Appendix 9: 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

21st November 2023

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**

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	Draft to Client

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1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan ("LMP") in support of a Section 16 application under the Town Planning Ordinance for a site located at 131 Pok Fu Lam Road. The application is submitted on behalf of the applicant, Ebenezer School and Home for the Visually Impaired Limited (subsequently referred to as Ebenezer), who currently owns and occupies the site (hereafter referred to as "Application Site").

1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.

1.3 The Landscape Master Plan is presented as **Figure 4.1**; and series of sections through the landscape as **Figures 5.1** to **5.7**.

2.0 Existing Site Description

2.1 The Application Site is situated to the south west of Pokfulam Road adjacent to the Radcliffe, Government Staff Quarters and Dor Fook Mansion development. The rectilinear site has a northwest - southeast axis and has an approximate area of 6,460 m^2. It has a relatively flat topography (ranging from +128 mPD to +129 mPD) with some remnant natural slope profile in the south west corner of the site. The Application Site is located at the top of a slope which descends towards Victoria Road to the west.

2.2 The existing buildings on the Application Site are situated parallel to Pok Fu Lam Road and constructed on a platform approximately 10 metres below the general road level. The existing buildings are 6 to 7 storeys high with the roof of the existing buildings at a height of about +151 mPD. The site has its long frontage along Pok Fu Lam Road.

2.3 The existing vegetation for the main part of the site largely comprises of existing trees and some small shrub beds located in isolated locations within the campus. **Figures 2.1** and **2.2** illustrate the existing landscape conditions and context of the site.

3.0 Project Description

3.1 The Proposed Scheme comprises of four residential blocks aligned parallel to Pokfulam Road in similar way as the existing buildings on the Application Site although with a larger setback from the edge of the road. The proposed residential blocks will be constructed on a platform approximately 17 metres below the road level. This enables the roof level of the buildings to be maintained at +164 mPD, preserving the public view and amenity, and the general character of the area. Site access will be provided from Pokfulam Road to the north of the Application Site.

3.2 The proposed building disposition and orientation is designed to maximise the area of landscape for the enjoyment of the future residents while also providing a significant setback from the

Application Site boundary to minimise the impacts on surrounding communities and their landscape setting.

3.3 **Figure 2.3** - **Preservation of the Green Belt** demonstrates that the majority of the trees affected by the proposed scheme are located within the Application Site boundary and their removal will not affect the viability of the existing Green Belt zoning. The trees located outside the Application Site boundary which will be affected by the Proposed Scheme are all located on or immediately adjacent to the boundary. Many of these trees are growing against the existing retaining structure and so the removal of the structure would leave the trees in an unstable condition.

4.0 Landscape Design Proposal

4.1 The concept underpinning the Landscape Master Plan for the Proposed Scheme, presented as **Figure 4.1** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development.

4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

5.0 Landscape Design Objectives

5.1 The design objectives for the Master Landscape Plan are to:

- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future resident to create a sense of community;
- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Provide visual integration in views of the proposed building mass from the surrounding areas and provide vegetation screening and softening of the built-form in closer low-level views;
- Provide a quality, sustainable and accessible living environment for the enjoyment of the residents and visitors;
- Provide recreational spaces for the future residents; and
- Maximise opportunities for greening measures utilising tree and shrub planting and lawn and climbing plants within the new landscape.

6.0 Open Space Proposals

6.1 The Proposed Scheme has sought to provide adequate open space (1m^2 per person based on the predicted future population) in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). The design of the open space is based on the objective of providing high quality active and passive recreational facilities and features that will satisfy the needs of the future residents. The provision of open space is shown on **Figure 6.1**.

6.2 The Proposed Scheme will include no less than 400 m^2 of uncovered open space in total for resident's use. Since the current planned total resident population of the project is approximately

392 persons the proposals adequately satisfy the requirements for 1m^2 per person based on the predicted future population in accordance with the HKPSG.

6.3 All of the open space within the Application Site boundary would be constructed, managed and maintained by the applicant after the completion of Defect Liability Period and Establishment Period.

7.0 Green Coverage

7.1 The green coverage for the Application Site will not be less than 20% in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 3/2012. This includes a minimum of 10% at the Primary Zone (within 15m of mean street level). The calculation of area is based on the uncovered areas of tree and shrub, lawn and groundcover planting; and an area of vertical greening. The Greening Coverage for the proposed development is shown on **Figure 7.1**.

7.2 The total site area of the Application Site is 6,460 m^2 and so the site coverage of greening shall be no less than 1,299 m^2 (20.1%).

8.0 Landscape Design Components

8.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage and this will be reflected in the Landscape Master Plan Submission. **Figure 4.1** shows the Landscape Master Plan whilst **Figures 5.1** to **5.7** show a series of sections showing the character and structure of the landscape.

8.2 The landscape seeks to create an attractive external environment for the development, coordinating paving and planting design for residential entrances and open spaces with internal streetscape design to provide a unified contemporary appearance within a naturalistic setting in the immediate landscape surroundings. The design also aims to create a vibrant internal landscape area with attractive garden spaces and includes the boundary, arrival and leisure landscapes.

The Boundary Landscape

Landscape Boundary Treatment

8.3 The design of the proposed boundary landscape includes the creation of an approximately 1m wide planter alongside the fence wall on the southern, western and north western sides of the Application Site which will function to help integrate the development with its surroundings. It should be noted that these sides of the Application Site are also bound by dense mature tree planting and so views of the periphery of the site will be obscured by the trees. **Figures 5.1** to **5.7** show the proposed treatment of the landscape boundaries.

Landscape Treatment of Boundary with Pokfulam Road

8.4 The proposed fence wall will serve to enhance the appearance of the development when viewed form the Pokfulam Road corridor it will also serve to alleviate some of the potential noise arising from the movement of vehicles. A series of 2.5m high sections of vertical greening or green wall

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 Street tree and ornamental shrub planting is utilised along the internal road access to provide shaded pedestrian environment to lobby entrances and create where space allows a tree avenue effect. This planning is designed to integrate with the gateway and buffer planting and to soften the building edge 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 surfaces. 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 planted with lawn forming incidental landscape spaces.

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).

Table 9.1: Planting Species for Amenity Planting Areas

Botanical Name	**Size (mm) (spread x height)**	**Spacing (mm)**
Tree Species		
Bauhinia × blakeana	Heavy standard	3000
Chukrasia tabularis	Heavy standard	3000
Delonix regia	Heavy standard	3000
Elaeocarpus hainanensis	Heavy standard	3000
Hibiscus tiliaceus	Heavy standard	3000
Michelia chapensis	Heavy standard	3000
Plumeria rubra 'Acutifolia'	Heavy standard	3000
Sapium sebiferum	Heavy standard	3000
Terminalia mantaly	Heavy standard	3000
Washingtonia robusta	Heavy standard	2500
Shrub Species		
Bougainvillea sp. 'Mary Palmer'	600 x 600	500
Cordyline terminalis	700 x 500	400
Duranta repens 'Golden Leaves'	300 x 300	250
Ficus microcarpa 'Golden Leaves'	500 x 500	400
Hibiscus rosa sinensis	500 x 500	400
Ixora coccinea 'Sunkist'	250 x 250	200
Pittosporum tobira	600 x 500	400
Rhaphis excelsa	600 x 500	400
Rhododendron mucronatum	300 x 300	200
Rhododendron pulchrum	300 x 300	200
Rhododendron simsii	300 x 300	200
Schefflera arboricola	600 x 600	500
Strelitzia reginae	600 x 600	500
Groundcover Species		
Asparagus densiflorus 'Sprengeri'	300 x 300	250
Cuphea hyssopifolia	250 x 300	250
Hymenocallis americana	300 x 500	400
Iris spp.	150 x 150	100
Lantana montevidensis	300 x 300	200
Nephrolepis exaltata	250 x 400	250
Ophiopogon japonicus	250 x 300	200
Philodendron selloum	700 x 700	500
Phyllanthus myrtifolius	300 x 300	250
Scindapsus aureus	300 x 300	250

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

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.

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.

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.

- Recycled plastic composite timber decking for the swimming pool area.

9.12 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008 (2021 Edition)'.

9.13 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces

will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

Planter Walls

9.14 Where possible planters will be at-grade however where raised planters are required the planter walls and coping will be clad with various finishes including a combination of light and mid grey and rustic yellow natural granite.

Lighting

9.15 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:

- Amenity lighting highlighting feature trees, walls, sculptures and planting through the use of spotlights and up-lighting;
- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties;
- General safety lighting with the minimum lux level which will last between midnight and early morning; and;
- Sufficient lighting to meet the lux requirements for the pool license areas.

Site Furniture

9.16 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape.

