

**Appendix B Replacement Pages of Updated Landscape
Master Plan and Tree Preservation Proposals**

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4 LANDSCAPE DESIGN PROPOSAL

4.1 Landscape Design Objective

4.1.1 The design objectives for the proposed Indicative Landscape Master Plan is to:

- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the building users and the visitors of the proposed development;
- Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form; and
- Incorporate new trees and shrubs to enhance the greenery.

4.1.2 The landscape design at the G/F has included a welcoming entrance for the future building users and visitors, a feature signage wall and water feature have been incorporated to create a sense of arrival and add visual appeal to the site. In addition, the building façade of the proposed development would feature a vibrant green wall to further enhance the site's aesthetic appeal and create a pleasing visual element for the future building users and visitors arriving from Ping Che Road and Ping Che Station. Its vibrant greenery will contribute to a visually appealing environment and promote a sense of harmony with surrounding natural elements. A sun lawn with feature pavilion has been located between the residential towers and club house to serve as a city living room for the future building users and visitors to meet up and relax. Multi-functional sport ground and landscape terrace have been proposed as flexible outdoor spaces for the building users to enjoy and use for sitting out. In addition, it has preserved sufficient activity spaces including swimming pool, water play area, Tai Chi courtyard, and feature tree walk for the future building users and the public to have leisure activities. Ornamental tree and shrub plantings are proposed along the proposed development to soften the built form and maximize the greenery.

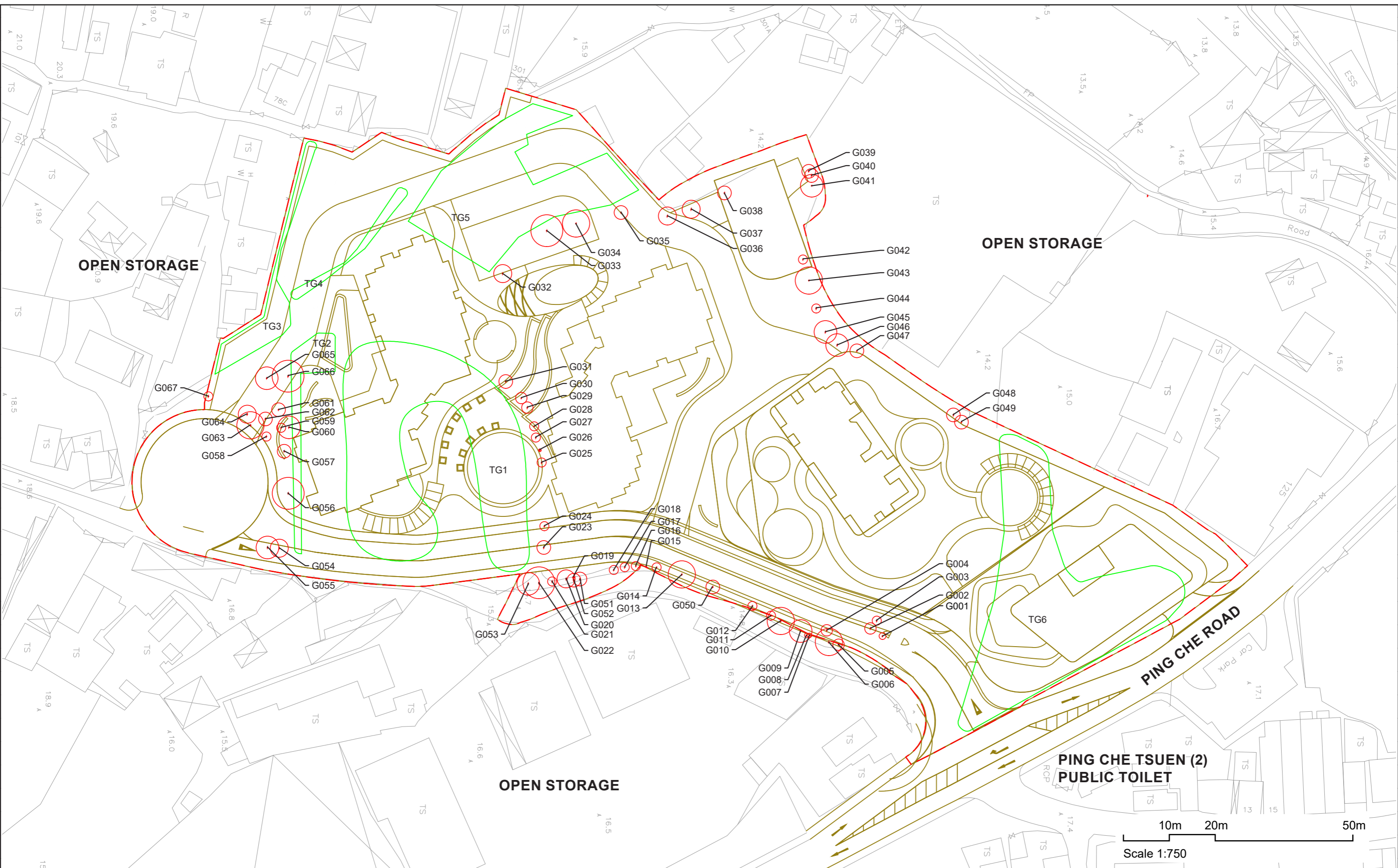
4.1.3 The landscape design at the 1/F adjoining the transfer plate of residential building features a sculpture plaza and podium gardens which provides ample space for seating and relaxation. Ornamental trees have been placed around the open lawn area and multi-functional sport ground to enhance the ambiance, provide shade and maximise greening. For the landscape design at the 2/F adjoining the commercial building, it has preserved sufficient space for sky gardens to further elevate the biodiversity of the Application Site and sufficient activity spaces such as multi-functional deck, sitting out area, and food and beverage area for the future building users to relax.

