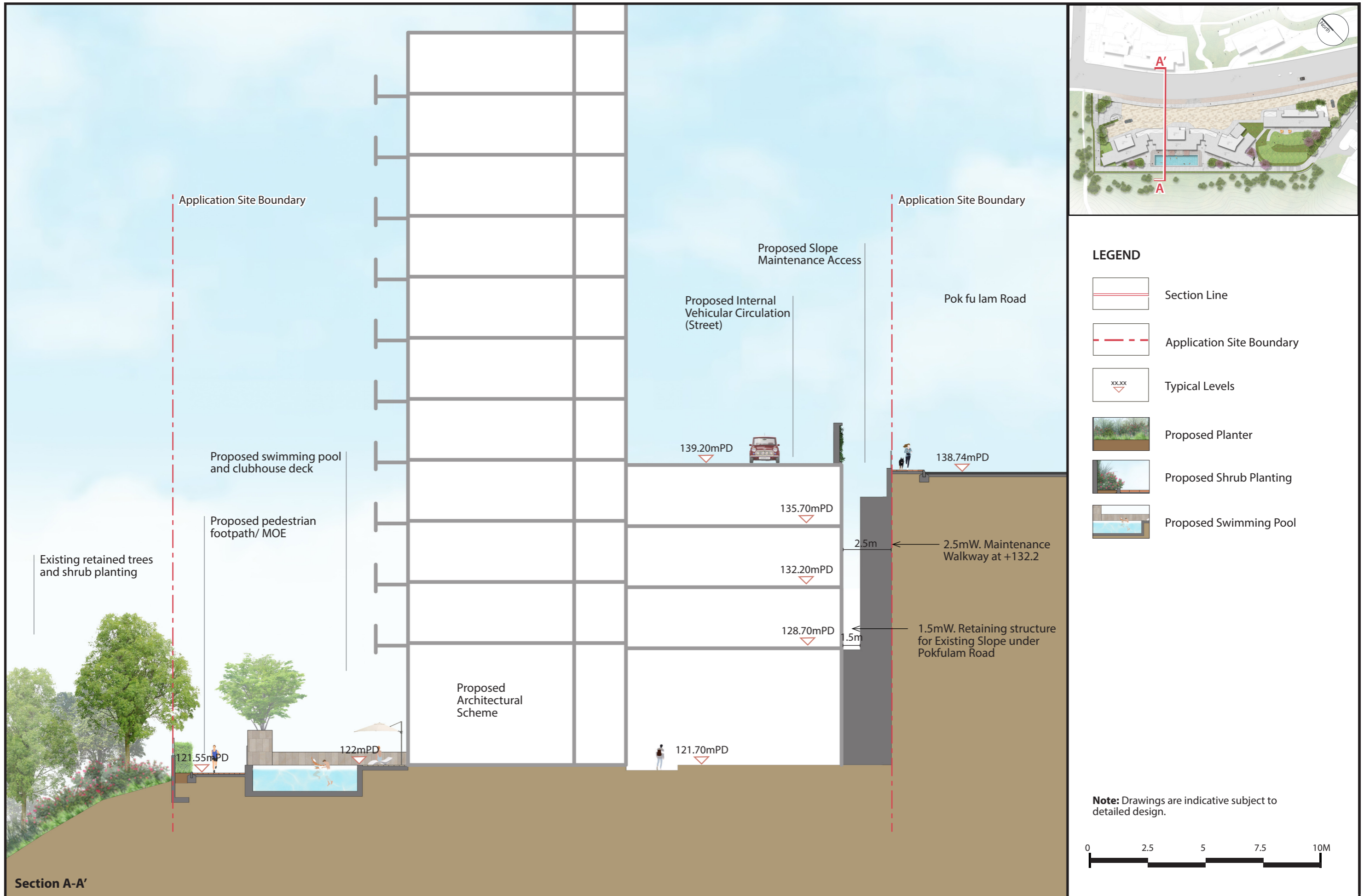


FIGURE TITLE

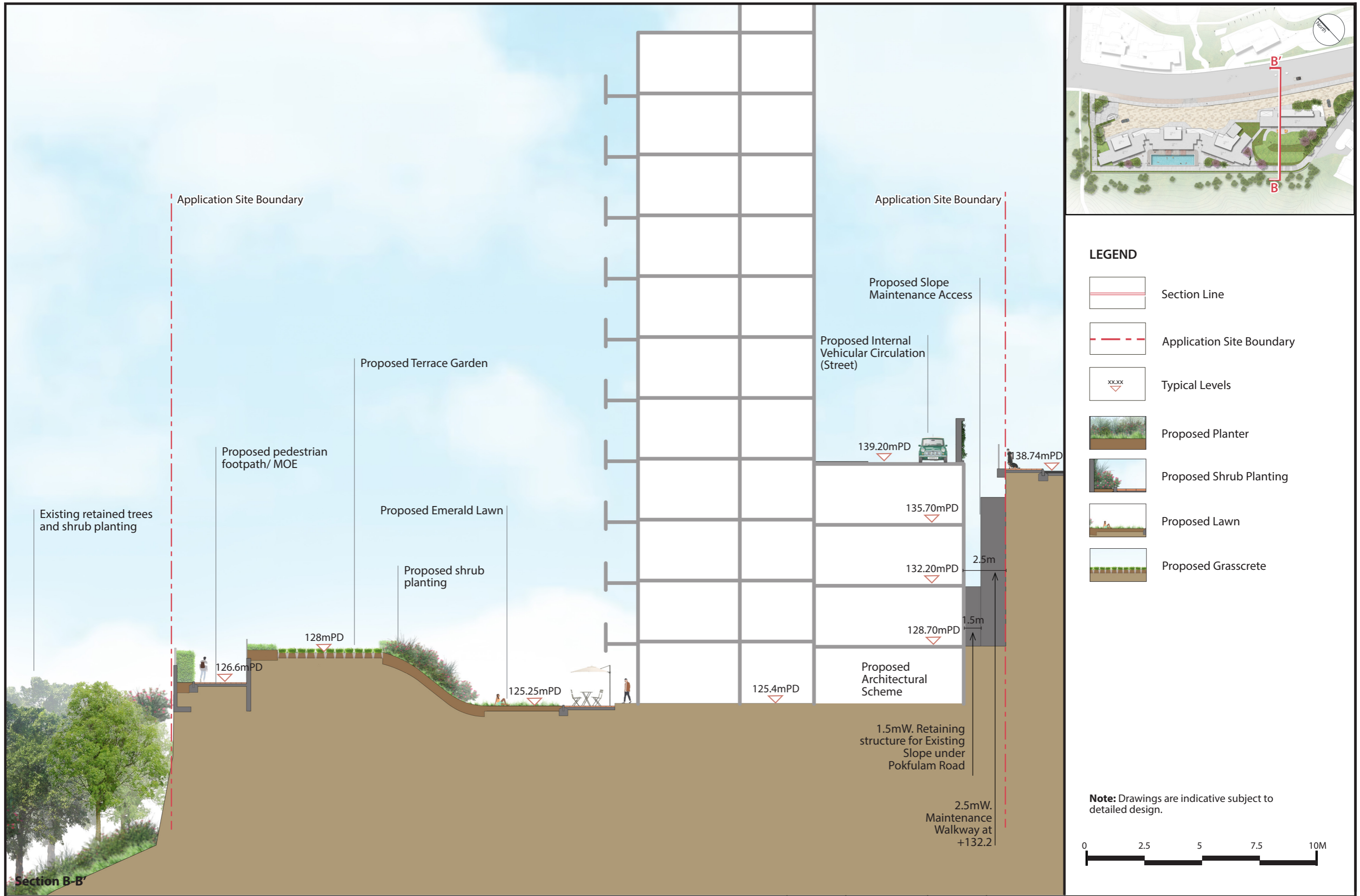
Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP








Landscape Section A-A'

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FIGURE NO.	Figure 5.1		REV
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- LEGEND**
-  Section Line
 -  Application Site Boundary
 -  Typical Levels
 -  Proposed Planter
 -  Proposed Shrub Planting
 -  Proposed Lawn
 -  Proposed Grasscrete

Note: Drawings are indicative subject to detailed design.