Safety Requirements

9.17 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

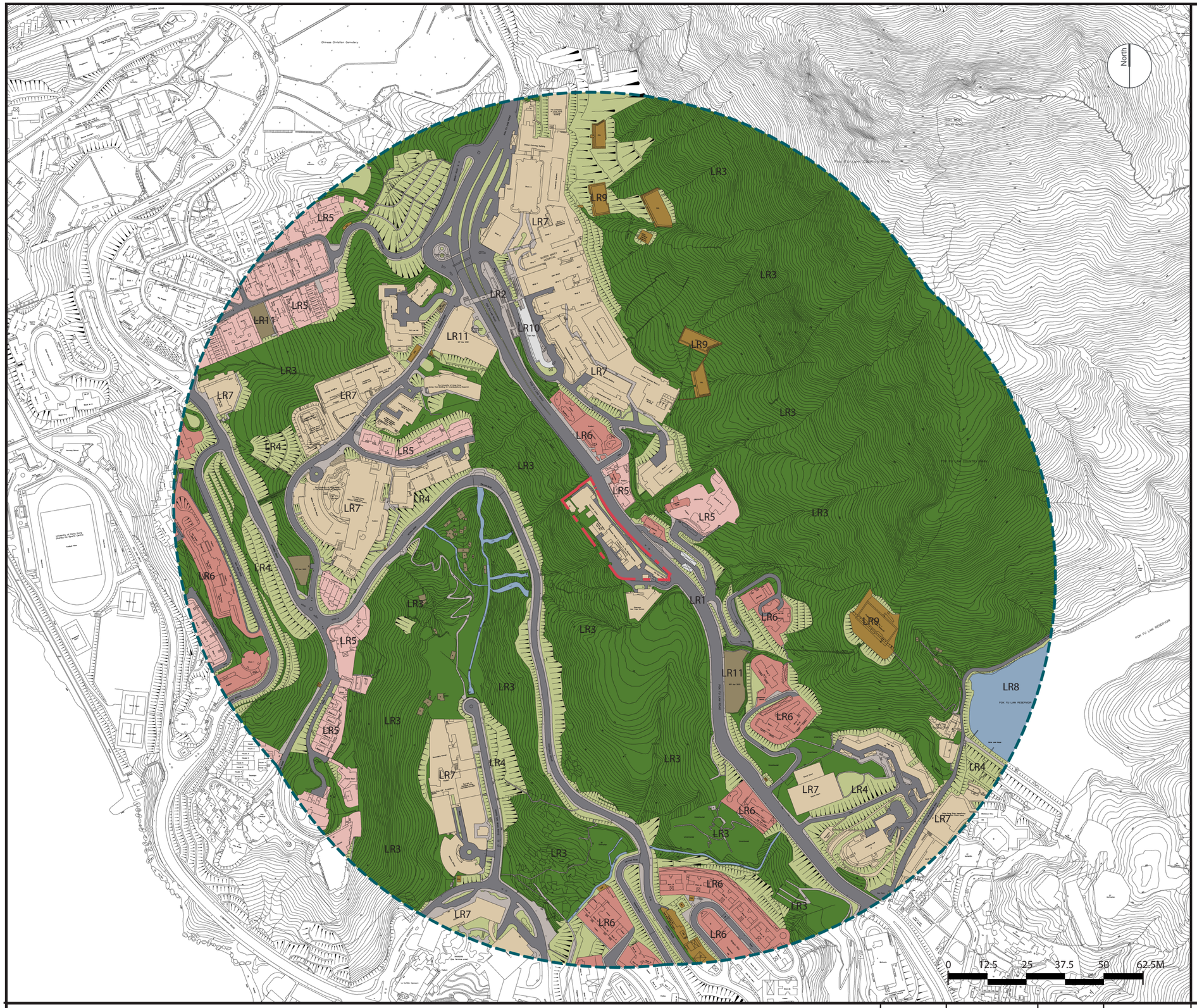
10.0 Landscape Management and Maintenance

10.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year.

10.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows time for proper establishment of the plants and the replacement of any losses.

10.3 At the end of the 12-month DLP / EP, subject to the location, the landscape will be managed and maintained by the landowner and/or the management company for the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Landscape Figures



LEGEND

- 500m Assessment Boundary
- Application Site Boundary

Landscape Resources

- LR1 Road Development
- LR2 Pedestrian / Footbridge
- LR3 Hillside Secondary Woodland
- LR4 Amenity / Plantation
- LR5 Low-rise Residential Development
- LR6 High-rise Residential Development
- LR7 Institutional Development
- LR8 Water Bodies / Reservoir
- LR9 Infrastructural Development
- LR10 Open Storage / Carpark
- LR11 Areas Currently being Redeveloped / Vacant Land

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 Context

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 2.1	REV	-

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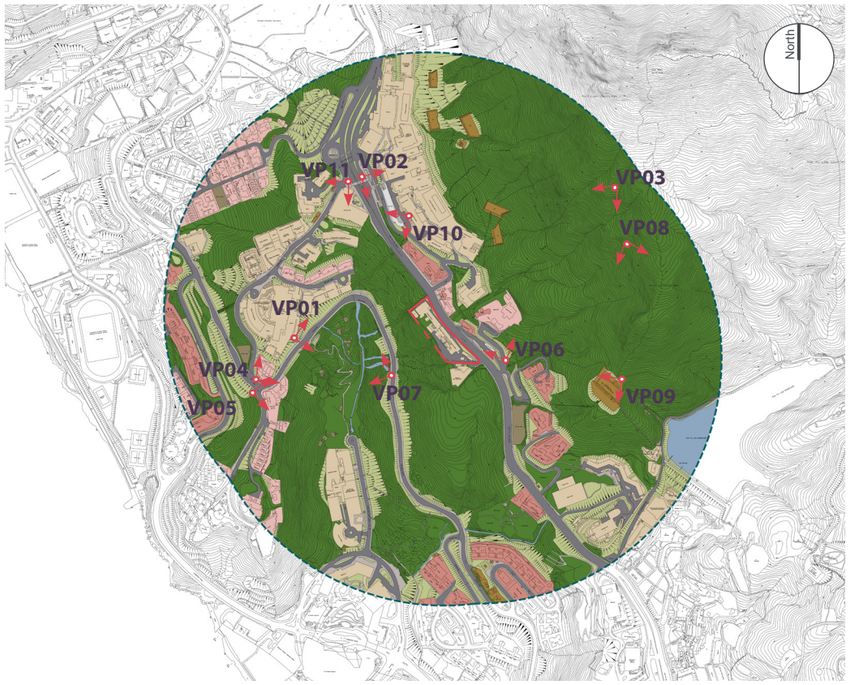
VP01: LR1 Road Development

VP02: LR2 Pedestrian / Footbridge

VP03: LR3 Hillside Secondary Woodland

VP04: LR4 Amenity / Plantation



VP06: LR6 High-rise Residential Development

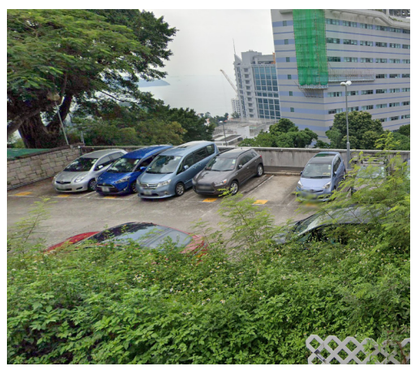
VP05: LR5 Low-rise Residential Development

VP07: LR7 Institutional Development

VP11: LR7 Institutional Development

VP08: LR8 Water Bodies / Reservoir

VP09: LR9 Infrastructural Development



VP10: LR10 Open Storage / Carpark

LEGEND

- 500m Assessment Boundary
- Application Site Boundary

Landscape Resources

- LR1 Road Development
- LR2 Pedestrian / Footbridge
- LR3 Hillside Secondary Woodland
- LR4 Amenity / Plantation
- LR5 Low-rise Residential Development
- LR6 High-rise Residential Development
- LR7 Institutional Development
- LR8 Water Bodies / Reservoir
- LR9 Infrastructural Development
- LR10 Open Storage / Carpark
- LR11 Areas Currently being Redeveloped / Vacant Land

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

Photographic Record of Existing Landscape Resources

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 2.2	REV	-

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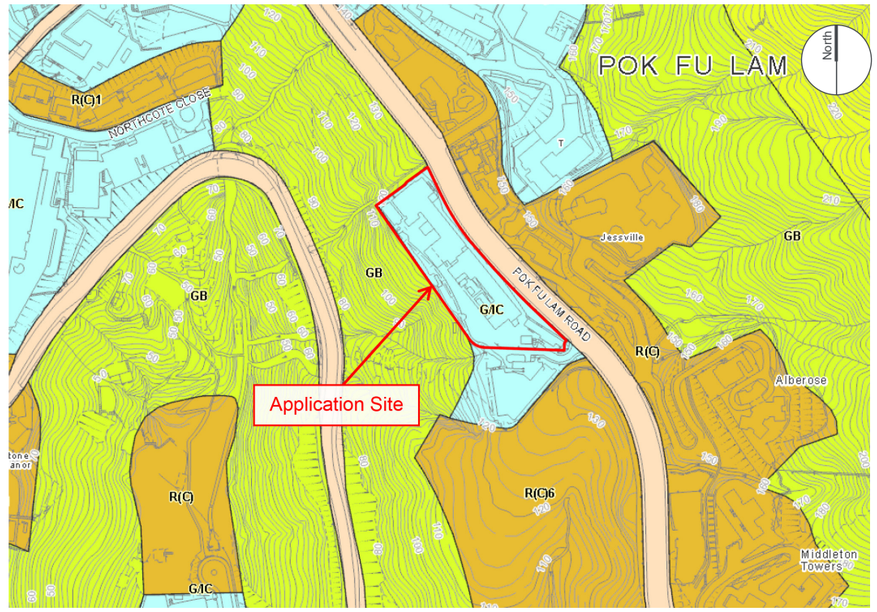
Plan A: The above plan demonstrating that the majority of the trees affected by the Proposed Scheme are located within the Application Site Boundary and outside the Green Belt zone.



