Attachment 5: 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)

18th June 2024

Prepared By:

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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
E	20240618	Jackson Zhou	Fiona Yu	Chris Foot	Final 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 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 paved 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 form 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).

*reflected in the Landscape Master Plan Submission. *The vertical greening design will be proprietary and so the species section will be determined by the supplier subject to client review.*

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.

Vertical Greening System

9.8 The vertical greening is proposed to be a proprietary green wall using a modular system with a sustainable and easily maintained automatic irrigation and drainage systems. Plant species as listed in the Table 10.1 are selected for their robustness based on previous green wall projects in Hong Kong and their ease of maintenance. The proprietary green wall system will utilise modular trays to maximise the volume of growing medium. The soil depth will be subject to the selection of the green wall system during the detailed design stage of the project however the objective will be to maximise it as far as possible. The various components of the system including the planting are designed for ease of maintenance and replacement. **Figure 9.2** contains typical details of the vertical greening system. The requirements for maintenance access for the areas of vertical greening will be explored during the detailed design stage of the project.

Irrigation and Drainage

9.8 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as “Mira-drain” or an approved equivalent.

Feature Paving

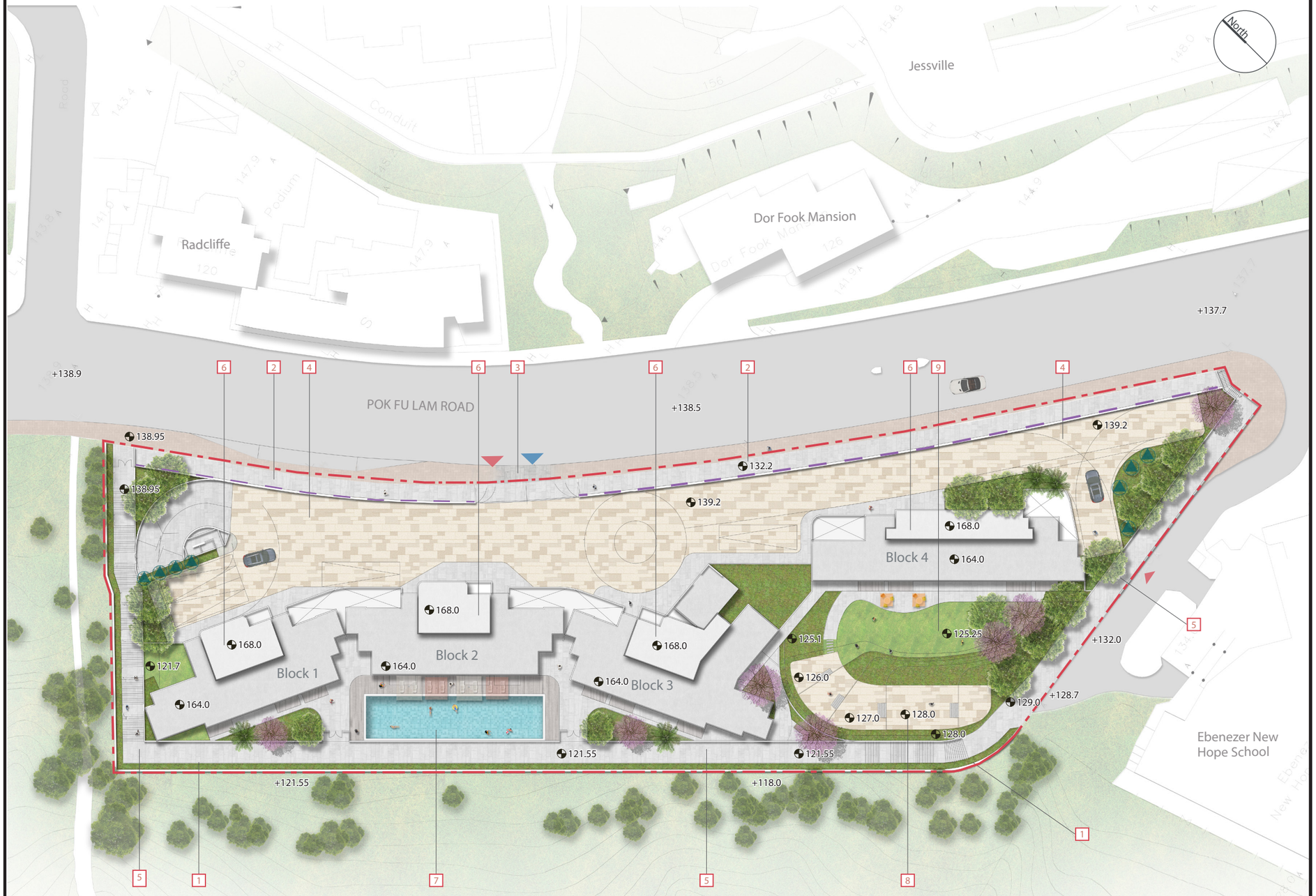
9.9 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.