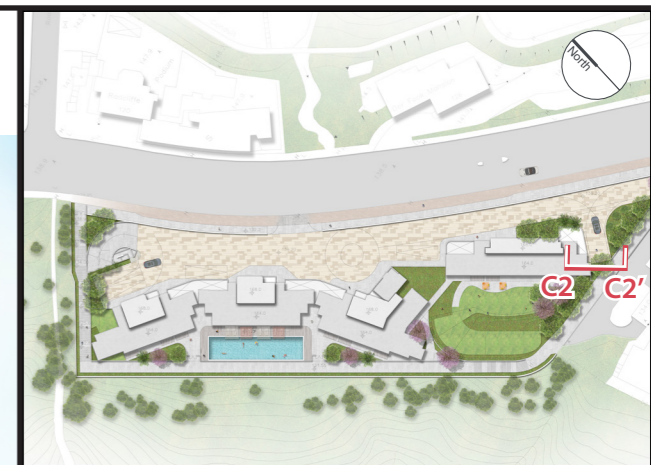
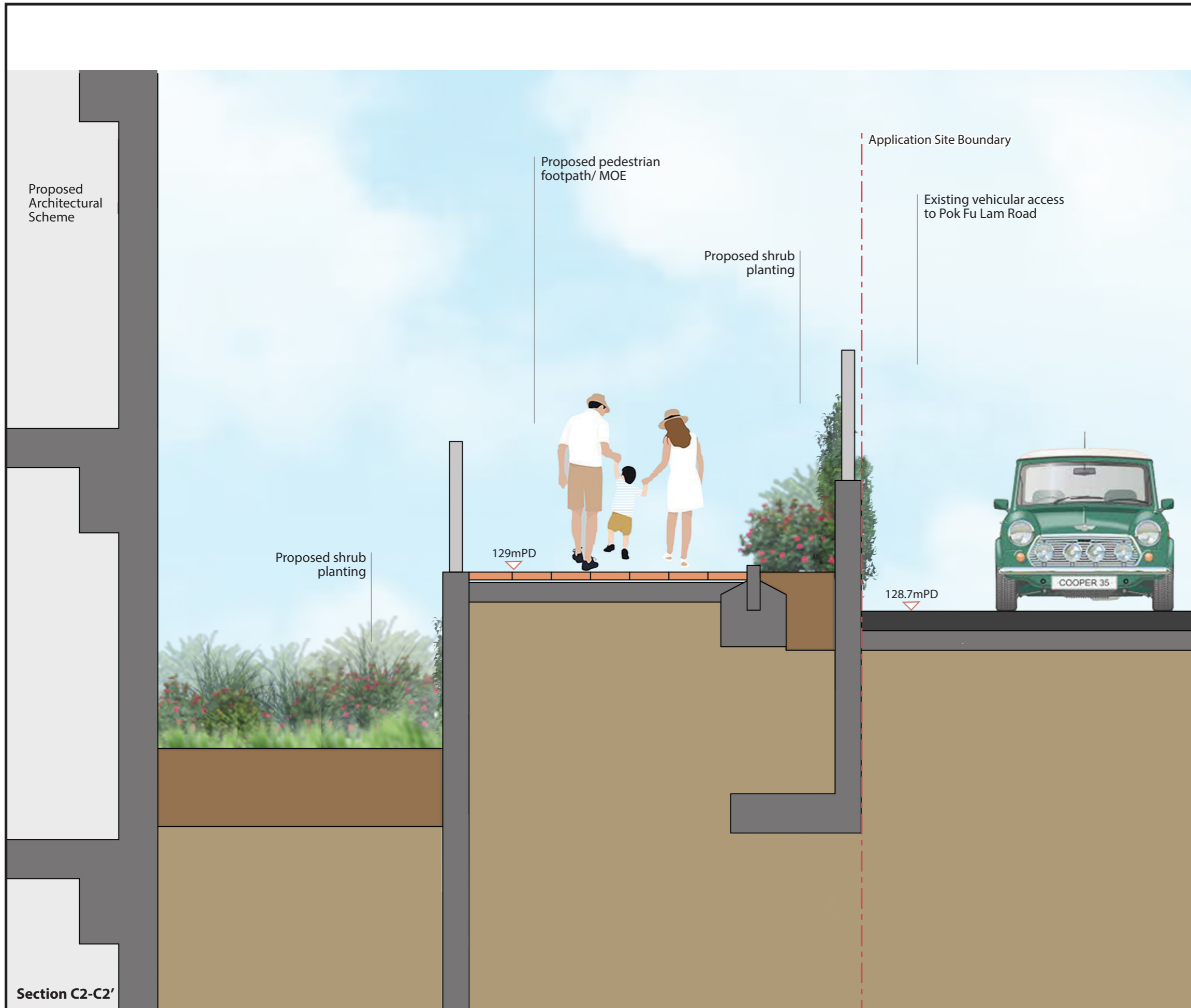
Section B-B'

