

## ***Annex G***

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### **Replacement Pages of the Revised Landscape Proposal**

**Table 1 Tree Felling and Compensation Proposal**

Description	Current Scheme
Total Nos. of Trees Surveyed	224
Nos. of <i>Leucaena leucocephala</i> Proposed to be Felled	145
Nos. of Trees Proposed to be Felled	79
Aggregated DBH Loss (exclude <i>Leucaena leucocephala</i> )	25.772m
Nos. of Compensatory Trees	79
Aggregated DBH Compensated	7.41m
Compensation Ratio	
- In terms of Quantity	1 : 1
- In terms of Quality	1 : 0.29

2.5 For detail information on tree felling and compensatory, refers to the Tree Preservation and Removal Proposal subject to more detailed tree survey.

### 3.0 Landscape Objectives

3.1 The primary landscape objectives are:

- 3.1.1 To integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- 3.1.2 To use landscape measures to soften the form of the proposed architectural scheme;
- 3.1.3 To provide visual integration, screening and softening effects of the built-form;
- 3.1.4 To provide a quality and sustainable living environment for future occupants;
- 3.1.5 To provide adequate open space for the future residents;
- 3.1.6 To maximize opportunities for the planting of new trees and shrubs;
- 3.1.7 To provide compensation for the proposed felling of trees required to accommodate the new development.

### 4.0 Landscape Master Plan

This section provides a broad description of the design, function and amenity provisions for the landscape components. Please refer to **Appendix B** for details.

#### 4.1 **Development Schedule**

The proposed development components of the LMP are categorized and listed in the Development Schedule. Refer to **Table 2** below:

**Table 2 Development Schedule**

Development Parameters	Area (m <sup>2</sup> ) / Total
<b>Site Area</b>	8,896 m <sup>2</sup>
- Private Lots (85.7%)	6,333 m <sup>2</sup>
- Government Land (14.3%)	2,563 m <sup>2</sup>
<b>Domestic Gross Floor Area</b>	44,480 m <sup>2</sup>
<b>Domestic Plot Ratio</b>	5
<b>Site Coverage</b>	Not more than 33.33%
<b>Maximum Building Height</b>	+107.8 mPD
<b>No. of Towers</b>	5
<b>No. of Residential Storeys</b>	14 - 27 (excludes 2 basement levels)
<b>No. of Flats</b>	1,385
<b>Average Flat Size</b>	32.1 m <sup>2</sup>
<b>Estimate Population</b> (assuming 2.7 persons per flat)	3,740
<b>Proposed Private Open Space</b>	Not less than 3,740m <sup>2</sup>
<b>Proposed Greening Ratio</b>	Not less than 20%

\*Accessible parking spaces will be provided in accordance to the requirements of HKPSG.

## 4.2 Residential Units

4.2.1 The proposed scheme consists of 5 residential towers of 14 to 27-storeys (excluding 2 levels of basement) for pure residential development. Clubhouse is provided in T1 and T2 for residential uses.

## 4.3 General Landscape Area

4.3.1 The landscape proposal within the Site is summarised as follows (refer to **Appendix B**):

- G/F –
  1. It is a major communal landscape area within the Site. To facilitate pedestrian movements at ground level, sculpture with varies height of plantings are proposed along the driveway and pedestrian walkway to maximize the visual amenity and the experience for the residents from entrance throughout the site.
  2. One row of tree planting strip with lush shrubs plantings are proposed along the east side of the boundary to provide as a buffer from the busy cycling track and the train railway.
  3. At the northeast side of the boundary, a public pathway is created to connect the surrounding residents and Ng Lau Road.
  4. Water feature is also proposed at the northeast of the site adjacent to the clubhouse at Tower 1 and 2 to increase the visual interest for the residents from the clubhouse.
  5. Besides the passive area, an outdoor swimming pool is proposed at the centre of the site adjacent to clubhouse near Tower 3 for the residents to exercise and enjoy.
  6. To provide a pleasant walking experience along west side of the site, wiggled pedestrian path serves as jogging path. New trees and compensatory trees are to be planted near the path to provide shades; To create a long open

view towards the West, varies height of shrubs and groundcover mix are proposed along the west boundary, the residents can enjoy the interesting experience while passing through the path.