9.10 The use of a similar material palette for the vehicular and pedestrian areas is designed to blur the distinction between the two and create the appearance of a shared surface.

9.11 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:

- Internal access roads, EVA and pedestrian pavements: Subtle shades of natural granite and concrete pavers designed to create a distinct identity at the threshold of the development and subtle transition with the adjacent pedestrian pavement.
- Main Gardens: Combination of natural granite and concrete paving using both formal paving and naturalistic paving for the horizontal surfaces building on the design theme for the architectural and landscape schemes.

Landscape Figures



LEGEND

- Application Site Boundary
- xx.xx — Existing Levels
- xx.xx — 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 Lawn Area
- Proposed Shrub Area
- Proposed Paving
- Proposed Timber Deck
- Proposed Swimming Pool

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Treatment of Boundary with Pokfulam Road

The Arrival and Circulation Landscapes

3. Entrance Gateway
4. Internal Vehicular Circulation (Street)
5. Pedestrian Footpath
6. Lobby Entrances

The Leisure Landscape

7. Swimming Pool and Clubhouse Deck
8. Terrace Garden
9. Emerald Lawn

Note: Drawings are indicative subject to detailed design.

0 5 10 15 20 25M

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	B

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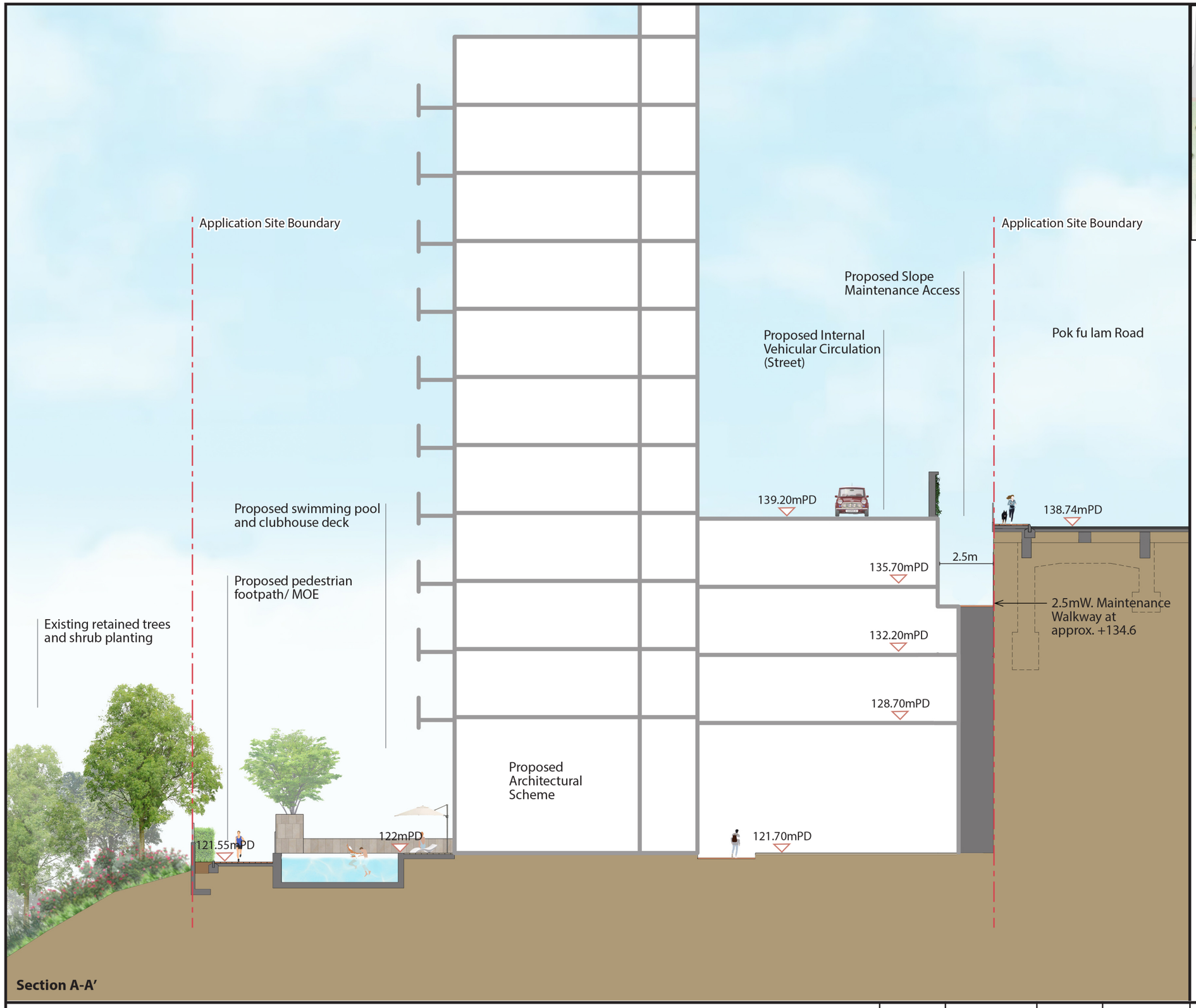
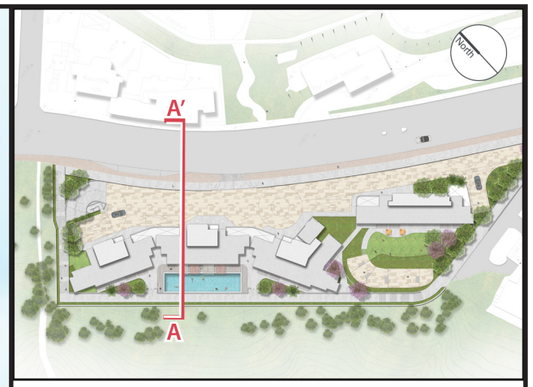


Section A-A'



LEGEND

- Section Line
- Application Site Boundary
- XX.XX Typical Levels
- Proposed Planter
- Proposed Shrub Planting
- Proposed Swimming Pool

Note: Drawings are indicative subject to detailed design.

0 2.5 5 7.5 10M

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'