FIGURE TITLE
 Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Landscape Section B-B'


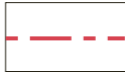



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FIGURE NO.	Figure 5.2		REV A



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LEGEND

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Planter
-  Proposed Shrub Planting

Note: Drawings are indicative subject to detailed design.



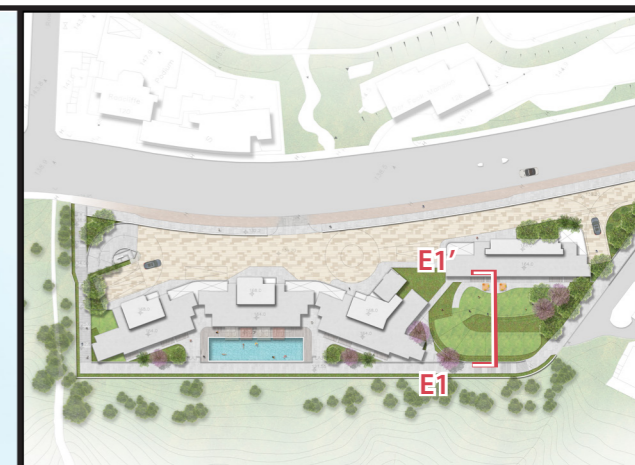
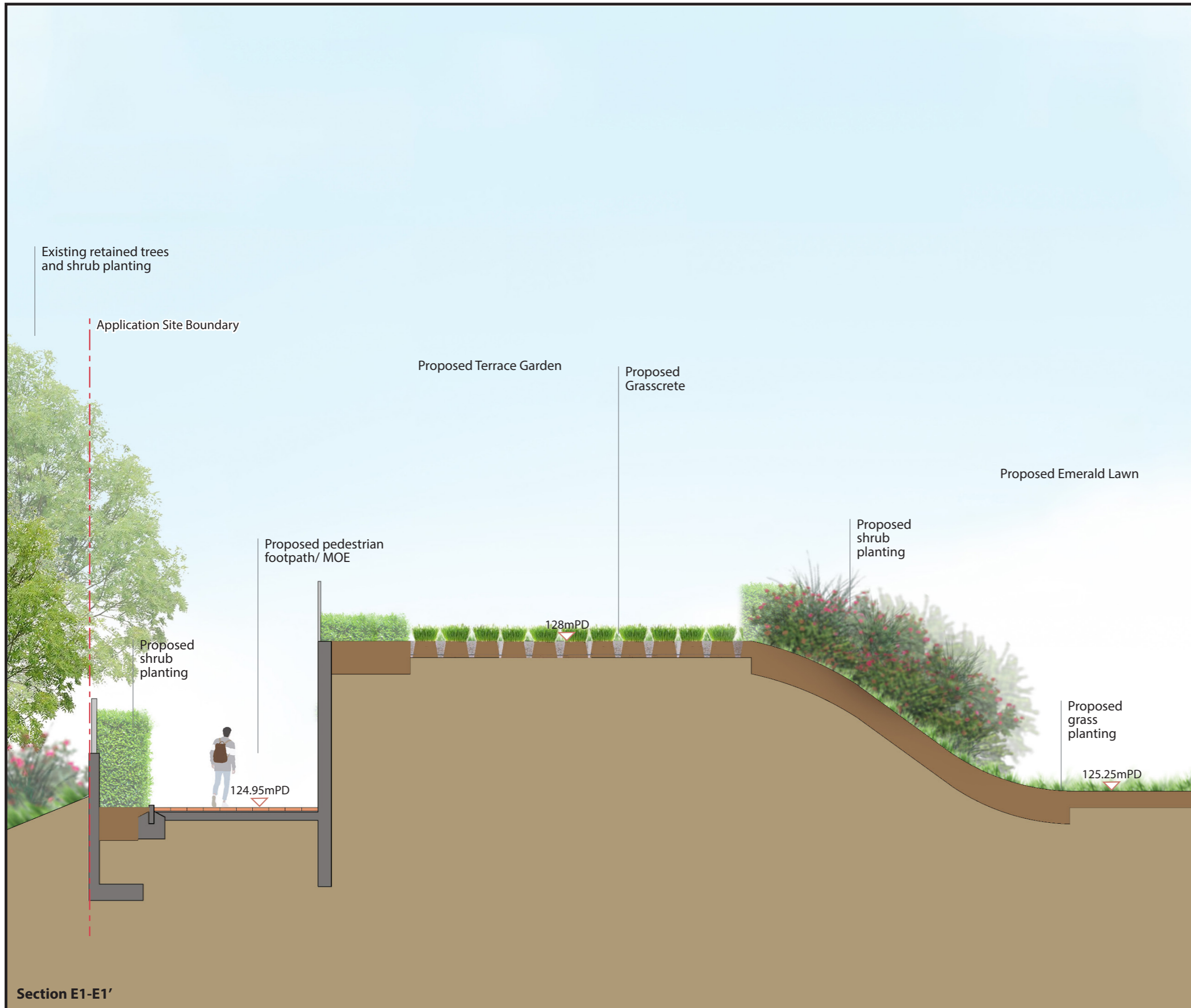
Section C2-C2'