- 1/F –
  1. 1/F of Tower 1 is a refuge floor and also serves as a sky garden. Mix plantings are proposed at the edges to maximize the greenery.

#### 4.4 EVA/ Access Road

- 4.4.1 Vehicular access to the proposed development will be via Ng Lau Road the south.
- 4.4.2 The internal access road forms the central spine of the proposed development. The road has been designed to create a streetscape type character with decorative paving. The road is generally lined by street tree/ tall hedge planting and where space allows an amenity strip.

### 5.0 Hard Landscape (Paving Materials / Finishes)

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design which relate to all phases, including lighting, levels and technical standards. Hardscape elements of the landscape include: paving; walls; site structures; site furniture and lighting.

#### 5.1 Hard Landscape Materials

- 5.1.1 Hardscape materials and design are chosen to compliment the building finishes, add character to the development and provide variety to the circulation areas.
- 5.1.2 Natural stone materials and/ or artificial granite tiles, all suitable for outdoor uses are proposed for outdoor paving materials and wall finishes.
- 5.1.3 The use of varied finishes to granite and/ or artificial granite tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.
- 5.1.4 Natural material textures exhibit a natural variation in material colour, adding interest to the patterns and helping to highlight entrances to different functional zones.
- 5.1.5 A summary of the hardscape materials is listed in the Preliminary Finishes Schedule for Hardscape. Please refer to **Table 2** below:

**Table 2 Preliminary Finishes Schedule for Hardscape**

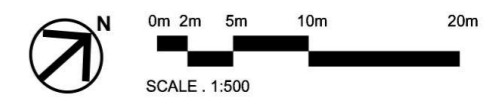
Preliminary Finishes Schedule for Hardscape	
Pedestrian walkway	Artificial granite and concrete block punctuated by natural granite banding and accents
Internal roads	Concrete blocks punctuated by artificial granite paving
Landscape gardens and open spaces	Natural granite or artificial granite paving

## **APPENDIX B**

### **Landscape Master Plan**

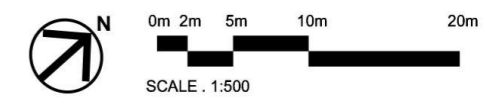
**LEGEND:**

- DEVELOPMENT SITE BOUNDARY
- APPLICATION SITE BOUNDARY
- 2.5M FENCE
- PROPOSED BUILDING BLOCK
- EVA
- HARDBAVED AREA
- PLAYGROUND
- OUTDOOR GYM & YOGA DECK
- WATER FEATURE / SWIMMING POOL
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- FEATURE SEATING
- SCULPTURE
- COMPENSATORY TREE
- NEW TREE
- ▲ PEDESTRIAN ENTRANCE / EXIT
- ▲ VEHICULAR ENTRANCE / EXIT
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL



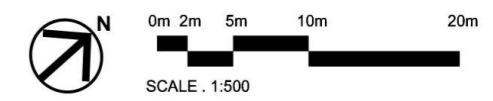
**LEGEND:**

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- TIMBER DECK
- OUTDOOR FURNITURE
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL



**LEGEND:**

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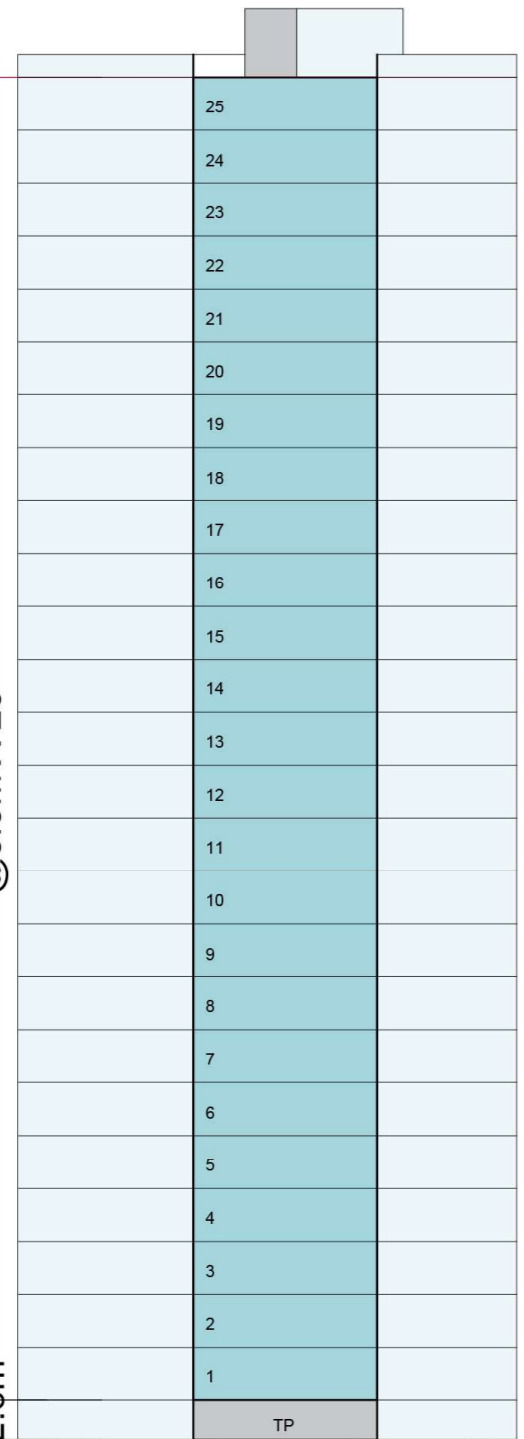
# **APPENDIX C**