Plan B shows the extent of the Green Belt zone located outside the Application Site boundary

Plan C demonstrates that there will be little impact on the viability of the Green Belt.

Note: As shown in Plans A and B, the majority of the tree affected by the Proposed Scheme are not located within the Green Belt zone.

Of the 30 nos trees recommended for removal only 21 nos are located within (and at the very edge) of the Green Belt and of these 1 nos are dead. 3 nos of the tree recommended for removal are *Leucaena leucocephala*.

As these trees are located immediately adjacent to the Application Site boundary, the effective width of the GB will not be affected and so the impact is not considered to be significant.

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

Preservation of the Green Belt

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 2.3	REV	-

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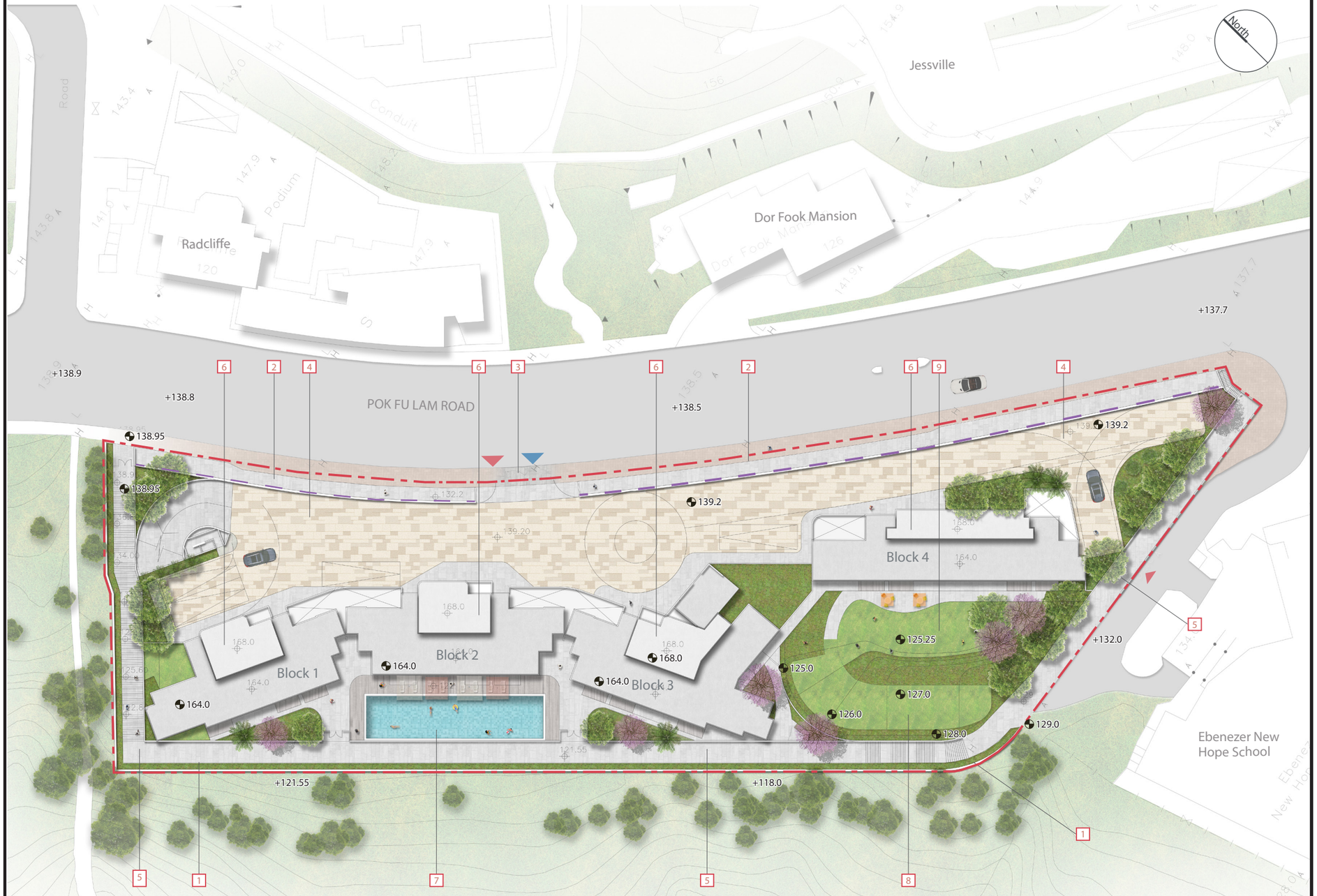

LEGEND

- 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 Shrub Planting
- Proposed Lawn 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	-

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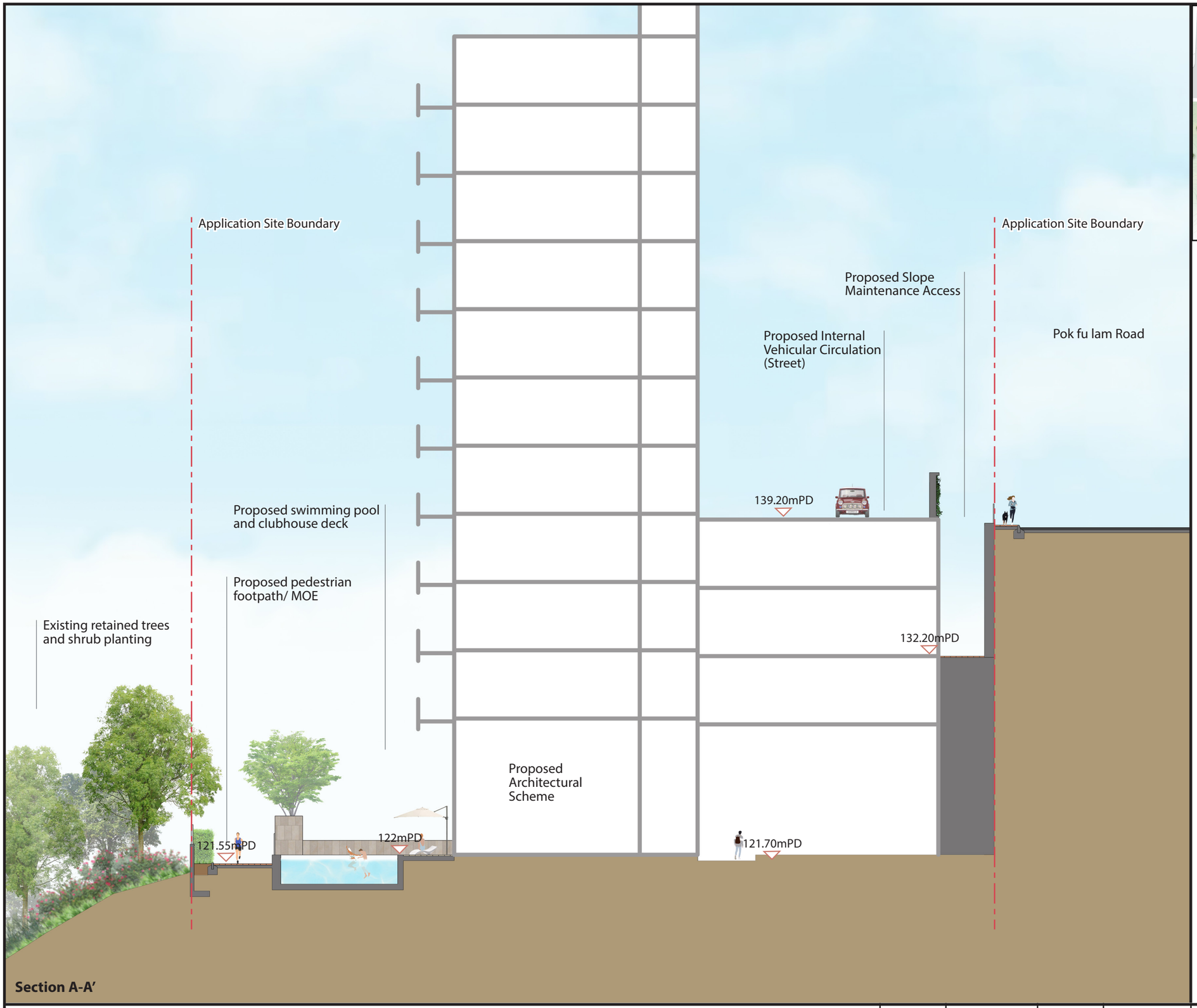
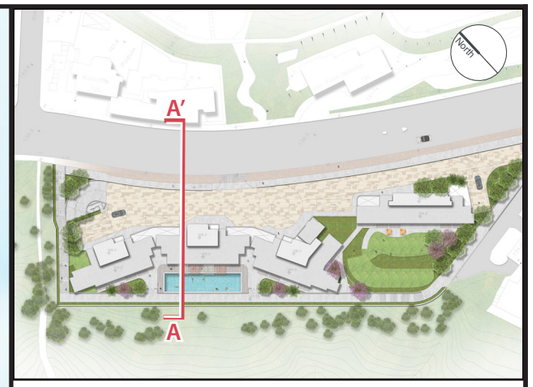