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 5.1	REV	B

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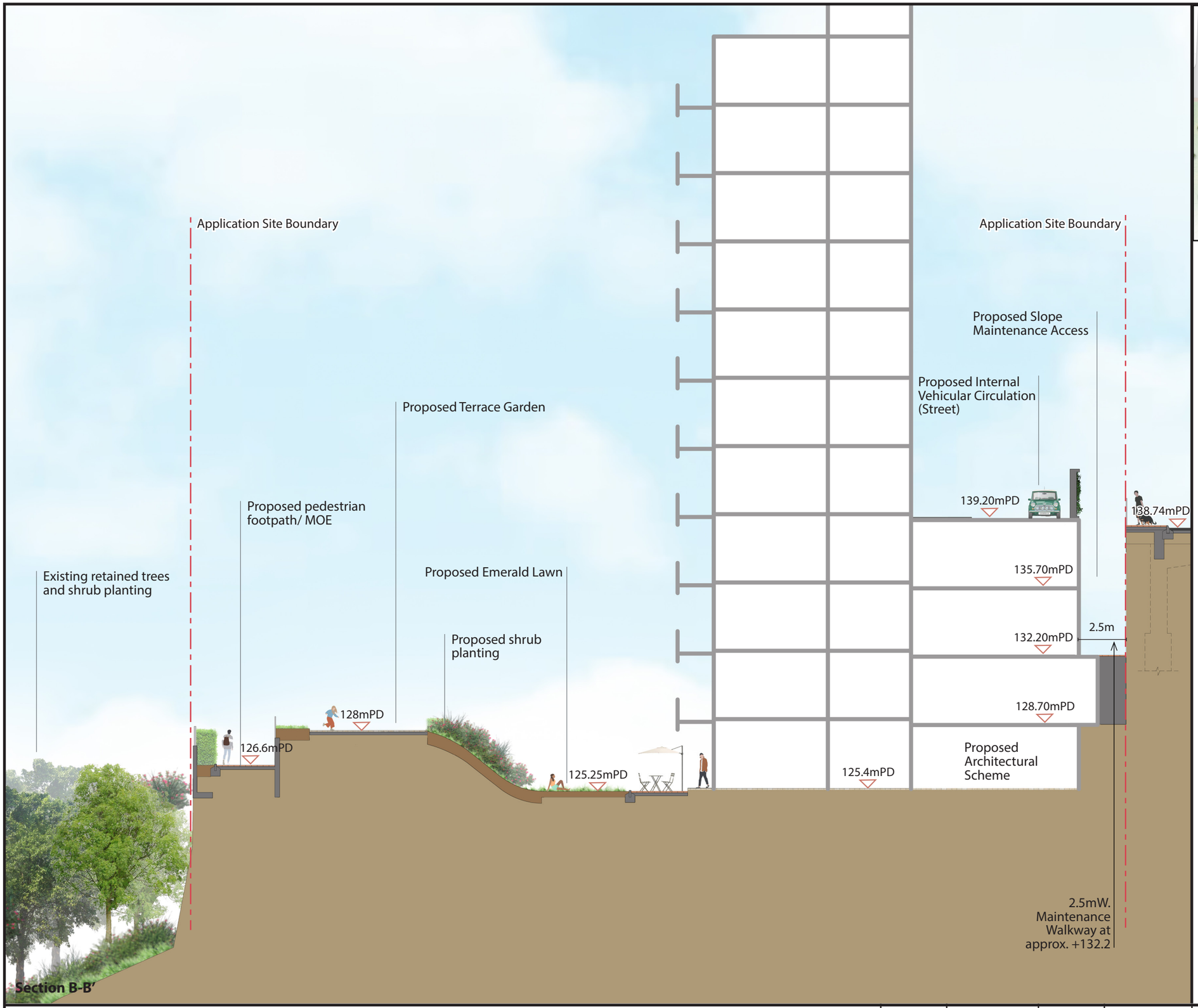

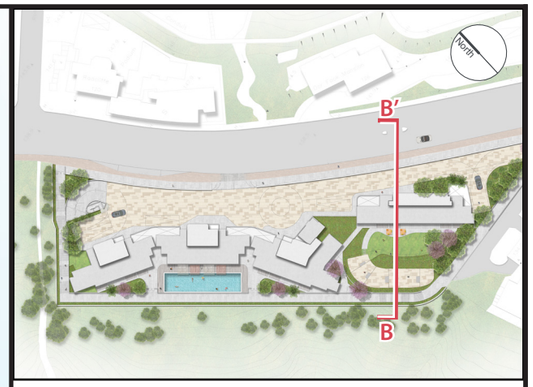

LEGEND

- Section Line
- Application Site Boundary
- XX.XX — Typical Levels
- Proposed Planter
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving

Note: Drawings are indicative subject to detailed design.

0 2.5 5 7.5 10M

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'