4.1.4 Please refer to **Figure 1.5** to **Figure 1.5b** for the details of the landscape proposal and **Figure 1.8a** to **Figure 1.8b** for the landscape section drawings.

4.2 Provision of Local Open Space and Green Coverage

4.2.1 In accordance with Hong Kong Planning Standard and Guidelines (HKPSG), the standards of provision of open space set out in section 1.8 of Chapter 4 Recreation, Open Space and Greening. In comprehensive residential developments, the standard of provision for Local Open Space is 1m² per residents throughout the Territory. Please refer to **Figure 1.6** for the Local Open Space Provision. The provision of local open space is summarized as follows:

Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories



LEGEND	
	Tree Surveyed Area
	Proposed Development Layout
	Existing Trees to be Felled
	Tree Group



DRAWING TITLE	Tree Recommendation Plan - Overall
DATE	DEC 2023
DRAWN	YW
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APPROVED	CY

FIGURE NO.	FIG 1.3
SCALE AND ORIENTATION	1:750@A3
JOB TITLE	Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

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LEGEND

	DEVELOPMENT SITE BOUNDARY
	NEW PLANTING TREES

DRAWING TITLE
Compensatory Tree Planting Plan - Overall

DATE
DEC 2023

FIGURE NO.
FIG 1.4

SCALE AND ORIENTATION
1:750@A3

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Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