Section A-A'



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
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.1	REV	-

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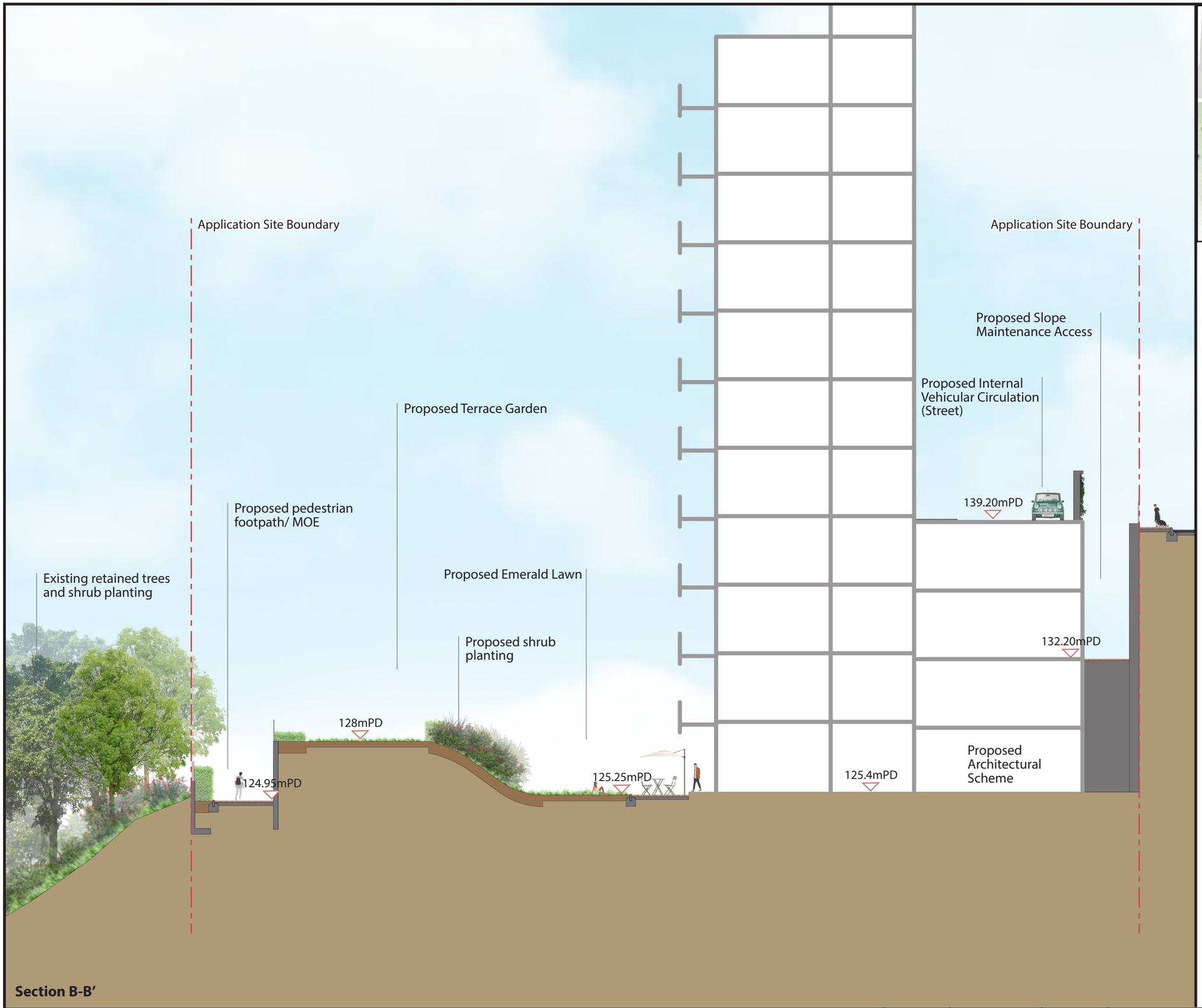

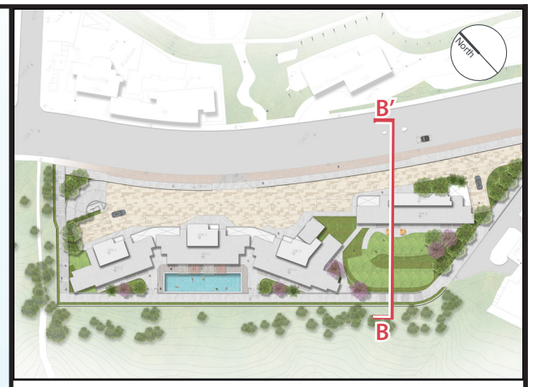

LEGEND

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

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 -

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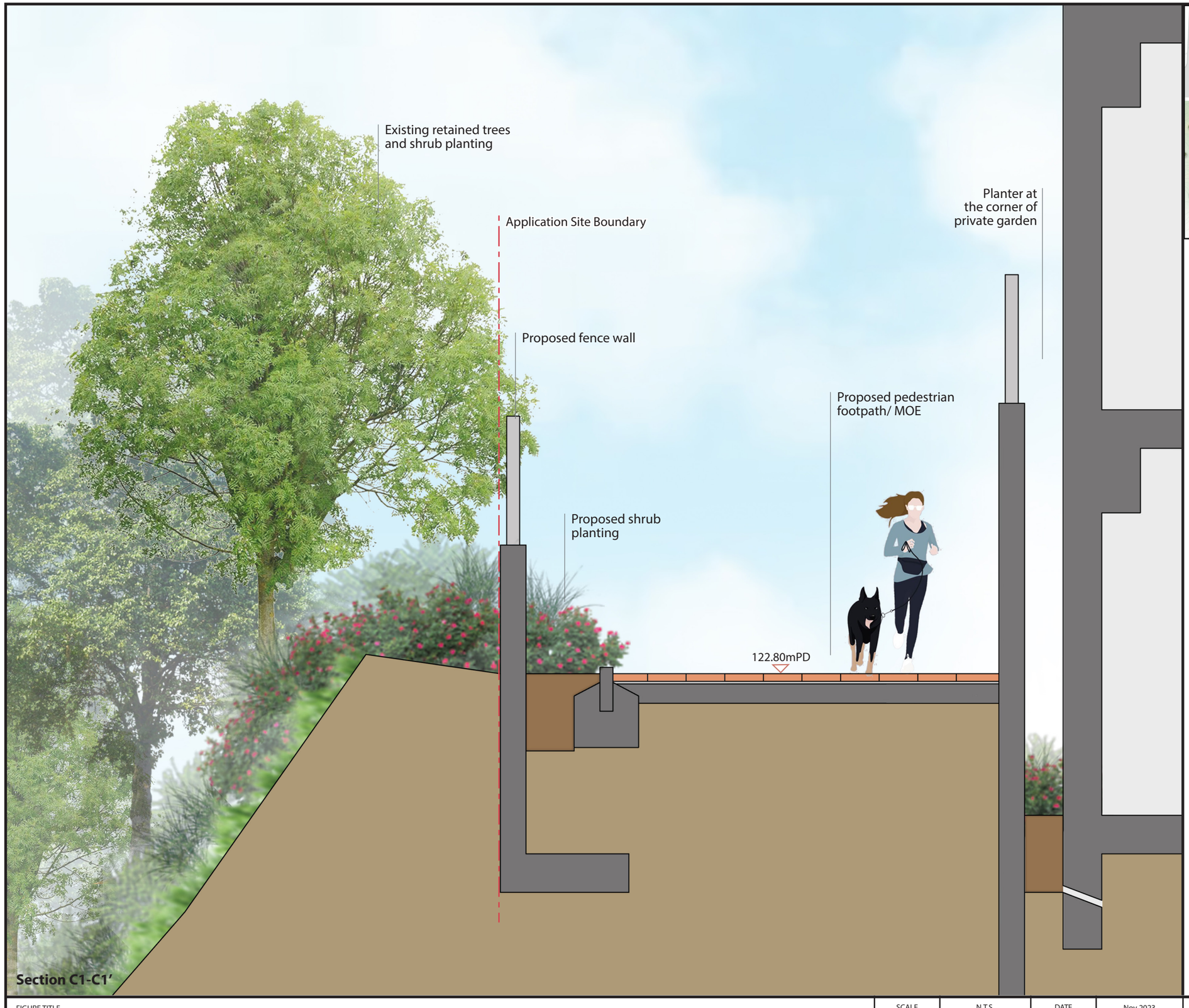

