

Appendix H

Landscape Master Plan

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 MASTER PLAN (RESUBMISSION)

JANUARY 2024

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Registered Landscape Architect**

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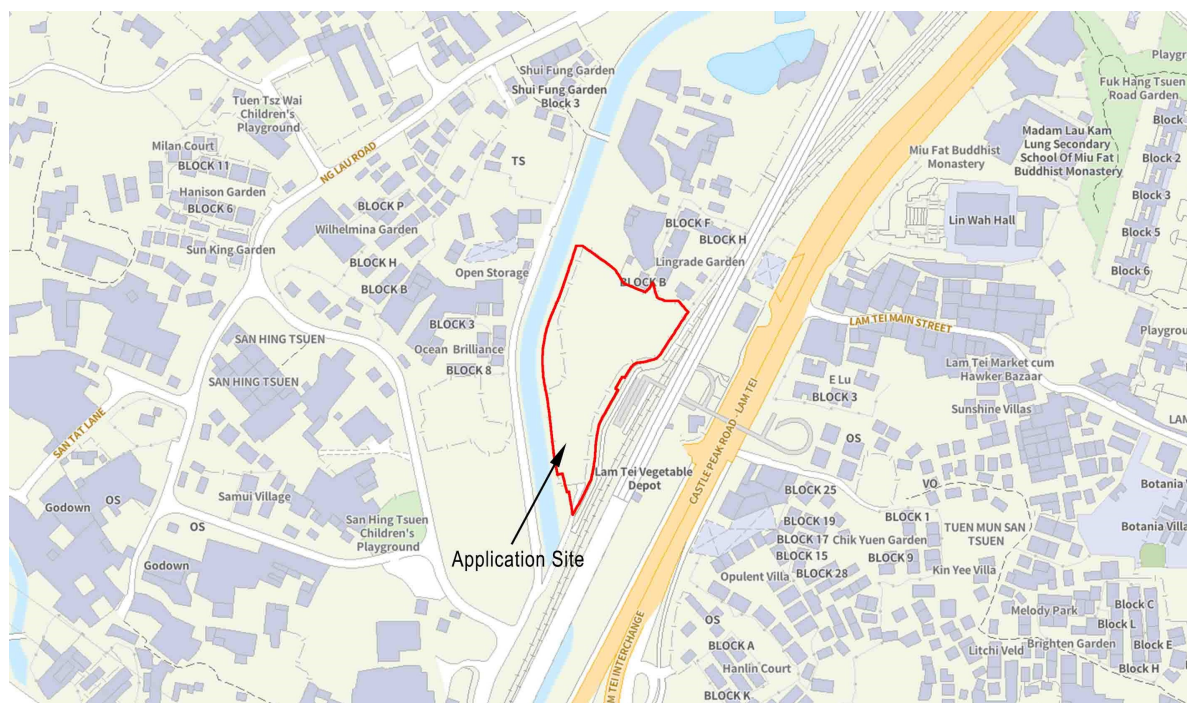
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1.0 Introduction

- 1.1 This Landscape Master Plan Proposal, based on the latest Master Layout Plan (**Appendix A**), is submitted in support of the 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.
- 1.2 The Site is gentle flat and is covered by concrete.
- 1.3 The Application Site, with an application site area of approx. 8,896m², including 6,333 m² of private lots and 2,563 m² government land. It is bounded by Castle Peak Road – Lam Tei Section on its east; Ng Lau Road from the South. The site is located in a predominantly rural environment dominated by low-rise residential development including Lingrade Garden to its immediate North, Tuen Mun San Tsuen, Chik Yuen Garden and Opulent Villa to its East. Please refer to **Figure 1**.