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO. Figure 5.2 REV B

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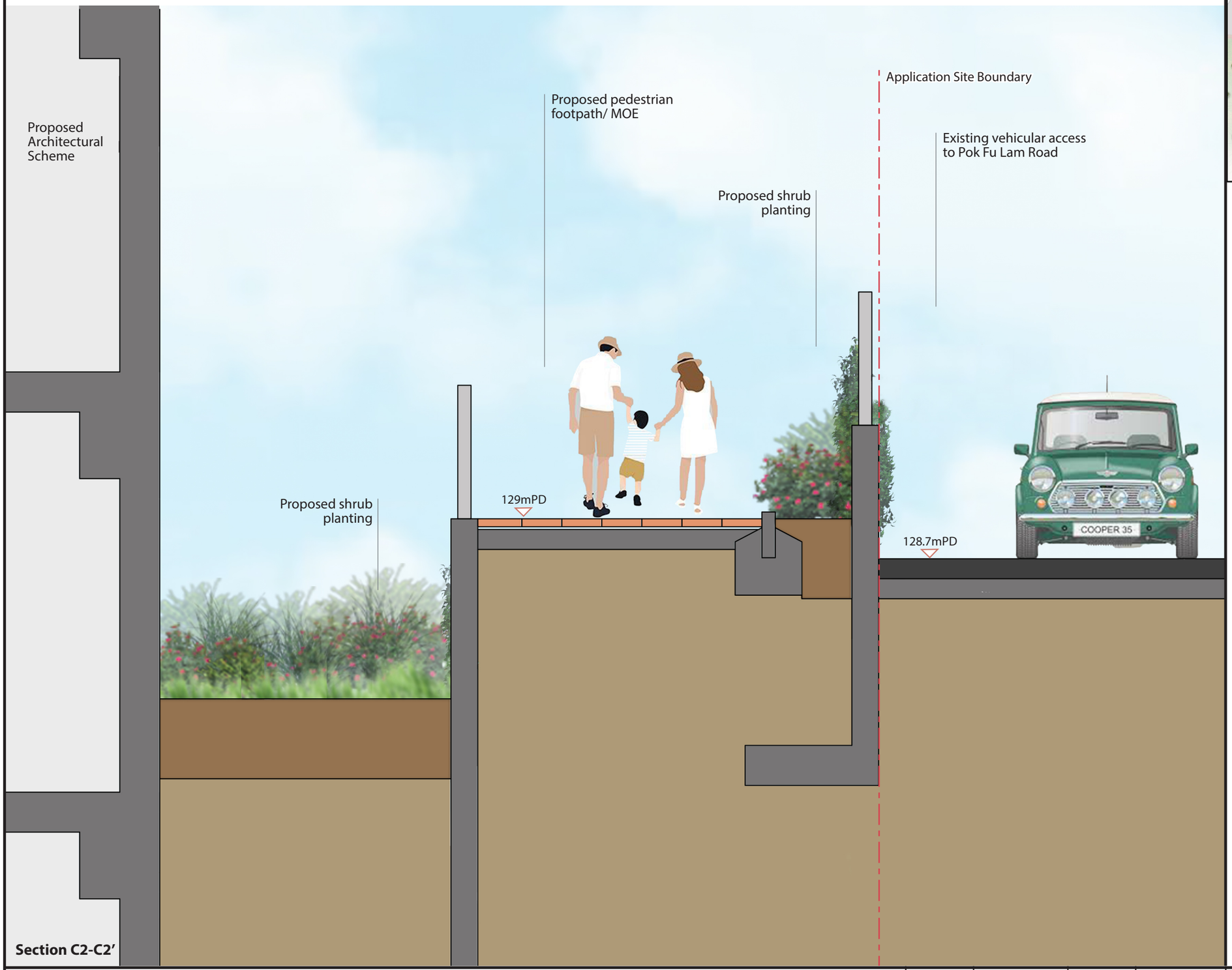

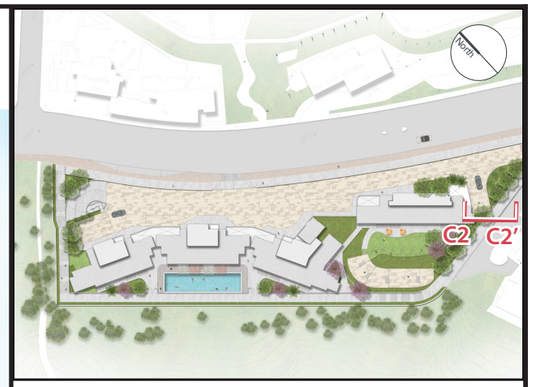

LEGEND

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

Note: Drawings are indicative subject to detailed design.