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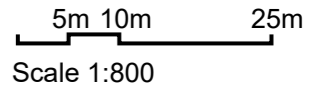
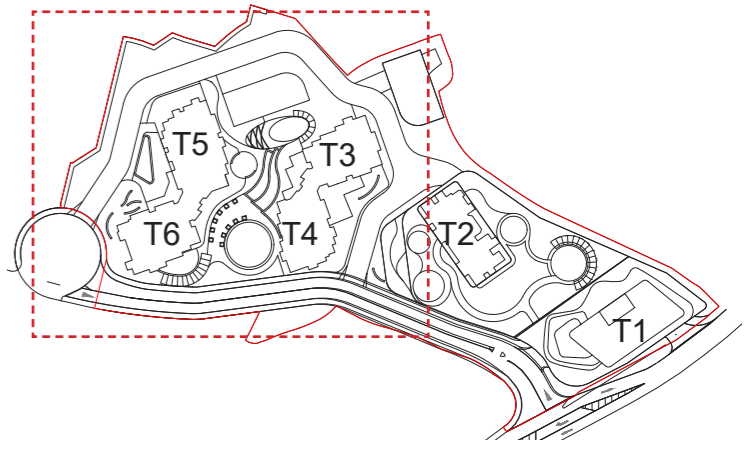
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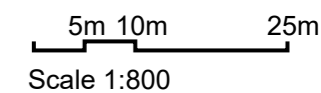
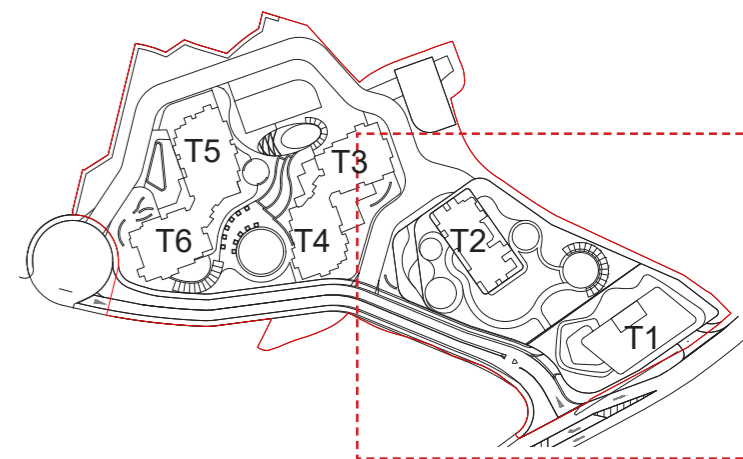
KEY PLAN



LEGEND DEVELOPMENT SITE BOUNDARY NEW PLANTING TREES	DRAWING TITLE Compensatory Tree Planting Plan (Sheet 1of 2)	DATE DEC 2023	FIGURE NO. FIG 1.4a	SCALE AND ORIENTATION 1:800@A3	N ARUP
		DRAWN YW	JOB TITLE Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories		
		CHECKED CY			
		APPROVED CY			



KEY PLAN



LEGEND	
	DEVELOPMENT SITE BOUNDARY
	NEW PLANTING TREES

DRAWING TITLE
Compensatory Tree Planting Plan (Sheet 2of 2)