## **Landscape Sections**

# TOWER 2

+107.80 mPD B.L.

101.1m  
@3.5m X 25

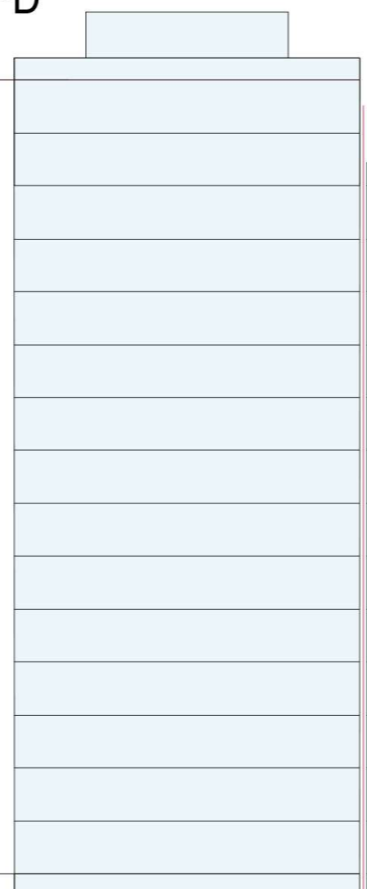


Key Plan

# TOWER 3

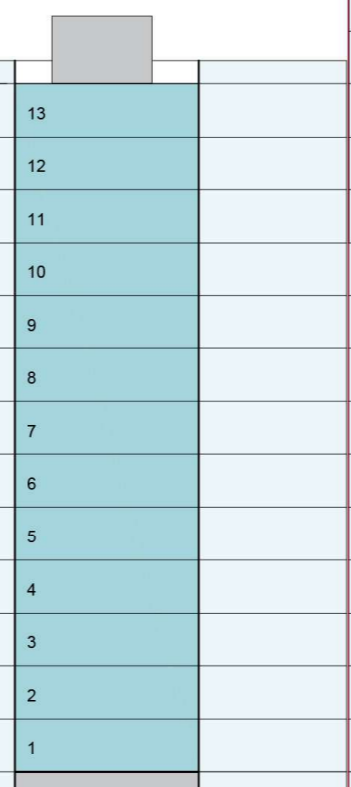
+66.80 mPD

@3.5m X 15



# TOWER 4

@3.5m X 13

