

Appendix D

Replacement Page of Supporting Planning Statement

a wide variety of landscaped and greenery components to promote the “work, live, and play” lifestyle, while at the same time respecting the local environment and ensuring a harmonious interface with the existing development.

Overall Landscape Framework and Design Concept

- 4.6.2 The focus of the landscape design is to provide a high quality and harmonious setting to the proposed mixed-use development through the incorporation of spatial functions and the implementation of quality natural materials. The design comprises attractive active and passive open spaces for the future users whilst maximising the available green coverage to soften the visibility of the built form at ground level as well as the elevated level of the buildings. **Soft edges** ranging from 2m to 14m have been set along the boundary of the Development Site boundary. Screening treatments, such as tree plantings/ green wall will be proposed between the Development Site and Ta Ku Ling Ling Ying Public School to minimise the sense of visual intrusion generated from the Indicative Scheme during the operational phase.

Thematic Landscape Features for the I&T Hub

- 4.6.3 The main entrance of the Application Site from Lin Ma Hang Road has been introduced with a gateway courtyard to create a signature point for the new I&T Hub. Some pocket sitting-out spaces and amenity tree plantings are proposed along the 10m-wide riverfront promenade next to the R&D Centres along Ping Yuen River.
- 4.6.4 Since the I&T Hub will be mainly occupied by tech professionals, especially young ones, the landscape design has introduced different scales of informal out-door meeting spaces to offer alternatives for the future users to arrange business gathering or meeting events. In addition, active recreational areas, such as mini-gym and multi-functional sport area, are incorporated at the ground level open space. To increase the greenery of the Development Site, the design of grasscrete pavers is proposed along the EVA behind the building cluster of Data Centres. Other recreational facilities, such as jogging trails and multi-functional decks are located on the rooftop of the R&D Centres, the future occupational users can gather and engage in sport activities during working days or their leisure time.