DATE
DEC 2023

FIGURE NO.
FIG 1.4b

SCALE AND ORIENTATION
1:800@A3

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FIGURE 1.5A

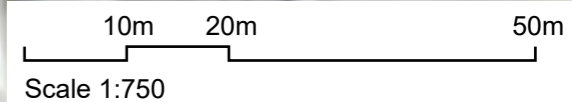
FIGURE 1.5B

OPEN STORAGE

OPEN STORAGE

OPEN STORAGE

PING CHE TSUEN
(2) PUBLIC TOILET



LEGEND

- DEVELOPMENT SITE BOUNDARY
- GREEN WALL EXTENT
- SITE ENTRY
- BUILDING ENTRY
- CARPARK ENTRANCE
- EVA

DRAWING TITLE
Landscape Master Plan - Overall

DATE
DEC 2023

FIGURE NO.
FIG 1.5

SCALE AND ORIENTATION
1:750@A3

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JOB TITLE

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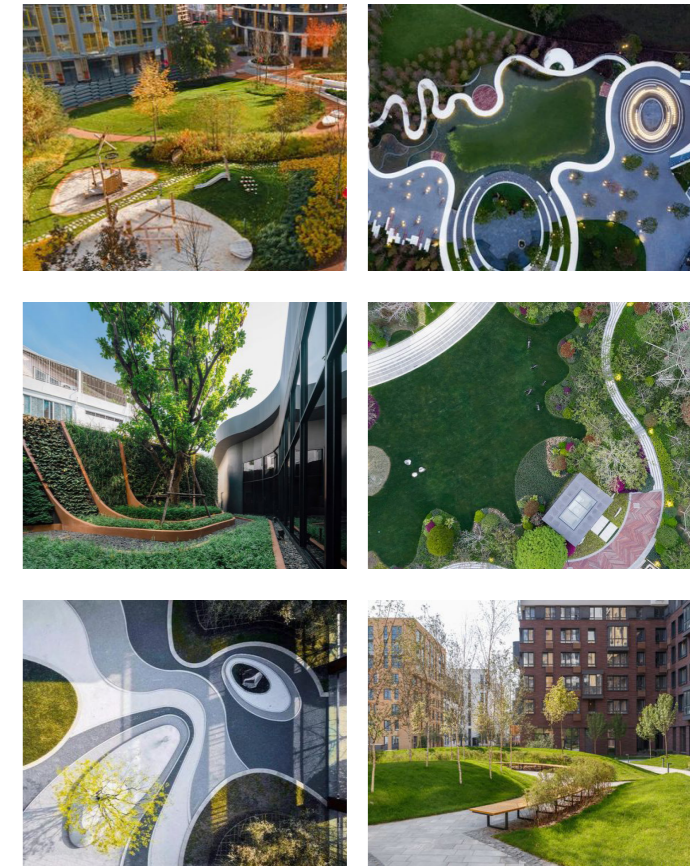
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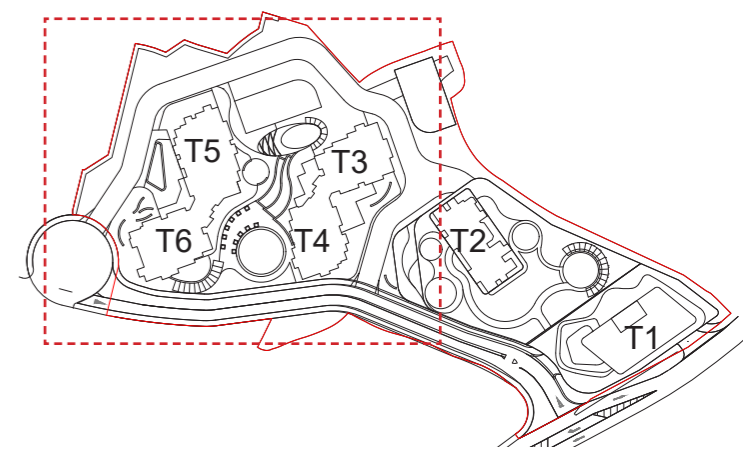


ARUP

REFERENCE IMAGE



KEY PLAN



5m 10m 25m
Scale 1:800

LEGEND

- DEVELOPMENT SITE BOUNDARY
- SITE ENTRY
- BUILDING ENTRY
- CARPARK ENTRANCE
- EVA
- ① GREEN BUFFER
- ② WATER FEATURE
- ③ SIGNAGE WALL
- ④ FEATURE TREE WALK
- ⑤ MULTI-FUNCTIONAL SPORT GROUD

- ⑥ TAI CHI COURTYARD
- ⑦ SUN LAWN WITH FEATURE PAVILION
- ⑧ SWIMMING POOL
- ⑨ BARBECUE SPACE (BACKYARD GARDEN)
- ⑩ LANDSCAPE TERRACE

DRAWING TITLE
Landscape Master Plan (Sheet 1 of 2)