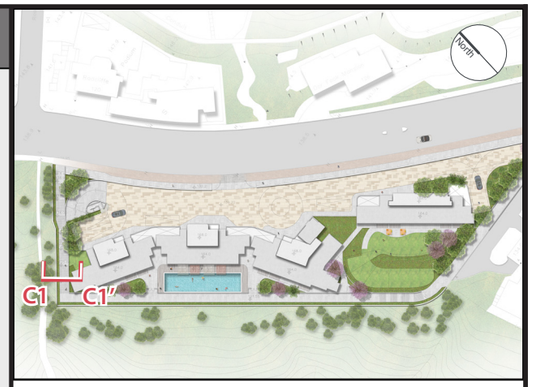

LEGEND

- 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 C1-C1'

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 5.3	REV	-

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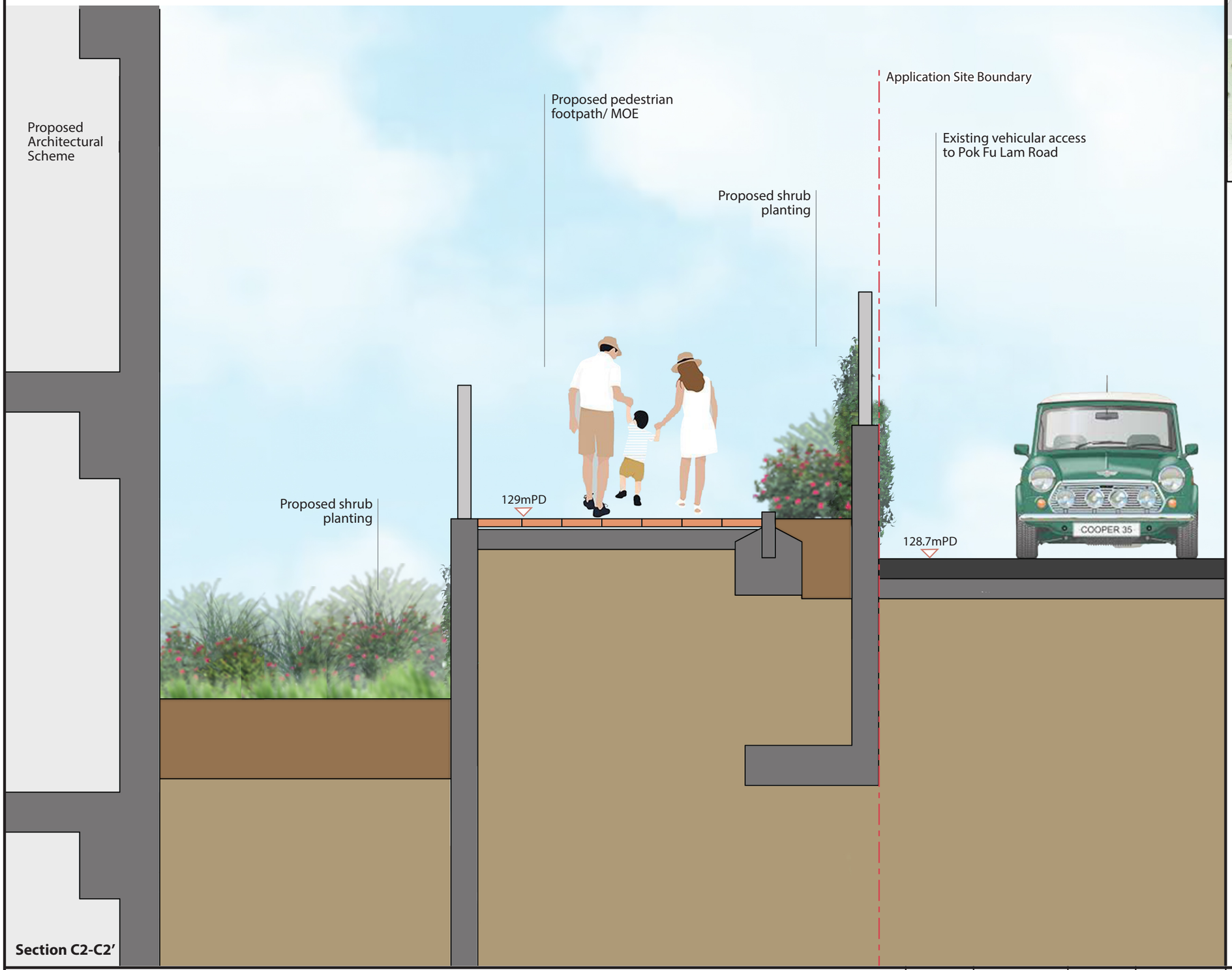

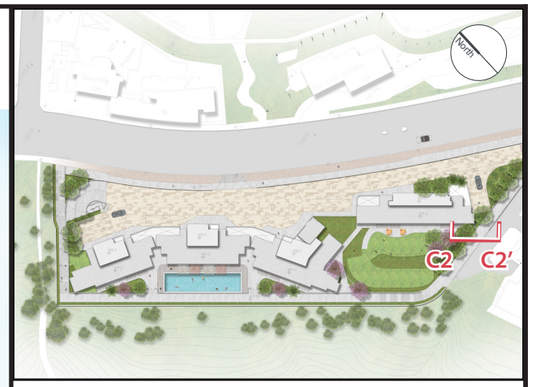

LEGEND

- Section Line
- Application Site Boundary
- Typical Levels (xx.xx)
- 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
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.4	REV	-

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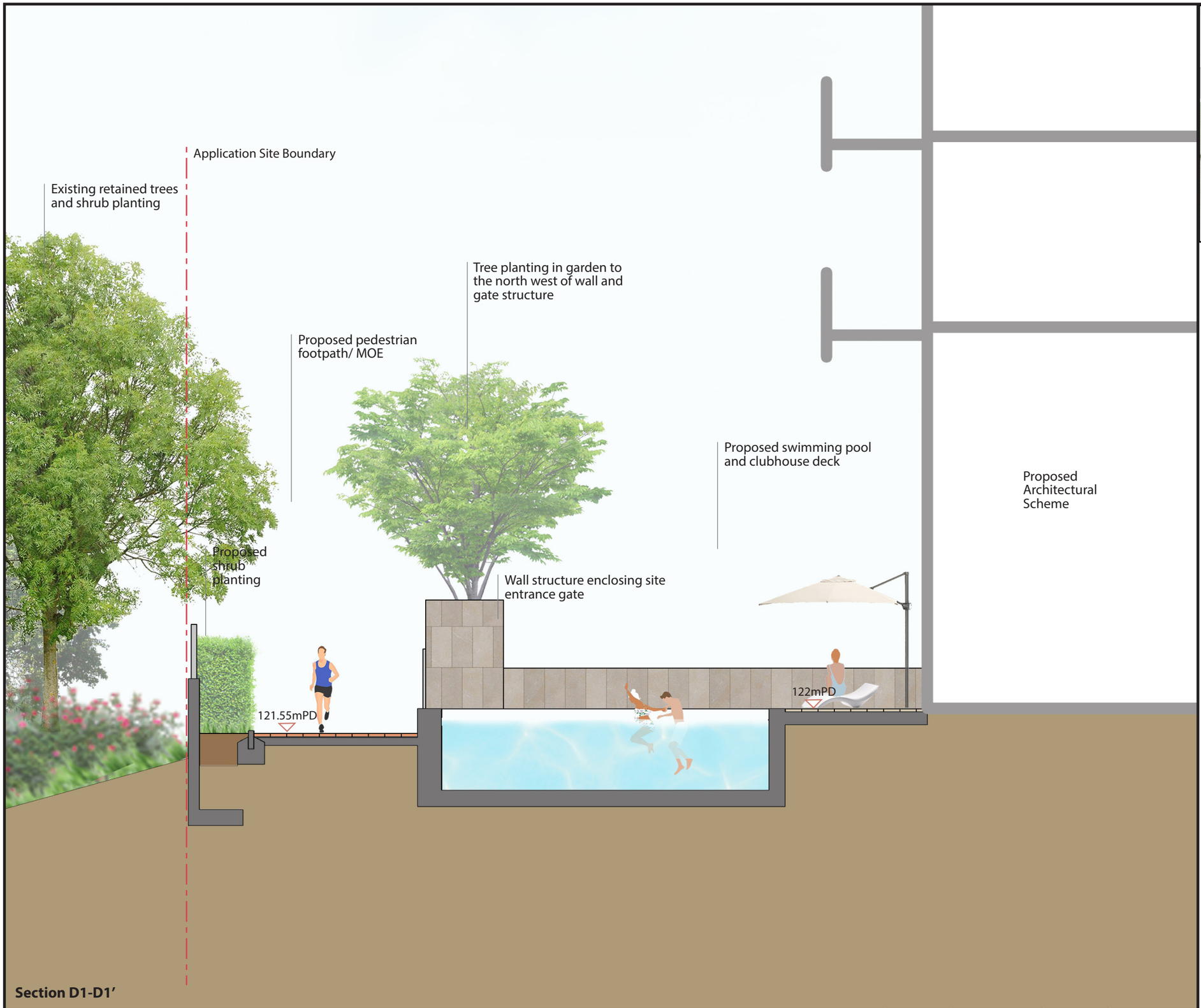
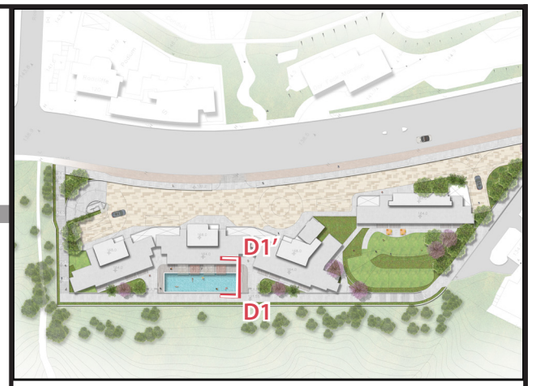