Figure 1 Location Plan



2.0 Assessment of the Potential Impacts on Existing Trees

- 2.1 There are a total of **224** nos. of trees identified within the Lot. Among the 224 nos. of existing trees surveyed, 145 nos. of *Leucaena leucocaphala* are identified.
- 2.2 Besides the *Leucaena leucocephala*, 79 nos. of existing are surveyed. The most numerous of the existing trees are *Macaranga tanarius var. Tomentosa* (23 nos.) and *Callistemon viminalis* (9 nos.). More than half of the surveyed trees are in poor form and poor structural condition.
- 2.3 There is **no** endangered tree species identified in the tree survey under the listing in ‘Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)’. Additionally, there is **no** “Champion” trees or “Old and Valuable” trees (OVT) observed within the Surveyed Area or its periphery during the undertaking of this survey.
- 2.4 Of these surveyed trees within the Site, the following **Table 1** shows the tree felling and compensation 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	7.11m
Compensation Ratio	
- In terms of Quantity	1 : 1
- In terms of Quality	1 : 0.28

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 (m²) / Total
Site Area	8,896 m ²
- Private Lots (85.7%)	6,333 m ²
- Government Land (14.3%)	2,563 m ²
Domestic Gross Floor Area	44,480 m ²
Domestic Plot Ratio	5
Site Coverage	Not more than 33.33%
Maximum Building Height	+107.8 mPD
No. of Towers	5
No. of Residential Storeys	14 - 27 (excludes 2 basement levels)
No. of Flats	1,385
Average Flat Size	32.1 m ²
Estimate Population (assuming 2.7 persons per flat)	3,740
Proposed Private Open Space	Not less than 3,740m ²
Proposed Greening Ratio	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, wiggled pedestrian path serves as jogging path with lush planting is proposed along the west side of the site to create an 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
Planter walls	Natural granite stones or artificial granite tiles
Playground	Safety mat

Preliminary Finishes Schedule for Hardscape	
Pool Deck	Non-slippery homogeneous tiles

5.2 Landscape Lighting

- 5.2.1 The landscape lighting design for all areas will follow an aesthetic and functional approach. Generally, lighting will be provided for the safety and security of pedestrian circulation as well as highlighting specific landscape features. Lighting will be designed in accordance to the intended use of an area, such as seating areas or play areas.
- 5.2.2 The desired effect for general landscape lighting in amenity areas is indirect, non-glaring and subtle, with occasional accent lighting to highlight points of interest.
- 5.2.3 Accent landscape lighting will be soil-recessed up-lights for trees. Signage and feature walls will be spot lit to give prominence. Surface mounted fixtures and burial up-lighters will be employed to highlight the entrance areas.

5.3 Design Codes, Technical Standards & Safety Provision

- 5.3.1 Hard landscape design works shall be in compliance with, or better than, government ordinances, codes and regulations, and relevant international standards. Criteria for the selection of hard landscape materials include: durability, sustainability, low maintenance, reasonable cost, contemporary theme and specific criteria for themed areas as necessary.
- 5.3.2 Criteria for the selection of soft landscape materials include: salinity tolerance, low maintenance, seasonal interest and appropriately selected plant stock in good health.
- 5.3.3 All paved areas will have adequate gradient falls for proper drainage and positive fall to drain inlets, gullies or covered channels, in accordance with accepted surface water run-off drainage practices.
- 5.3.4 Design of disabled access shall be in compliance with the Barrier Free Access 2008.

6.0 Soft Landscape (Planting Design / Materials)

This section provides a description of the soft landscape design and softscape elements together with general information on softscape related aspects of design, including irrigation and maintenance. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials. The hierarchy of landscape planting within the development is summarized as follows:

6.1 Soft Landscape Materials

- 6.1.1 The design incorporates a varied planting palette to yield changing variety and seasonal interest. Evergreen trees, flowering trees and shrubs, variegated foliage plants and groundcover are selected.
- 6.1.2 In general, shrubs and groundcovers will be mass planted in specific colour groupings, and designed to provide an engaging flowering under-storey layer beneath trees. Integral to any good landscape planting design, colour, texture and contrast of foliage will be articulated to best showcase the planting design. Flowers and fragrance are important elements to enhance the planting design for this area. Fragrant species will be utilized alongside pathways and adjacent to seating areas to tease and raise the human sensory awareness.

6.1.3 Carefully selected species will ensure maximum greening effect with minimum maintenance requirements. Specimen trees of various sizes will be used in combination with ornamental shrub planting to create a year-round display.

6.1.4 A summary of softscape materials (categories of planting, species list, and size) is provided in section 6.2 below.

6.2 Plant Material Tables

6.2.1 The following list indicates the proposed combination of native and exotic tree species along with suitable ornamental evergreen and flowering species to strengthen the greening/ conservation.