DATE
DEC 2023

FIGURE NO.
FIG 1.5a

SCALE AND ORIENTATION
1:800@A3

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JOB TITLE

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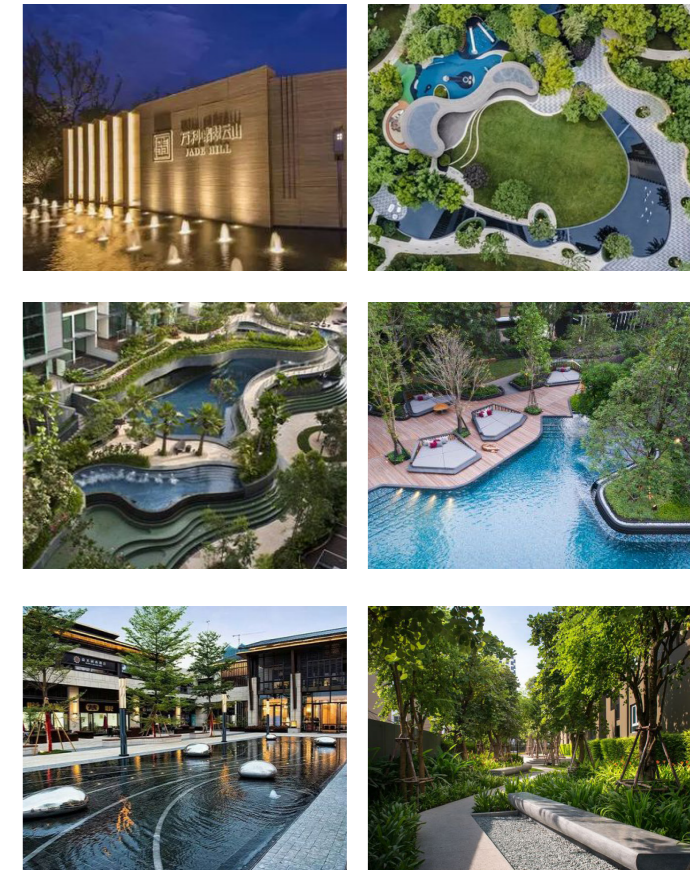
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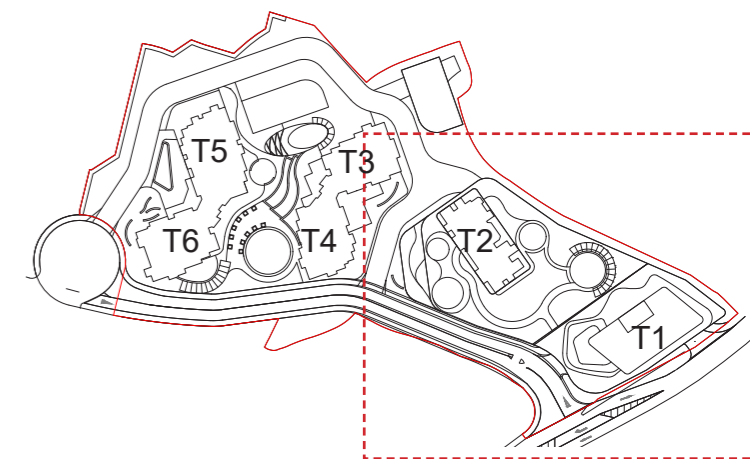


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REFERENCE IMAGE



KEY PLAN



5m 10m 25m
Scale 1:800

LEGEND			
	DEVELOPMENT SITE BOUNDARY		GREEN WALL EXTENT
	SITE ENTRY		SIGNAGE WALL
	BUILDING ENTRY		GREEN ROOF
	CARPARK ENTRANCE		MULTI-FUNCTIONAL SPORT GROUD
	EVA		OPEN LAWN
	F&B DECK		SCULPTURE PLAZA
	ROSE GARDEN		F&B SITTING
	MULTI-FUNCTIONAL DECK		

DRAWING TITLE
Landscape Master Plan (Sheet 2 of 2)