Section D1-D1'



LEGEND

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

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 D1-D1'

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 5.5	REV	-

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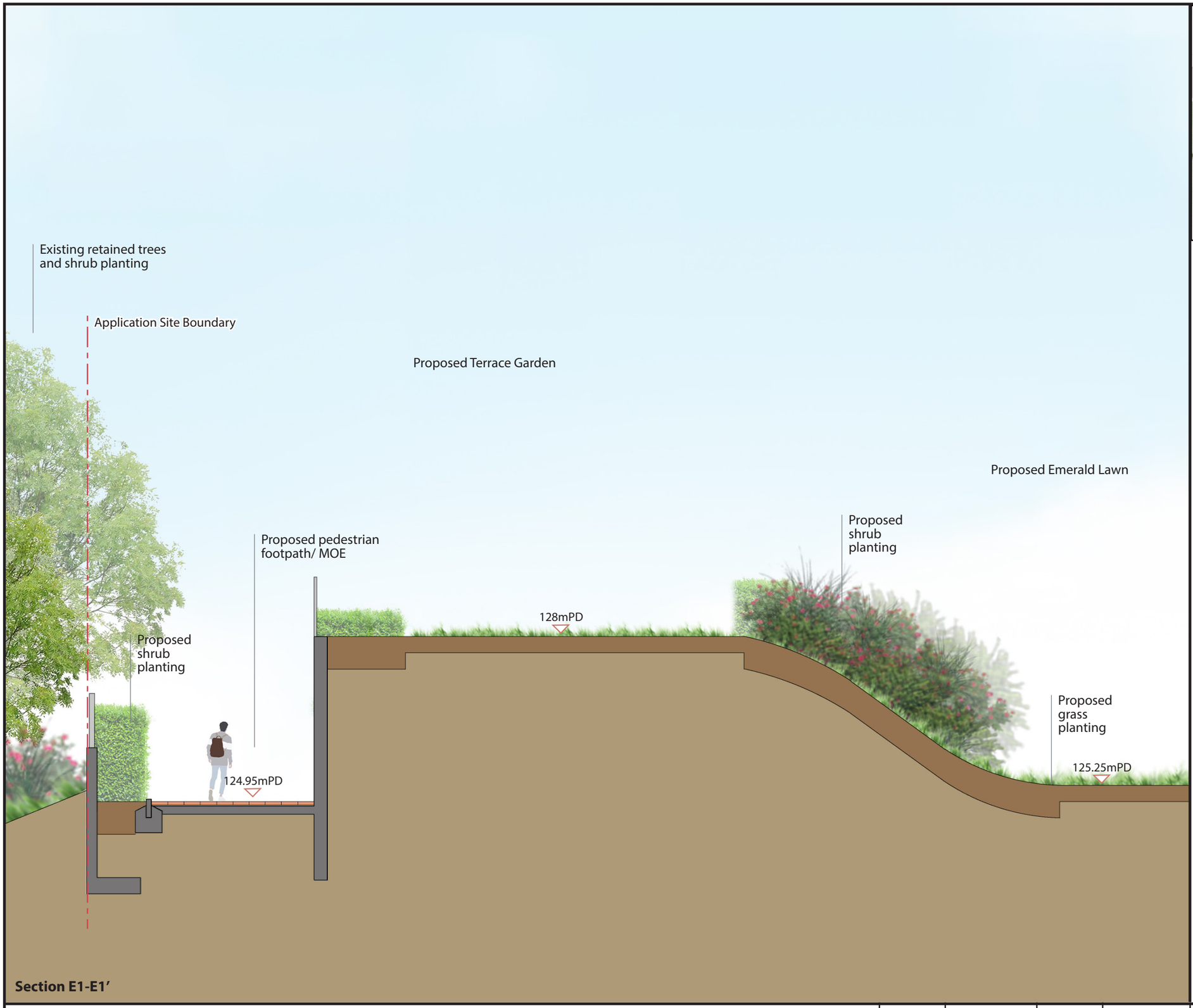

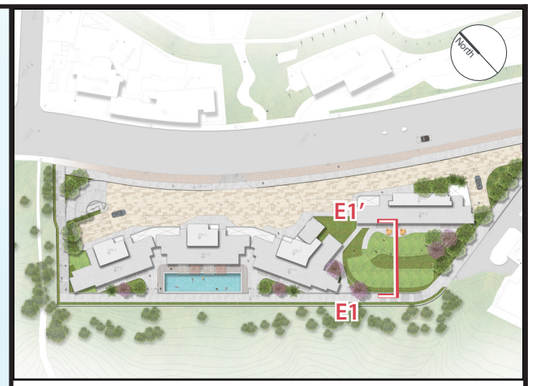

LEGEND

- Section Line
- Application Site Boundary
- Typical Levels (XX.XX)
- Proposed Planter
- Proposed Shrub Planting
- Proposed Grasscrete

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
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.6	REV	-

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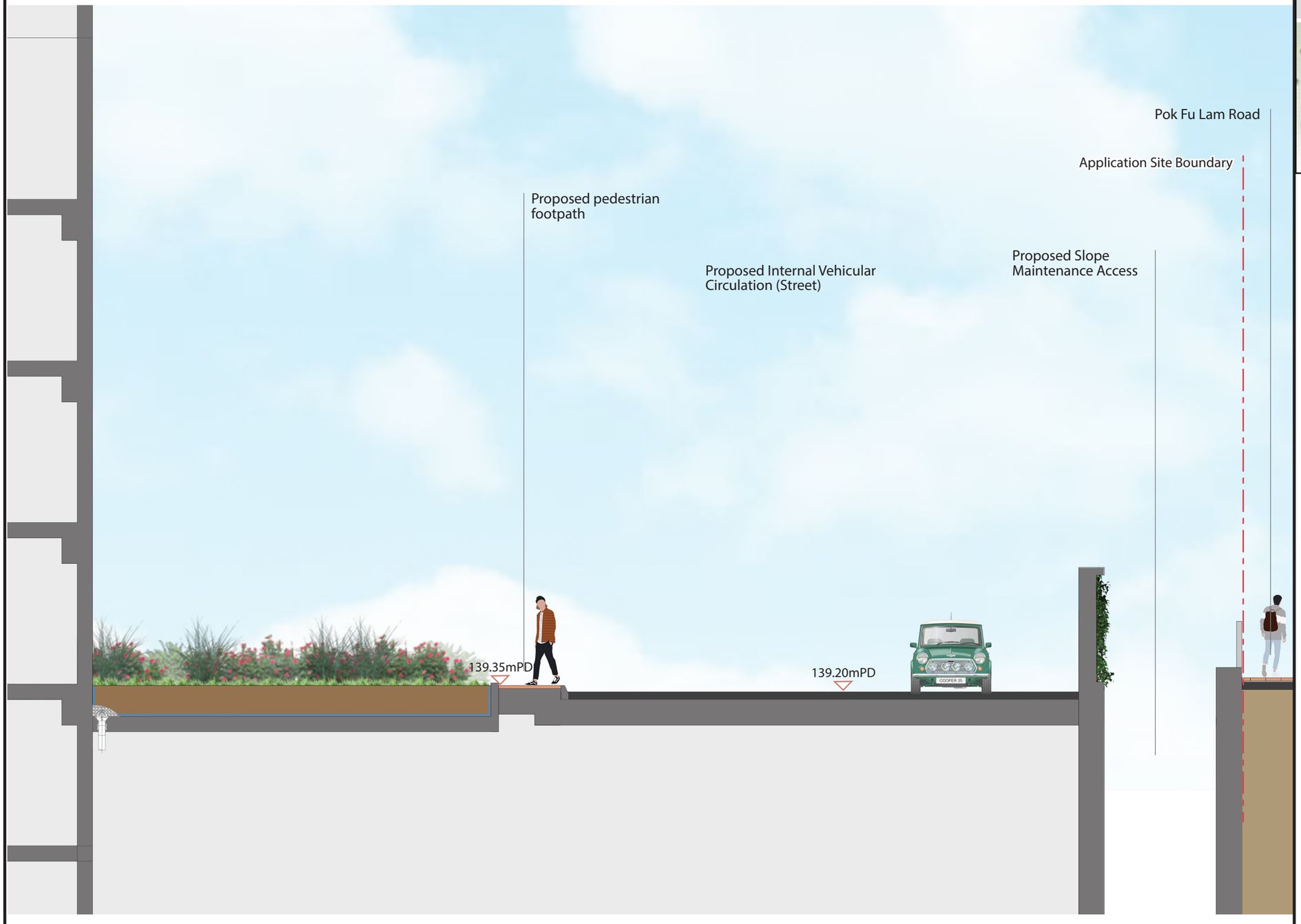