6.2.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detail design stage. Please refer to **Table 3A** and **3B** below:

Table 3A Proposed Tree Planting Schedule

Proposed Species	Chinese Name	Size
Compensatory Tree Planting		
<i>Cinnamomum burmannii</i>	陰香	4.5m High; 2.5m Spread, DBH 0.09m
<i>Gordonia azillaris</i>	大頭茶	3m High; 2m Spread, DBH 0.09m
<i>Osmanthus fragrans</i>	桂花	3.5m High; 2m Spread, DBH 0.09m
<i>Terminalia mantaly</i>	細葉欖仁	3m High; 2m Spread, DBH 0.09m

Table 3B Proposed Shrub and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400
<i>Bougainvillea spectabilis</i>	簕杜鵑	600 x 600	500
<i>Codiaeum variegatum</i>	灑金榕	400 x 400	300
<i>Cordyline australis</i>	朱蕉	800 x 600	500
<i>Duranta repens</i> ‘golden leaves’	金連翹	300 x 300	250
<i>Ixora coccinea</i> ‘Lutea’	黃花龍船花	400 x 300	200
<i>Murraya paniculata</i>	九里香	800 x 600	500
<i>Rhododendron mucronatum</i>	白花杜鵑	600 x 500	400
<i>Rhododendron periclymenoides</i>	粉紅杜鵑	600 x 500	400
<i>Schefflera arboricola</i> ‘variegatum’	花葉八葉	600 x 500	400
Ground Cover Species			
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300 x 300	200
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 300	200
<i>Nephrolepis exaltata</i> “Bostoniensis”	波斯頓腎蕨	350 x 400	300
<i>Ophiopogon japonicus</i>	沿階草	100 x 150	100
<i>Rhoeo discolor</i> dwarf	矮種蚌花	200 x 250	200

6.3 Greening

The proposed development site has an application site area of approx. 8,896m² where there are

approx. of 2276.846m² open green area is proposed in this scheme. Compensatory trees are proposed to compensate for the loss of the existing trees that are proposed to be felled. The greenery design scheme has been maximized to increase visual amenity within site. (refer to **Appendix E**).

6.4 Open Space Provision

6.4.1 Not less than 1m² communal open space per person will be provided in accordance with HKPSG. Therefore, not less than 3,740m² communal open space will be provided for a design population of 3,740.

6.4.2 Active and Passive Landscape Provision – **Table 4** show the active and passive landscape provision of the current scheme (**Appendix D**).

Table 4: Active and Passive Landscape Provision

Landscape Element	Area (m ²)
Landscape Garden (Total)	
- Active Uses	2353.458
- Passive Uses	1388.336
Total	3741.794

6.5 Soil Depth and Drainage Provision for the Planted Area

6.5.1 The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:

- Trees: 1200mm
- Shrub / groundcover: 600mm
- Grass / vines: 300mm

6.5.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.

6.5.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.

6.5.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

6.6 Irrigation and Proposed Source of Water Supply

6.6.1 Water points (not more than 40m apart c/c) are located throughout the Site for irrigation.

6.7 Future Maintenance and Management

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted at appropriate time for appropriate tree as instructed by the owner.

Soft Landscape Maintenance Schedule

- Watering: Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.
- Pruning: Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist disease attack.
- Fertilizing: Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.
- Fungicide / Insecticide: Spray only as necessary with approved chemical.
- Weeding: Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.
- Securing: Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.
- Mulching: Top up the mulching inside all planting beds twice a year and as necessary.
- Thinning: Reduce overcrowding and transplant as necessary at selected periods:
 - Evergreens: Spring
 - Deciduous: Winter
 - Palms: June to August