FIGURE TITLE
 Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Landscape Section C2-C2'








SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 5.4		REV
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LEGEND

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Planter
-  Proposed Shrub Planting
-  Proposed Lawn
-  Proposed Grasscrete

Note: Drawings are indicative subject to detailed design.



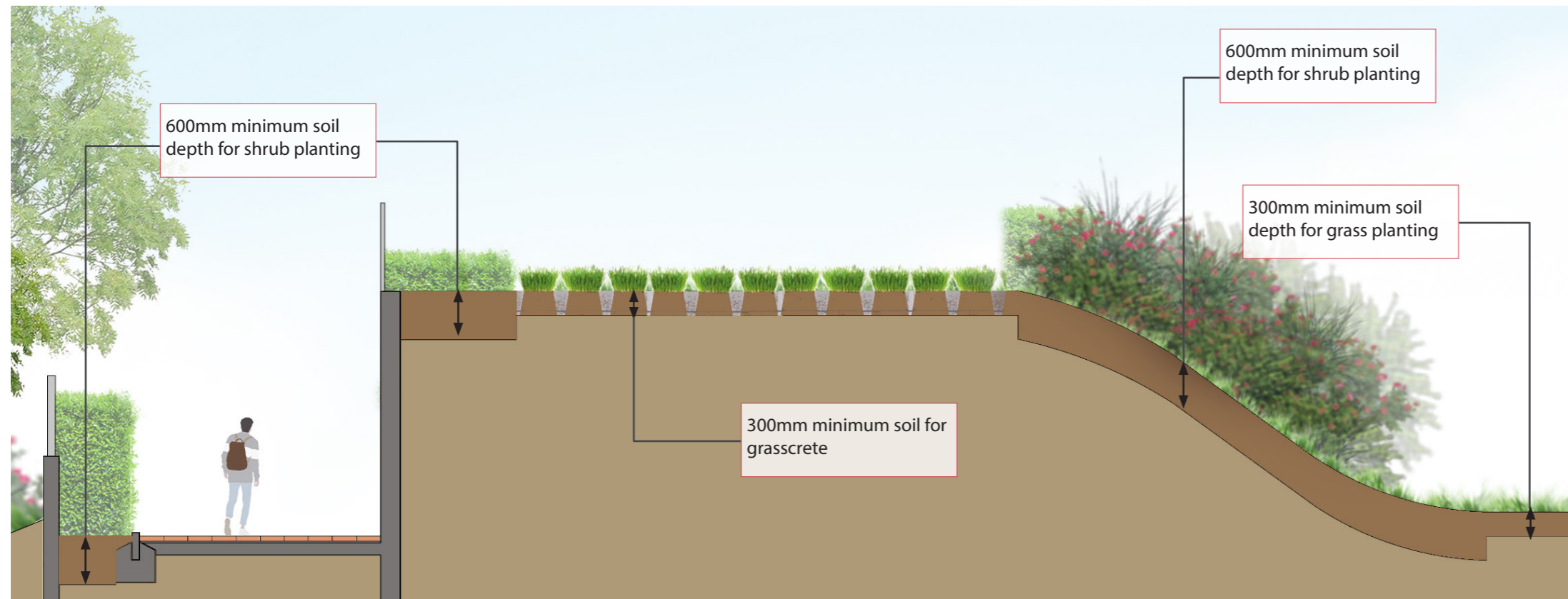
Section E1-E1'