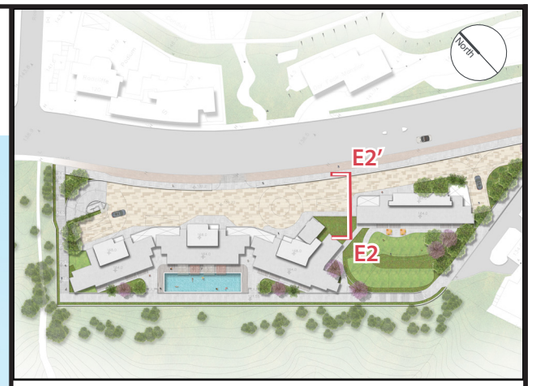

LEGEND

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

Note: Drawings are indicative subject to detailed design.

0 1 2 3 4M

Section E2-E2'

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 E2-E2'

SCALE	N.T.S.	DATE	Nov 2023
CHECKED	CJF	DRAWN	IW
FIGURE NO.	Figure 5.7	REV	-

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LEGEND

- Application Site Boundary
- xx.xx Proposed Levels
- Uncovered Private Open Space

Open Space	
Uncovered Private Open Space	no less than 400 m^2

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

Open Space- All Levels

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 6.1	REV	-

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LEGEND

- Application Site Boundary
- xx.xx — Proposed Levels
- Uncovered Greening at Primary Zone
- Uncovered Greening at Non-Primary Zone
- Vertical greening at Primary Zone

Green Coverage

Total Green Coverage	no less than 1299 m^2 (20.1%)

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

Green Coverage- All Levels

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 7.1	REV	-

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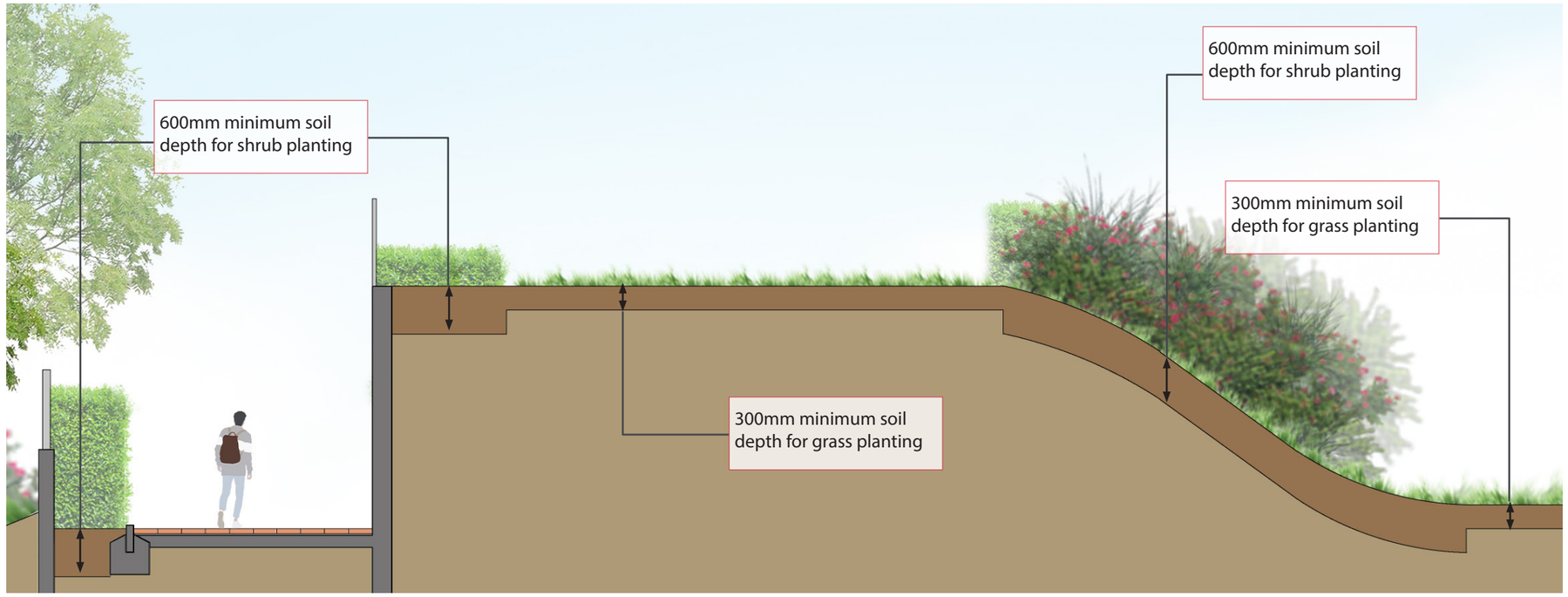
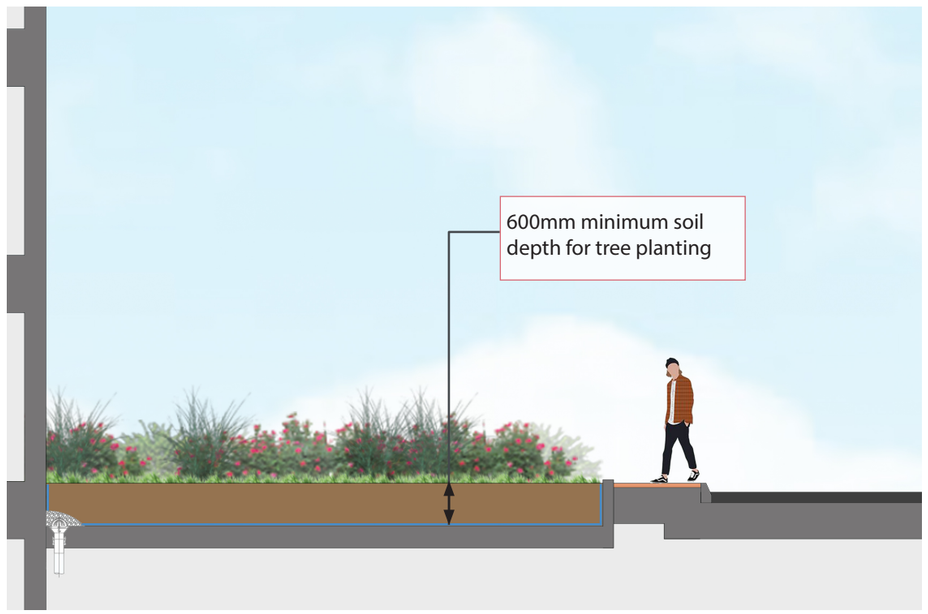
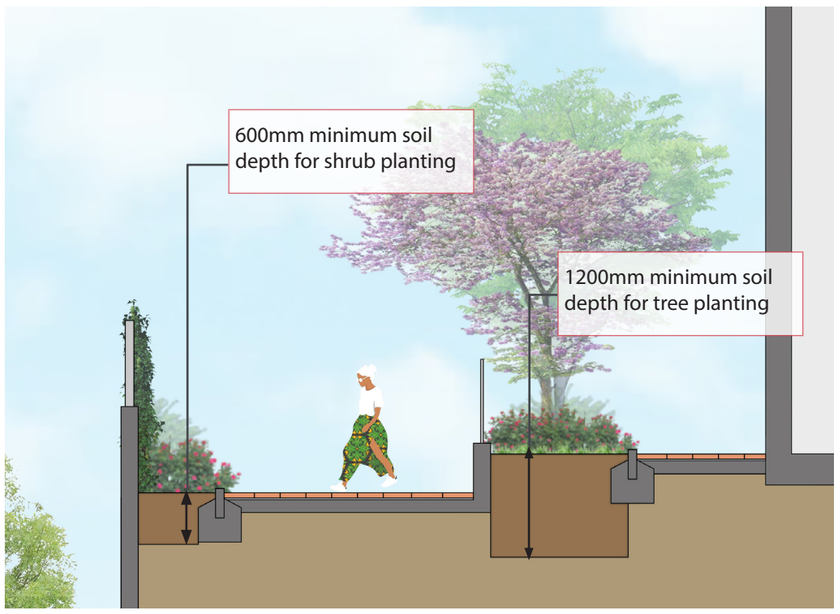