0 0.5 1 1.5 2M

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	A

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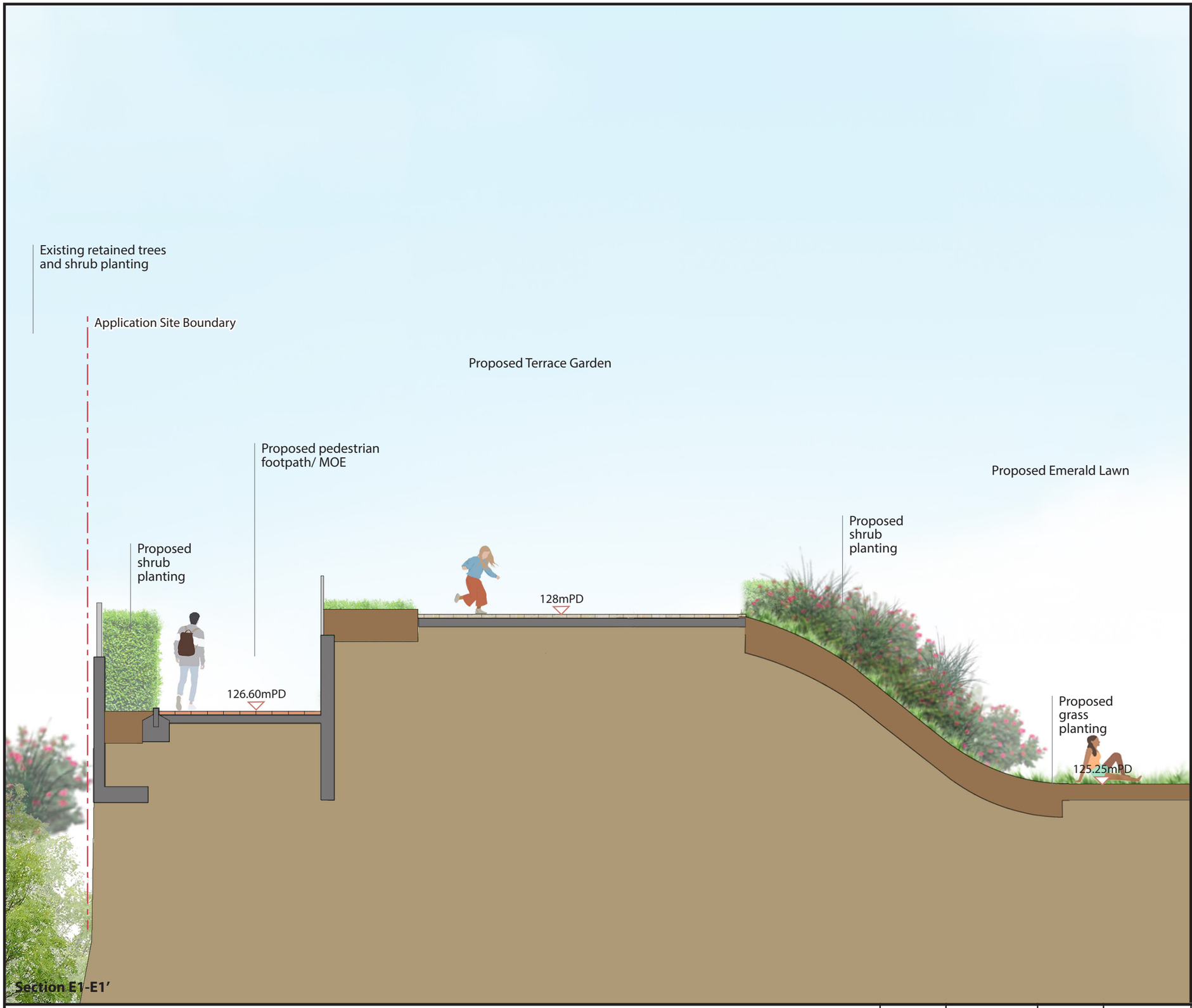

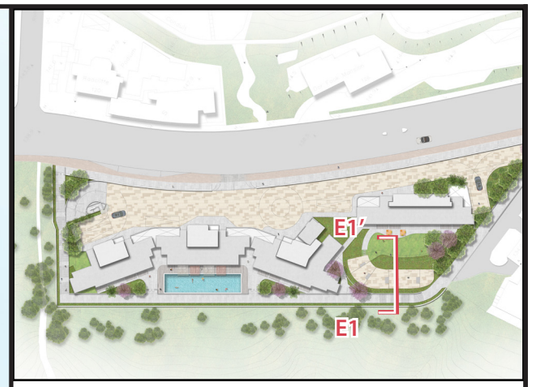

LEGEND

- Section Line
- Application Site Boundary
- XX.XX Typical Levels
- Proposed Planter
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving

Note: Drawings are indicative subject to detailed design.