Table 3 Maintenance Schedule

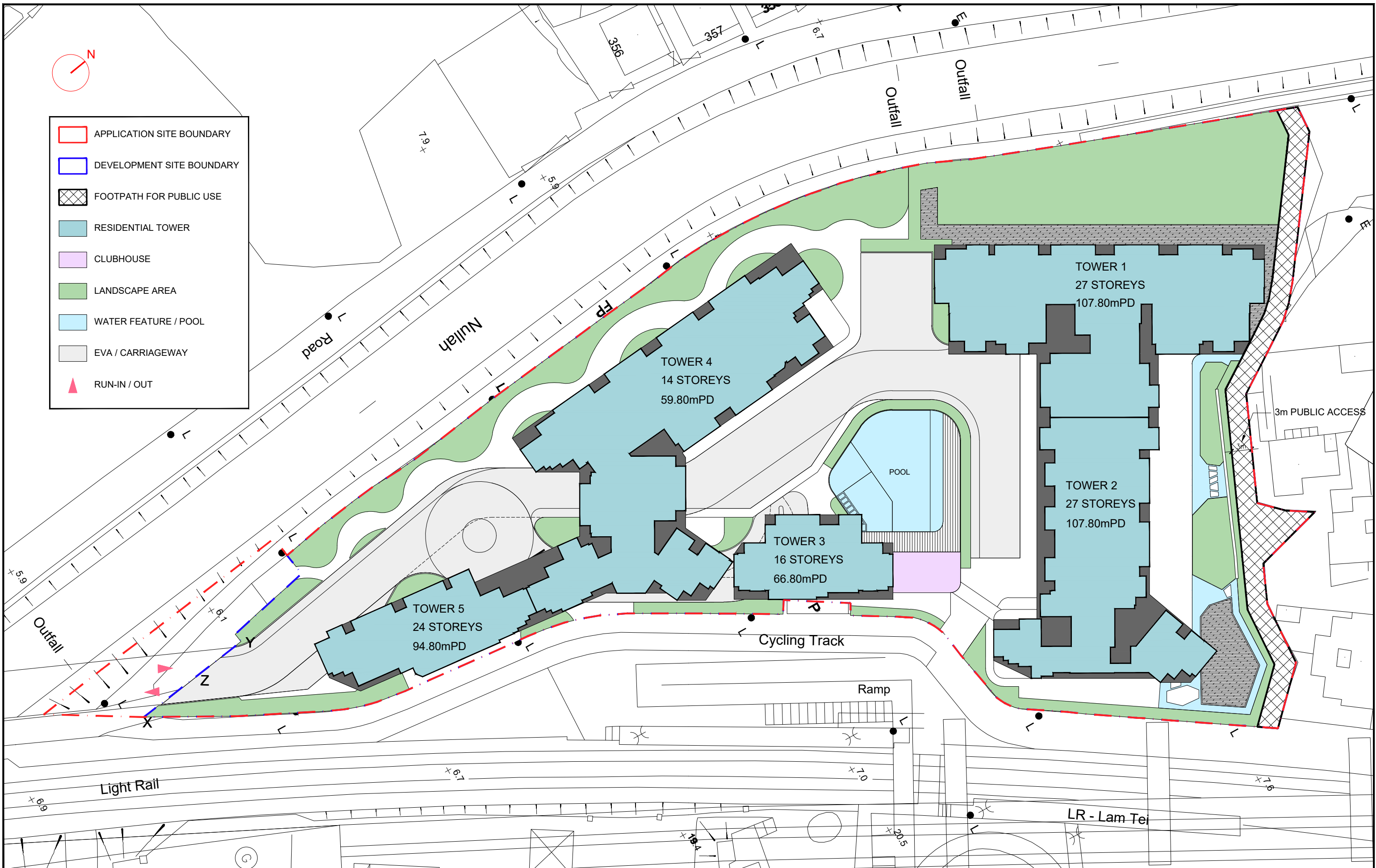
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	●	●	●	●	●	●	●
Pruning		D	GC									
Fertilizing	soil test		X								X	
Fungicide / Insecticide			X						X			X
Weeding		X	X	X	X	X	X	X		X		X
Securing			X									
Thinning			EG								D	

Schedule Legend:

- GC Groundcover
- D Deciduous
- X Application
- EG Evergreen
- Size proportional to quantity