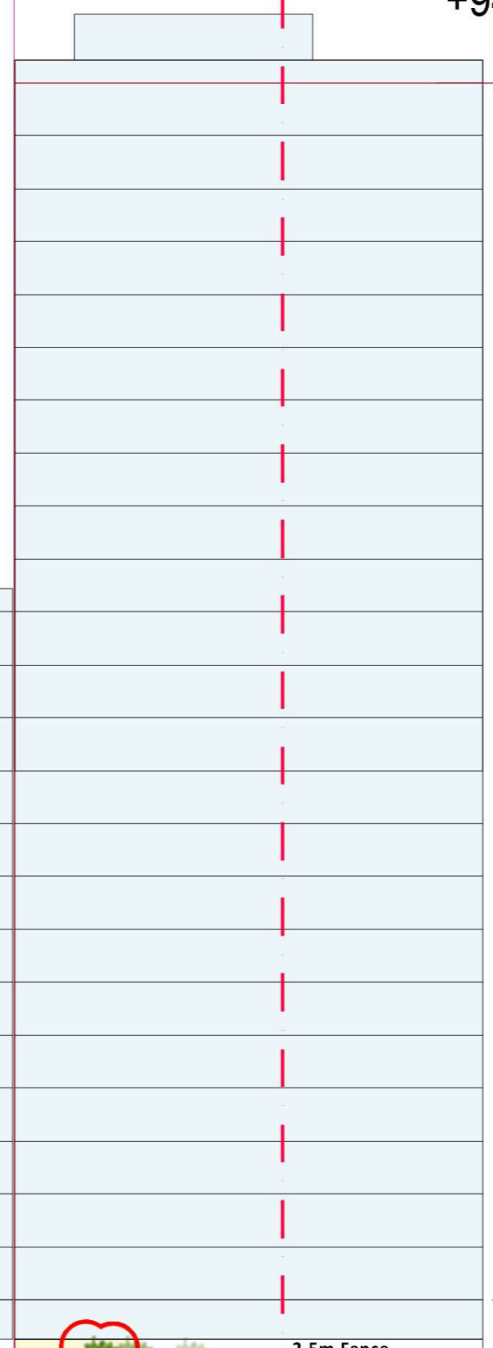


B.L.

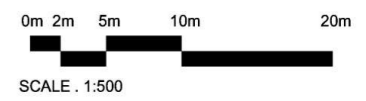
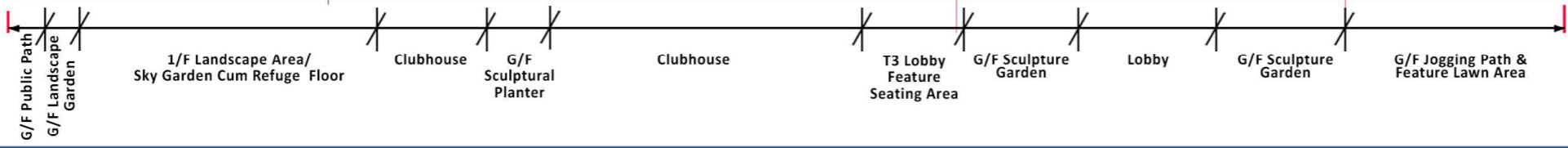
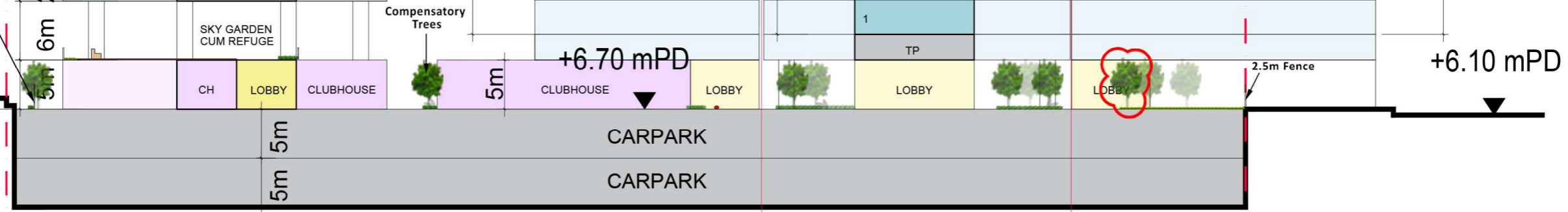
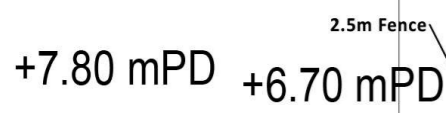
# TOWER 5