DATE
DEC 2023

FIGURE NO.
FIG 1.5b

SCALE AND ORIENTATION
1:800@A3

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JOB TITLE

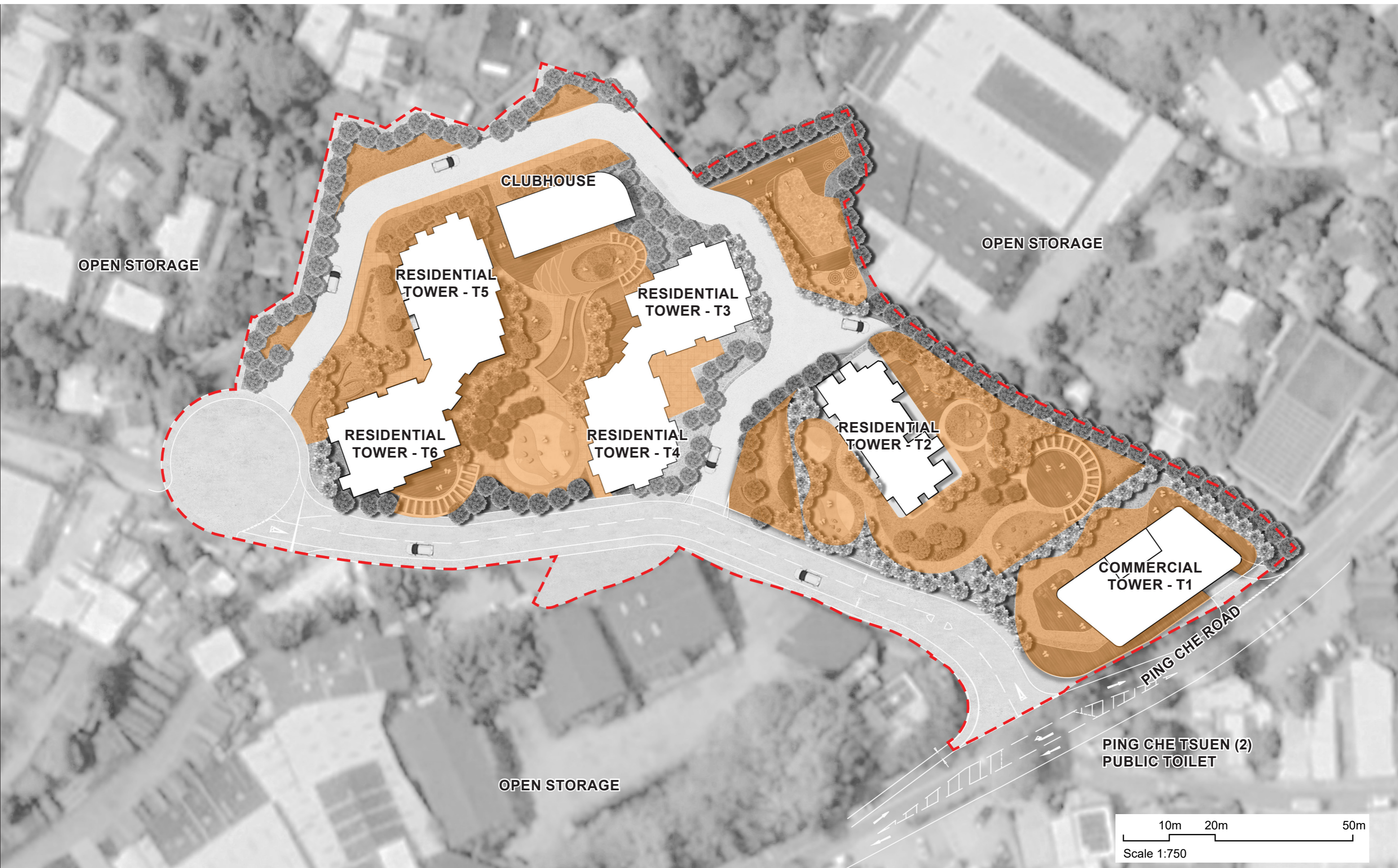
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Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories

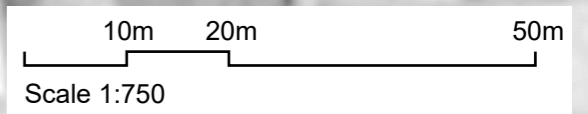
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LEGEND DEVELOPMENT SITE BOUNDARY LOCAL OPEN SPACE PROVISION : NOT LESS THAN 6,174 sqm	DRAWING TITLE Local Open Space Provision	DATE DEC 2023	FIGURE NO. FIG 1.6	SCALE AND ORIENTATION 1:750@A3	N ARUP
		DRAWN YW	JOB TITLE Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories		
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		APPROVED CY			