FIGURE TITLE
 Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Landscape Section E1-E1'

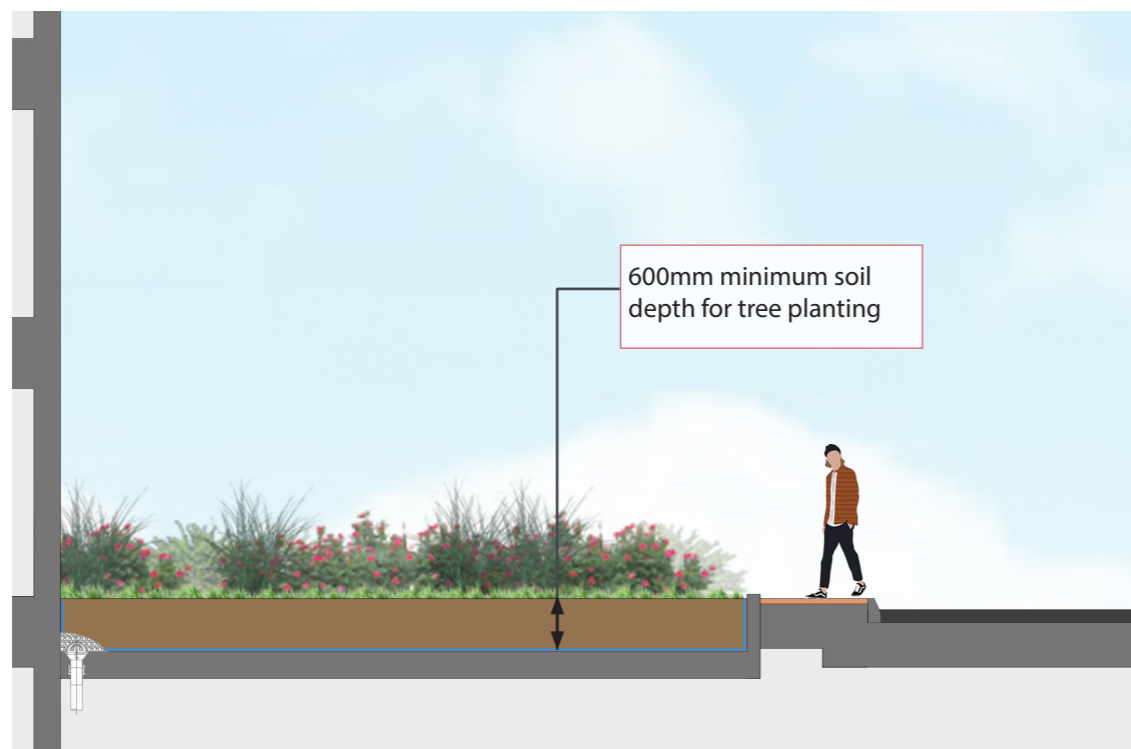
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FIGURE NO.	Figure 5.6		REV A