+94.80 mPD

@3.5m X 23



+7.80 mPD +6.70 mPD



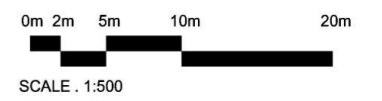
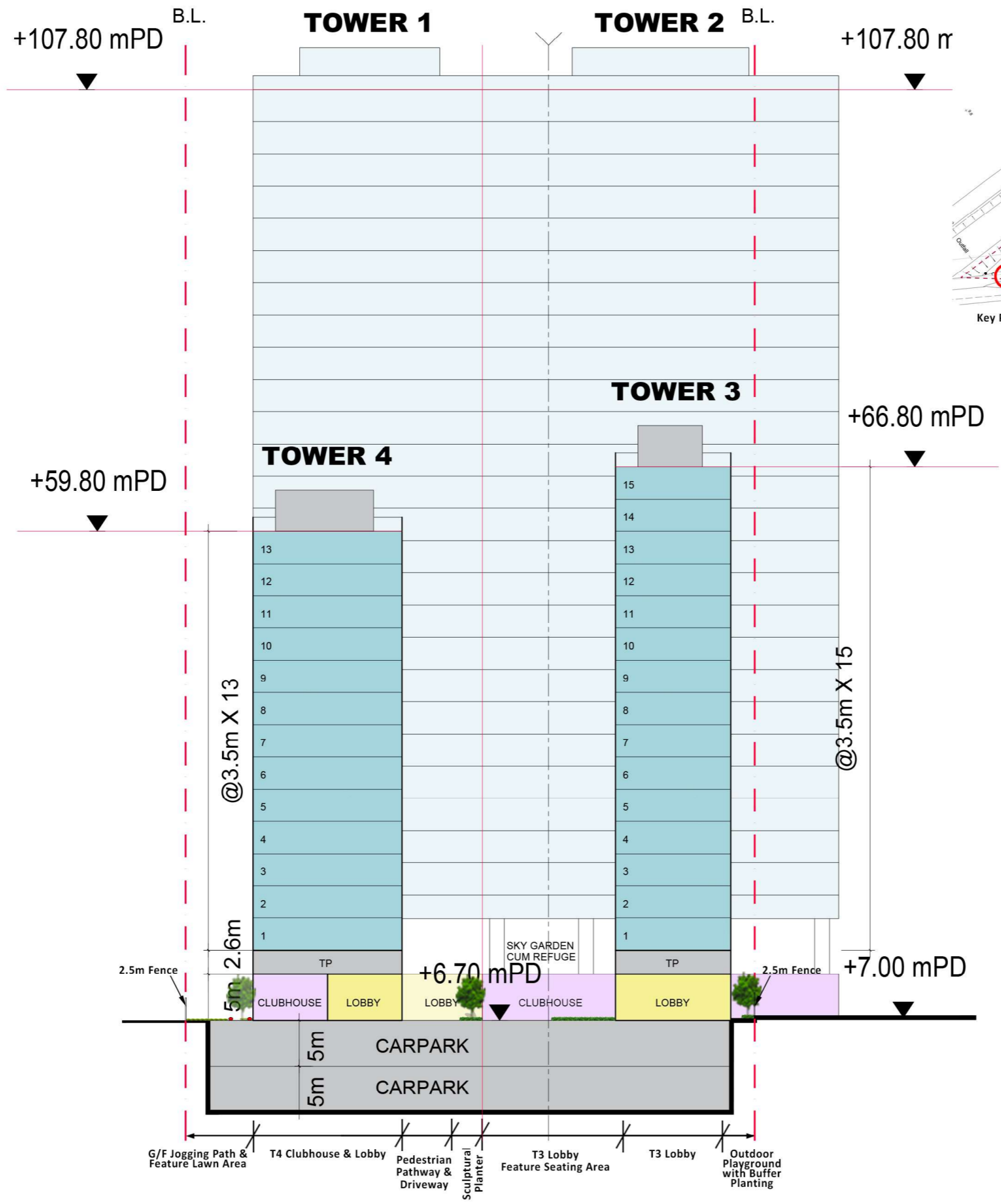
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## SECTION A-A'

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun Landscape Section 01

Dwg. No. : 2023311-SEC-01b  
Scale : 1:500 (A3-size)  
Date : MAR 2024





**SECTION B-B'**

Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

Landscape Section 02  
 Dwg. No. : 2023311-SEC-02b  
 Scale : 1:500 (A3-size)  
 Date : MAR 2024