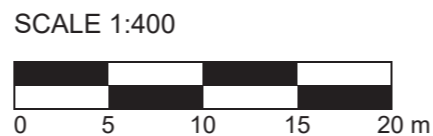
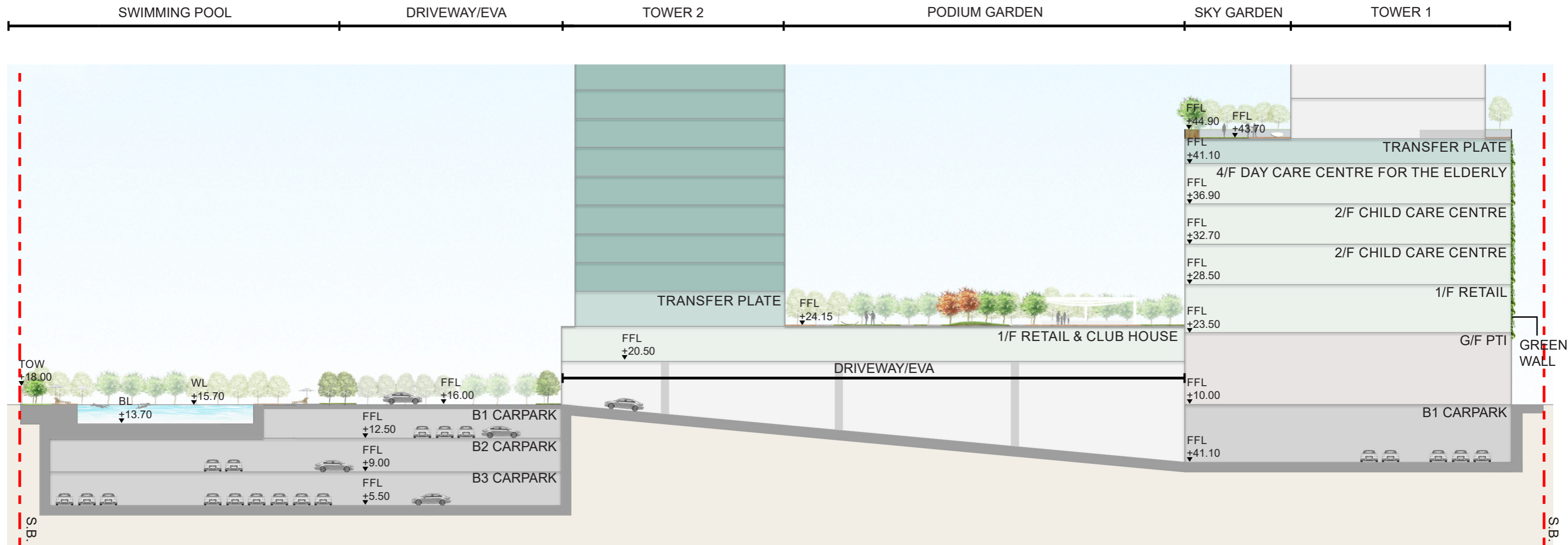


LEGEND	
	DEVELOPMENT SITE BOUNDARY
	GREEN WALL EXTENT
	GREEN COVERAGE: NOT LESS THAN 3,393 sqm (20%) OF THE DEVELOPMENT SITE AREA

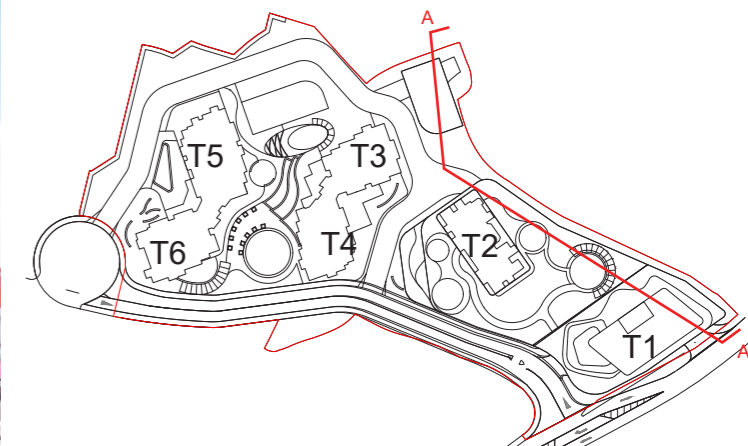
DRAWING TITLE Greenery Coverage
DATE DEC 2023
DRAWN YW
CHECKED CY
APPROVED CY

FIGURE NO. FIG 1.7	SCALE AND ORIENTATION 1:750@A3
JOB TITLE Application for Amendment of Plan under Section 12A for the Town Planning Ordinance (Cap. 131) for Mixed Use Development at Lots 796 and 1008RP in D.D. 77 and Adjoining Government Land in Ping Che, Ta Kwu Ling, New Territories	

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GREEN WALL REFERENCE IMAGE



KEY PLAN

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DRAWING TITLE
 Landscape Section A - A'