0 1 2 3 4M

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'

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 5.6	REV	B

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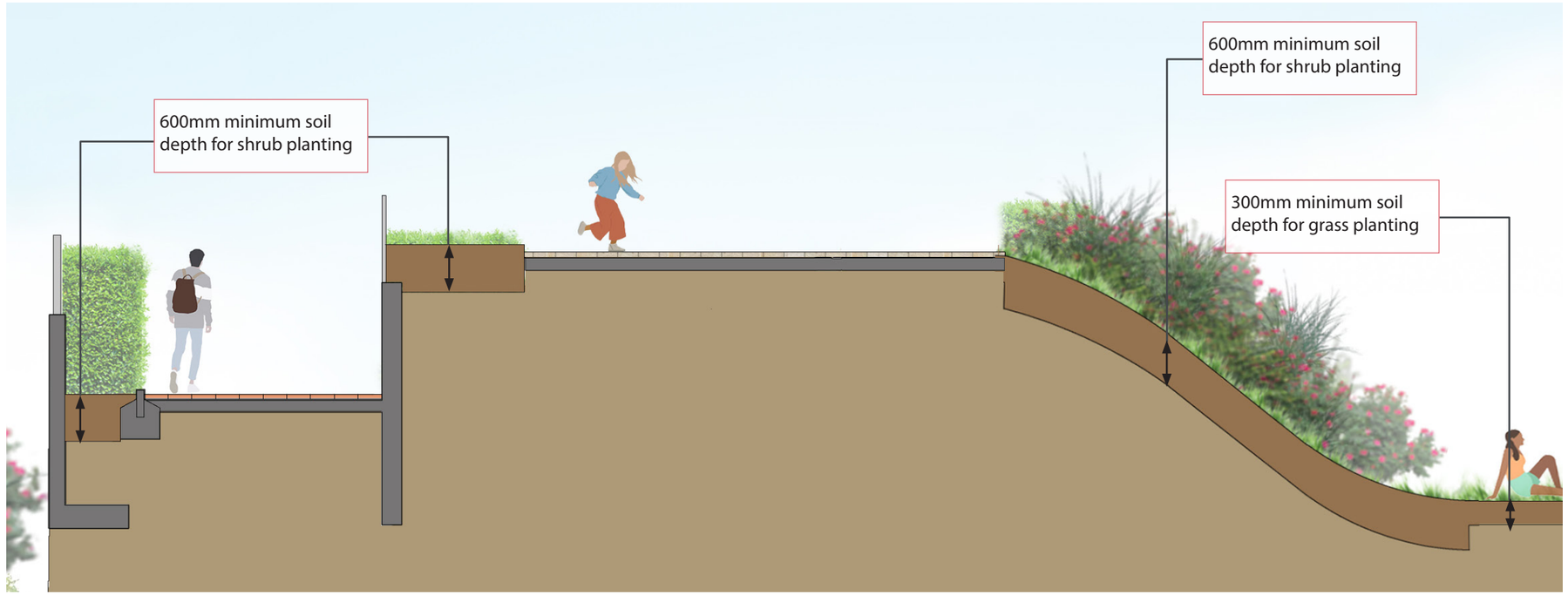
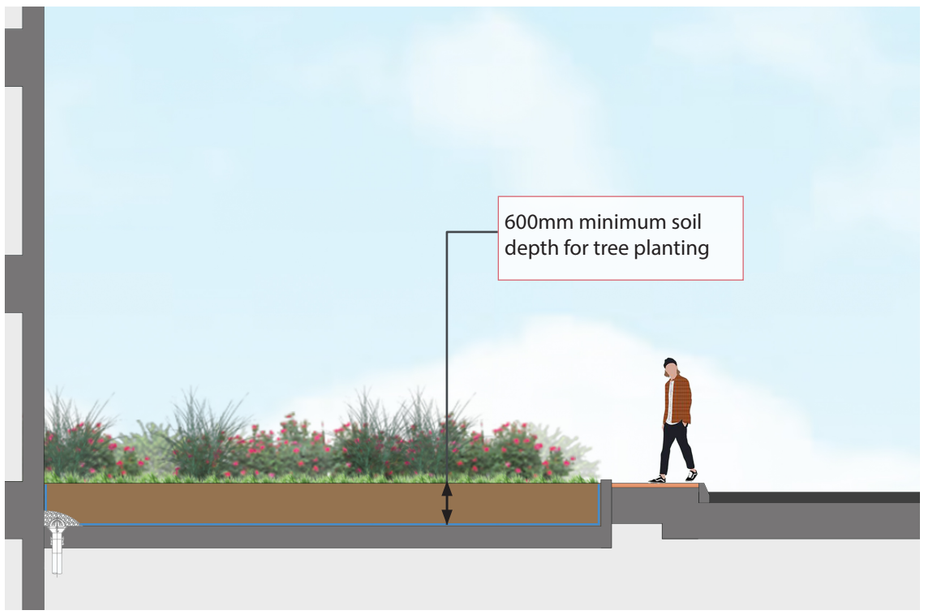
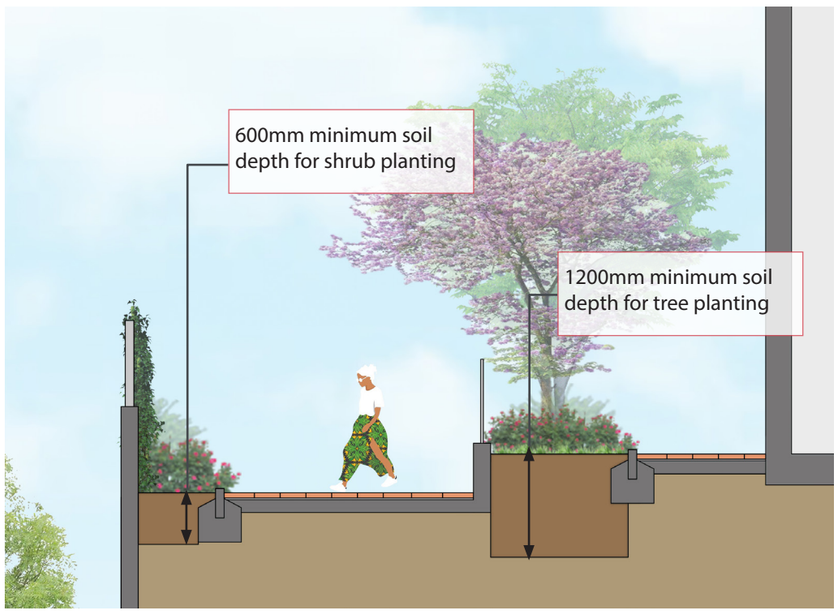