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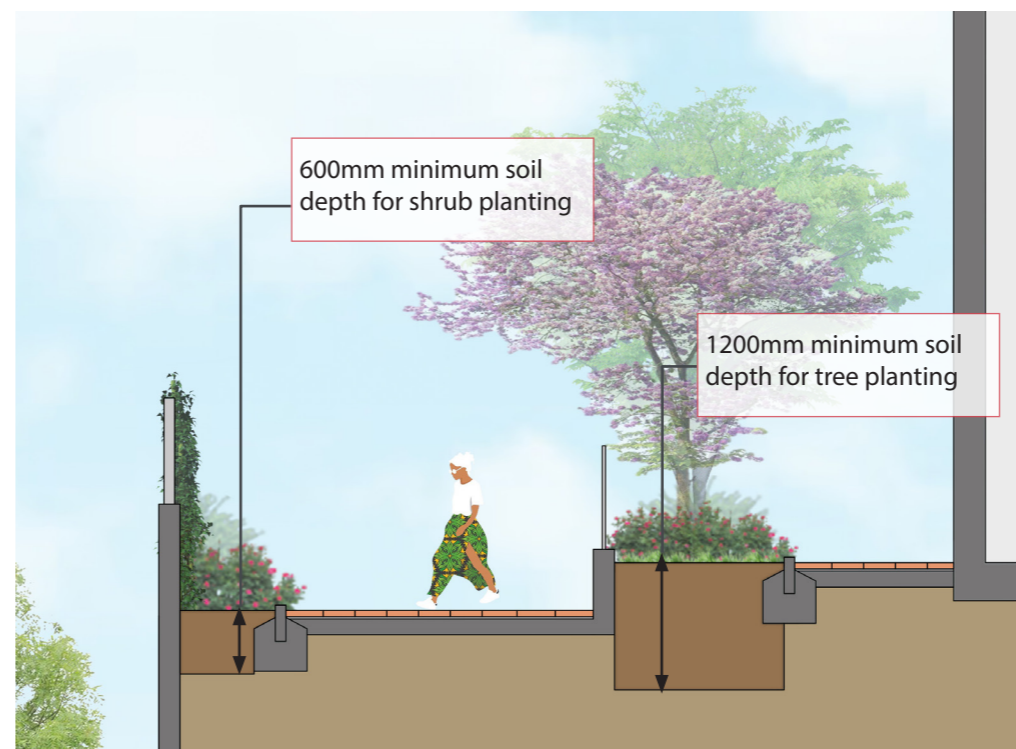
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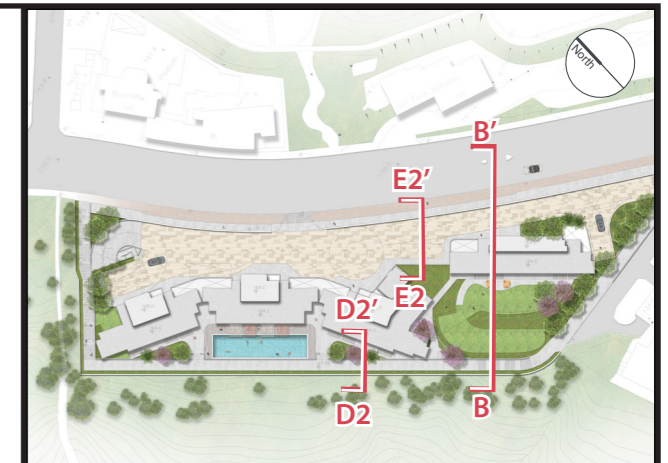
B. Section showing shrub and lawn planting (at-grade)



E2. Section showing the proposed shrub planting (on-structure)



D2. Section showing tree planting (on structure) and shrub planting (at-grade)



LEGEND

- Section Line
- Typical Levels
- Soil Mix
- Planter Drainage Outlet to Engineering's Details
- Drainage Cell / Screed Laid to Falls
- Gravel Covered with Geotextile at Drain Outlet

Note:

- All soil depths stated exclude drainage layer.
- Light and drak grey granite finishes for the planter walls and coping.

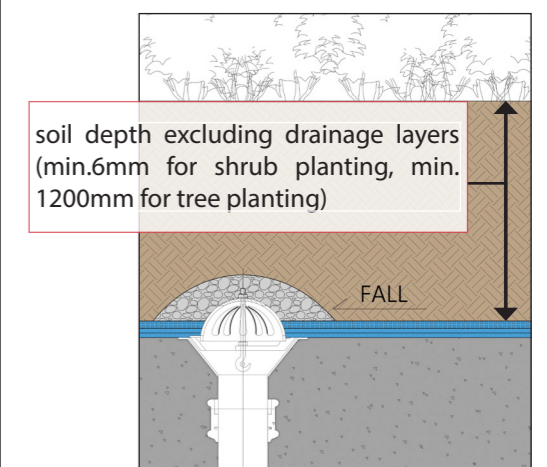


Diagram showing the Drainage outlet detail

FIGURE TITLE

Layout Plan Submission and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at 131 Pok Fu Lam Road, Hong Kong, RBL 136RP
Typical Section showing Planter Soil Depth and Drainage Arrangement

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