DATE
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FIGURE NO.
 FIG 1.8a

SCALE AND ORIENTATION

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JOB TITLE

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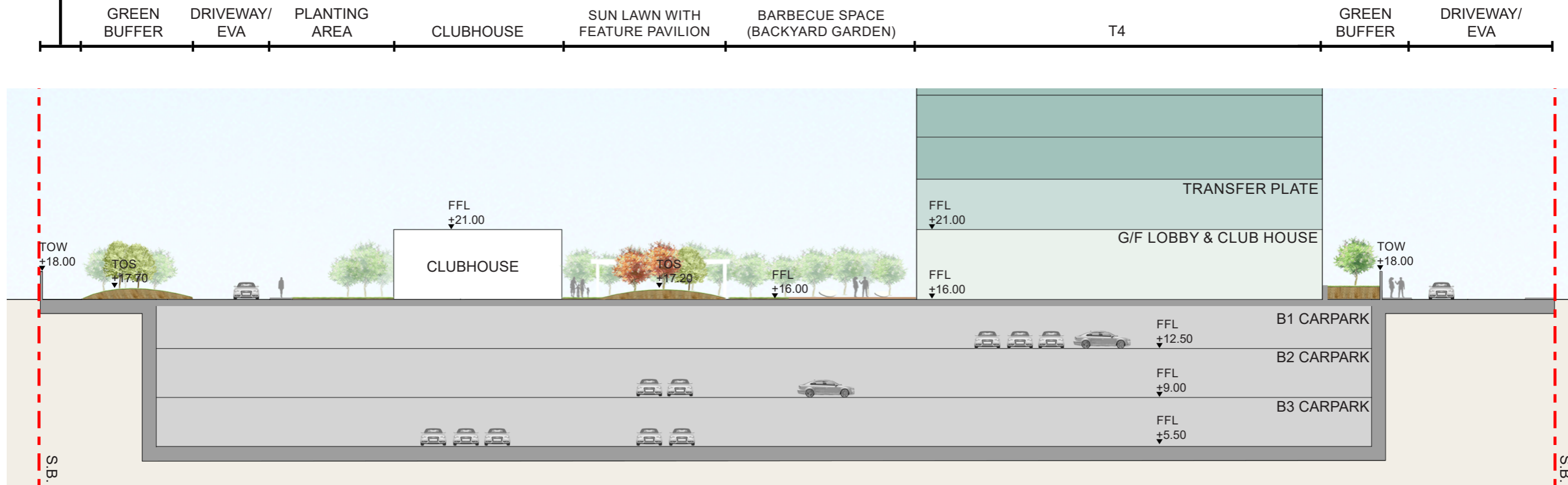
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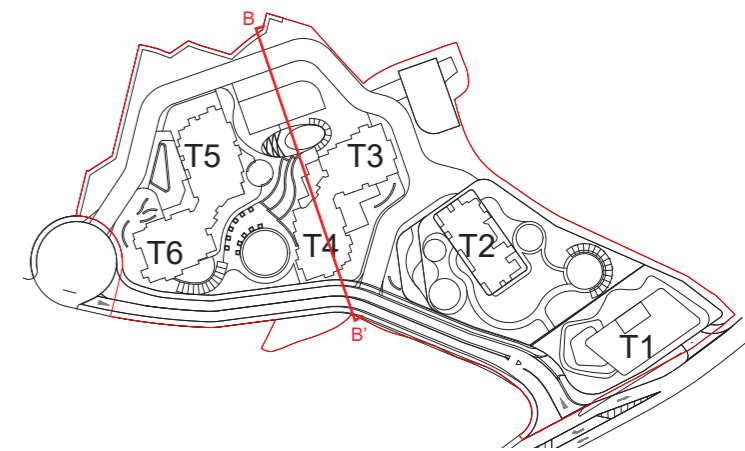
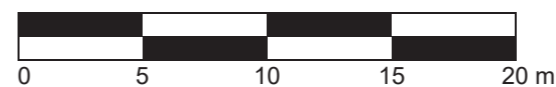


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AREA RESERVED FOR THE DIVERSION OF EXISTING WATER MAINS



SCALE 1:300



KEY PLAN

LEGEND
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DRAWING TITLE
Landscape Section B - B'

DATE
DEC 2023

FIGURE NO.
FIG 1.8b

SCALE AND ORIENTATION

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YW

JOB TITLE
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