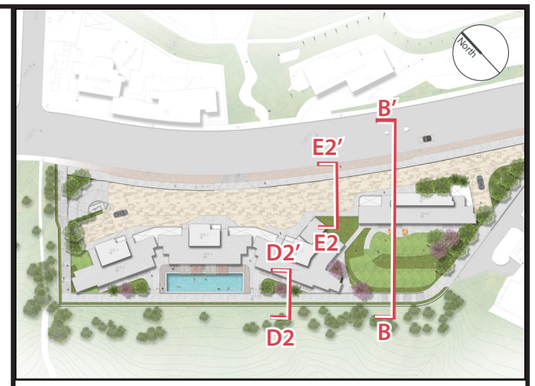
B. Section showing shrub and lawn planting (at-grade)



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.

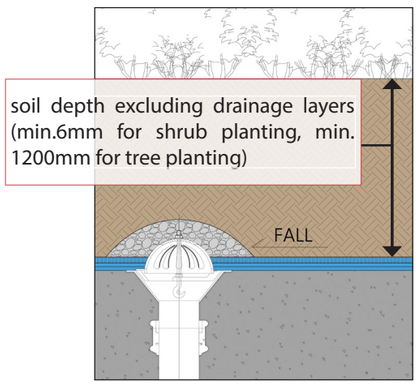


Diagram showing the Drainage outlet detail

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	-

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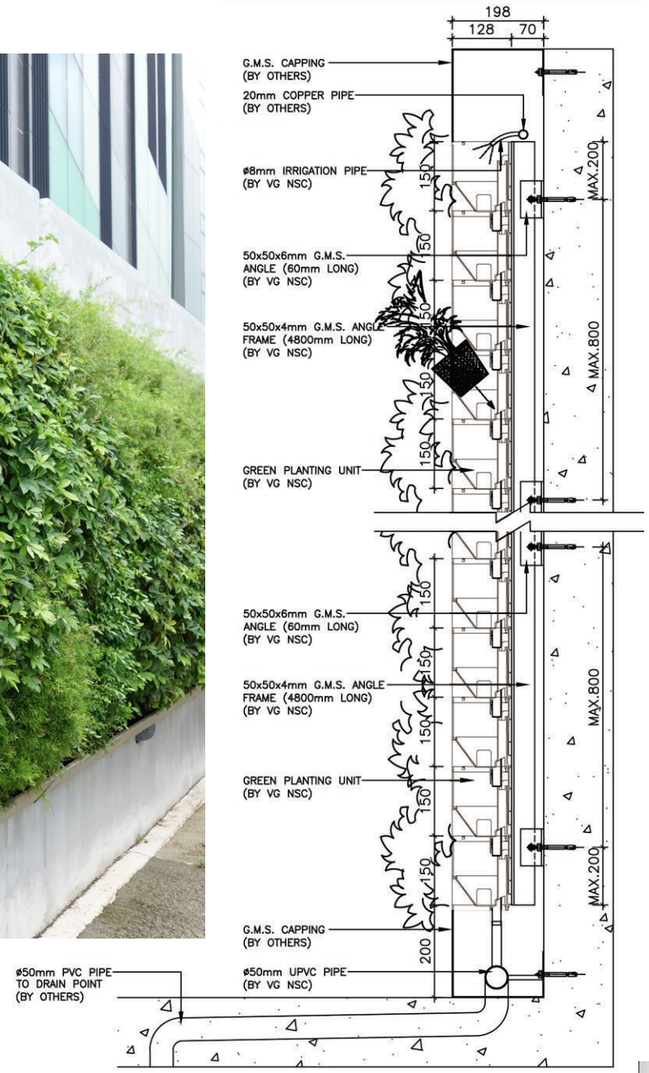
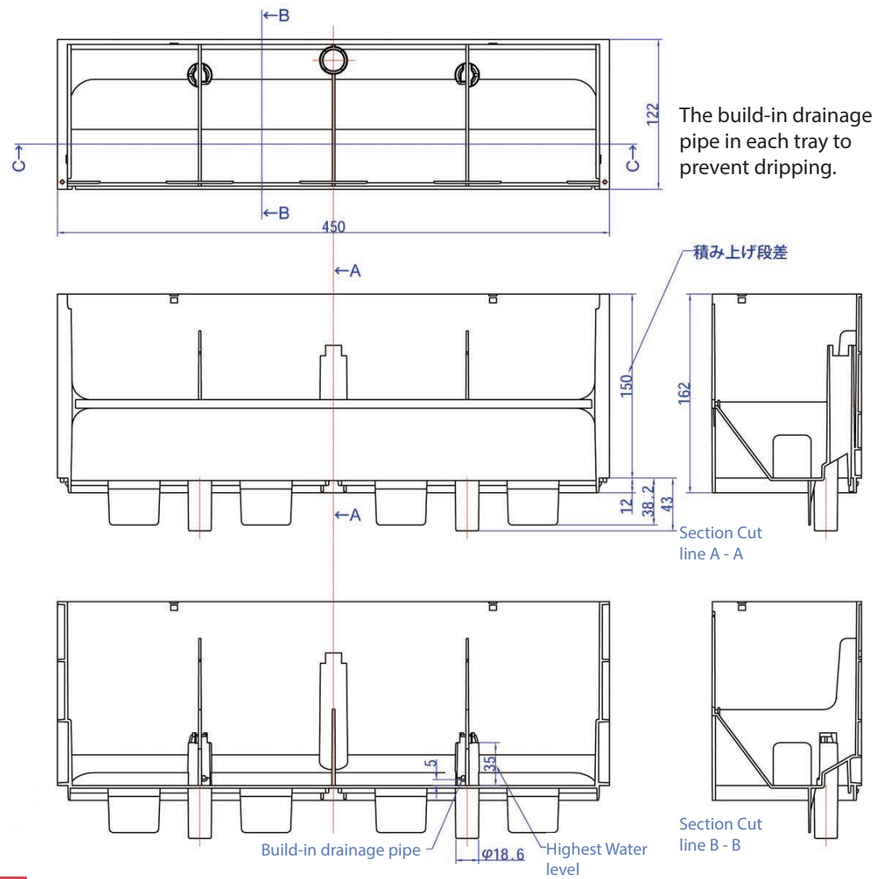
Fence wall for a project in Hing Kong utilising a similar tray system for the vertical greening.



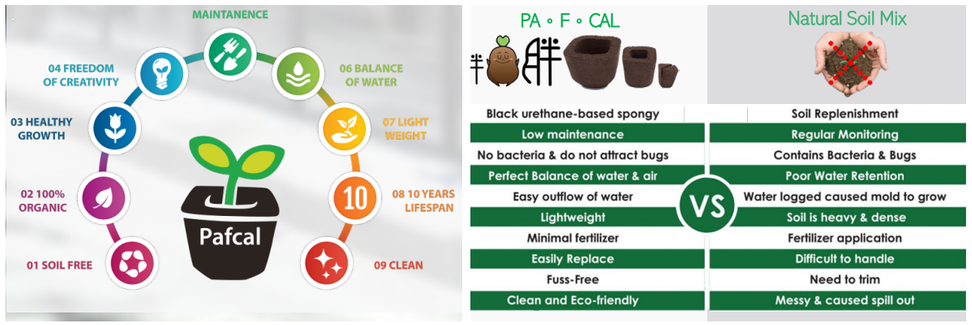
b Section of the "Forest Planting Modular" veritcal greening system

a Plan of the "Forest Planting Modular" veritcal greening system



The build-in drainage pipe in each tray to prevent dripping.

c The design of "Forest Planting Modular" Planting Tray



d "Pafcal" filling material

Note : The images on this page show one possible solution to the design of the vertical greening. The eventual proposal will be subject to detailed design development and a comprehensive review of new technologies available in the market at that time.

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

Vertical Greening Typical Detail

SCALE	N.T.S.	DATE	Nov 2023
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FIGURE NO.	Figure 9.2	REV	-

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