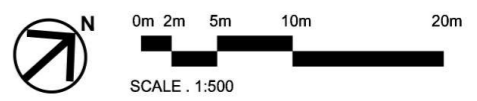
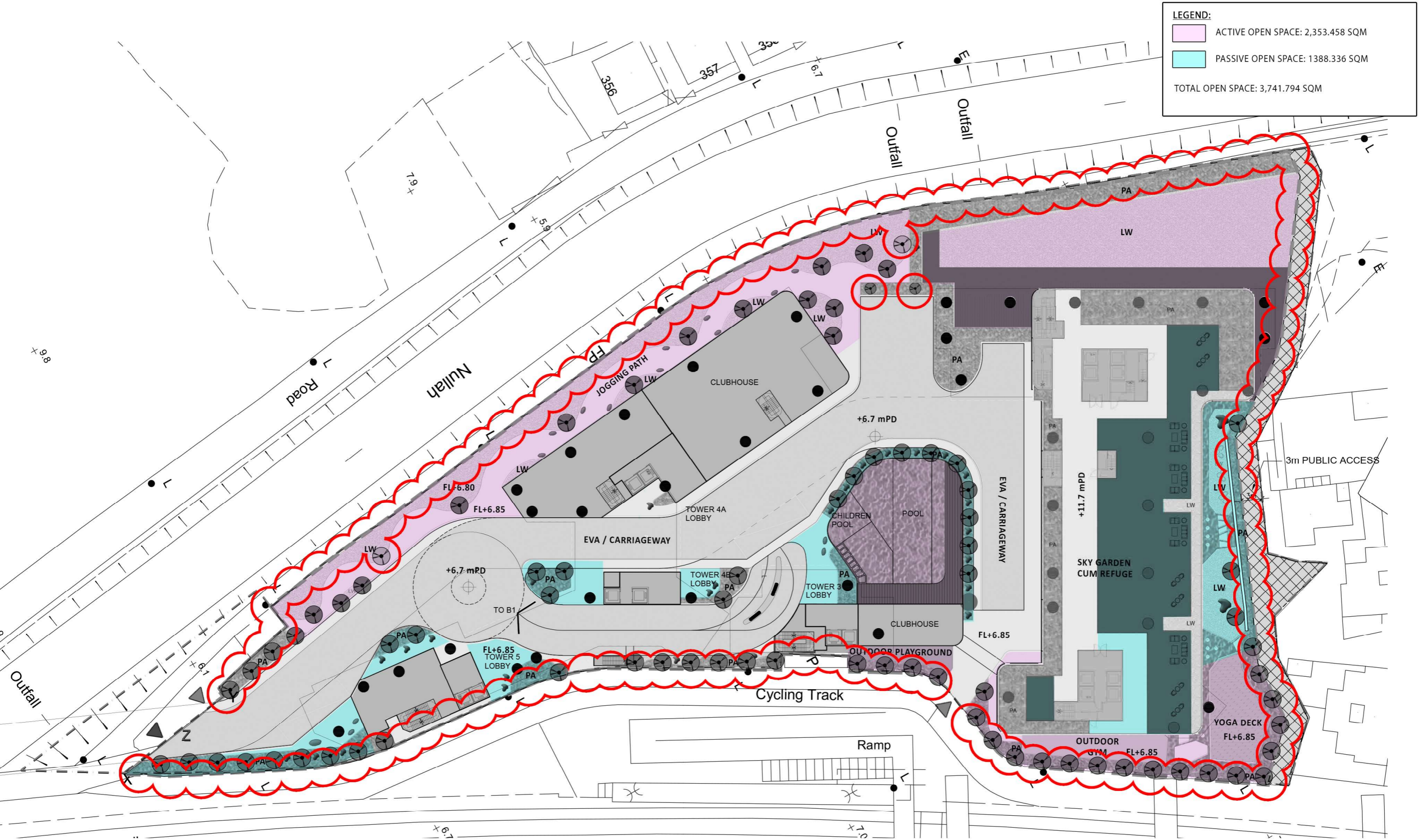


# **APPENDIX D**

## **Open Space Demarcation Plan**

**LEGEND:**

- ACTIVE OPEN SPACE: 2,353.458 SQM
- PASSIVE OPEN SPACE: 1388.336 SQM
- TOTAL OPEN SPACE: 3,741.794 SQM



## **APPENDIX E**

### **Greenery Demarcation Plan**

**LEGEND:**  
 OPEN PLANTING AREA :  
 NOT LESS THAN 20% OF THE DEVELOPMENT  
 SITE AREA