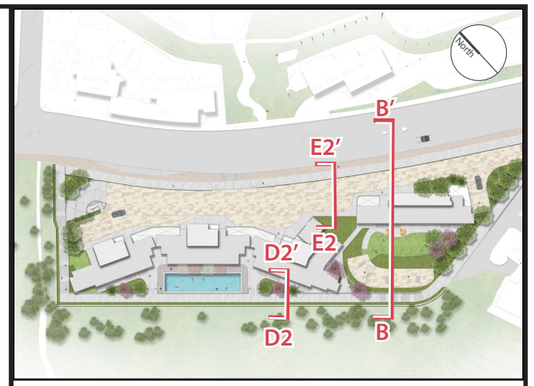
B. Section showing shrub and lawn planting (at-grade)



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 (xx.xx)
- 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.

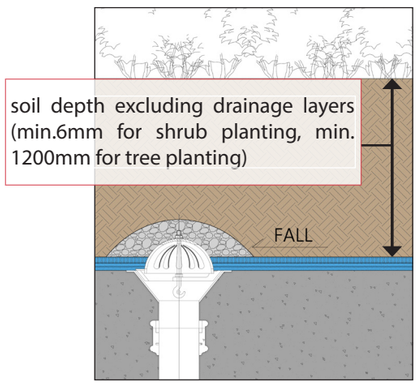


Diagram showing the Drainage outlet detail

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

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 9.1	REV	B

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