APPENDIX A

Master Layout Plan

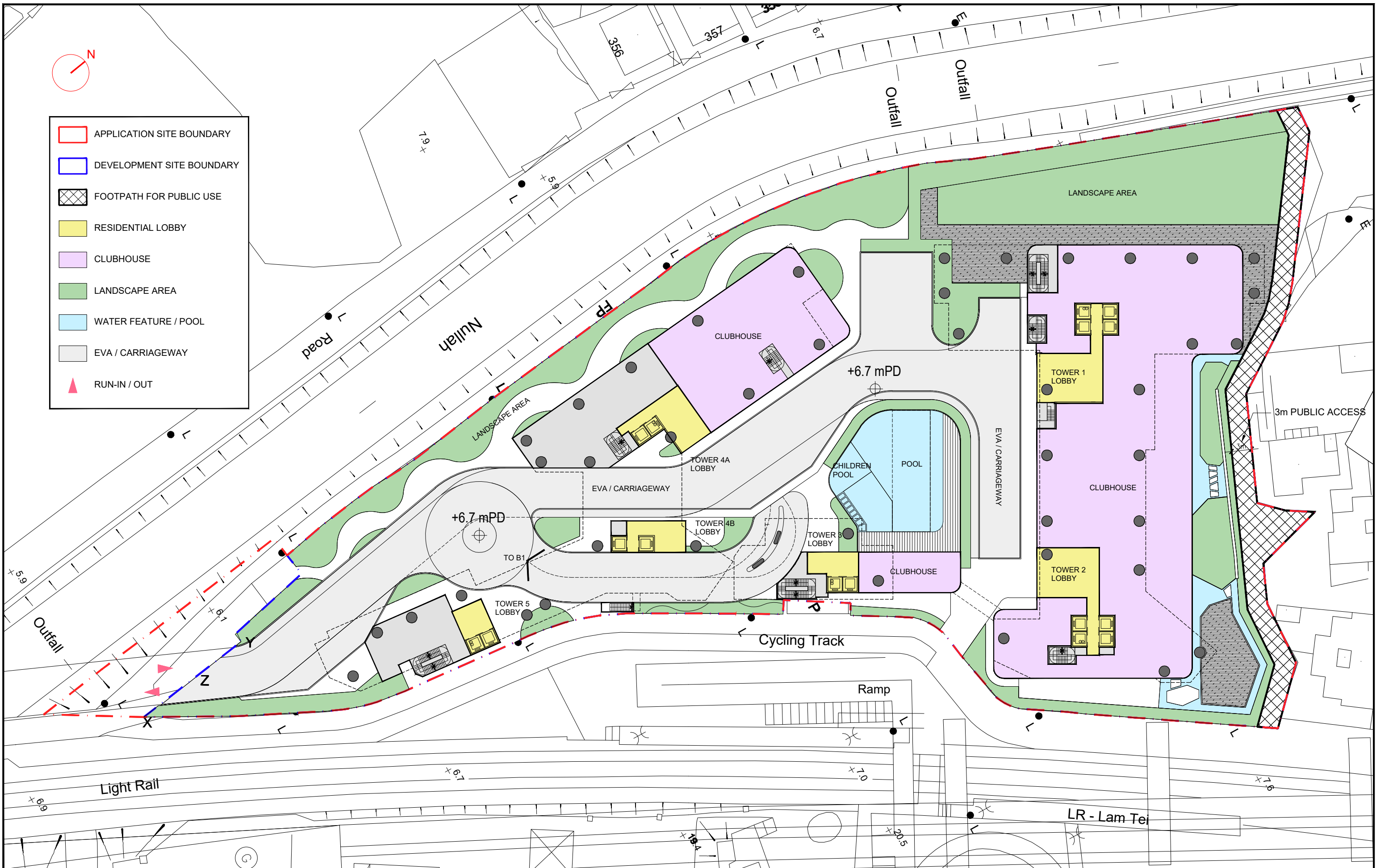


Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

09-01-2024
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MLP

LWK
+PARTNERS

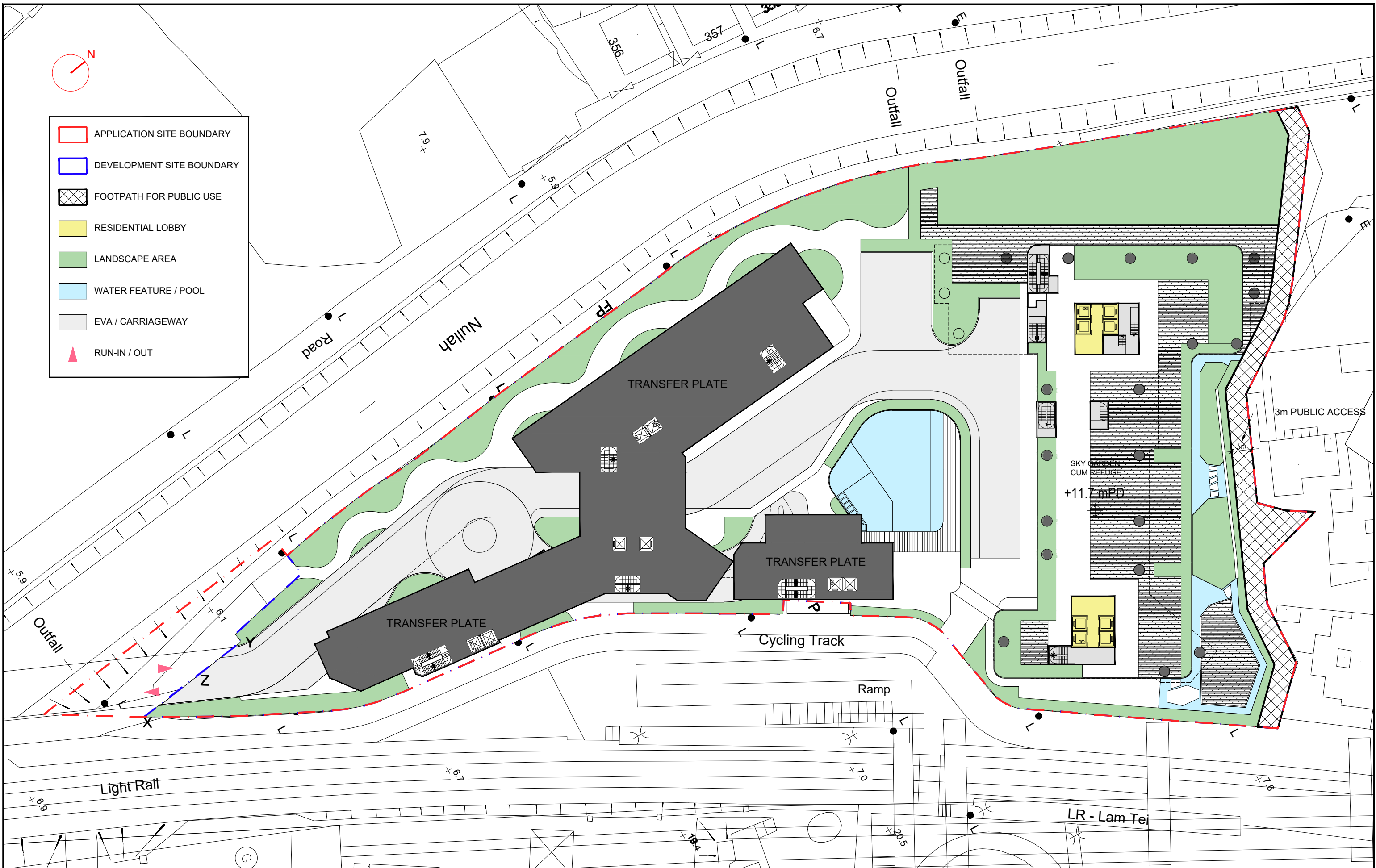


Proposed Rezoning from "Residential (Group B)1" Zone to "Residential (Group B)4" Zone for Medium-Density Housing Development to Include a Footpath for Public Use at Various Lots and Adjacent Government Land in DD130, Lam Tei, Tuen Mun

GROUND FLOOR

09-01-2024
1:500 (A3)

LWK
+PARTNERS



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FIRST FLOOR

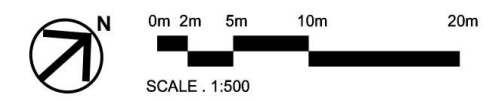
LWK
+PARTNERS

APPENDIX B

Landscape Master Plan

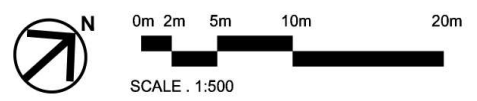
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- DEVELOPMENT SITE BOUNDARY
- APPLICATION SITE BOUNDARY
- PROPOSED BUILDING BLOCK
- EVA
- HARDBAVED AREA
- PLAYGROUND
- OUTDOOR GYM & YOGA DECK
- WATER FEATURE / SWIMMING POOL
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- FEATURE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



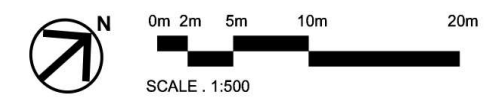
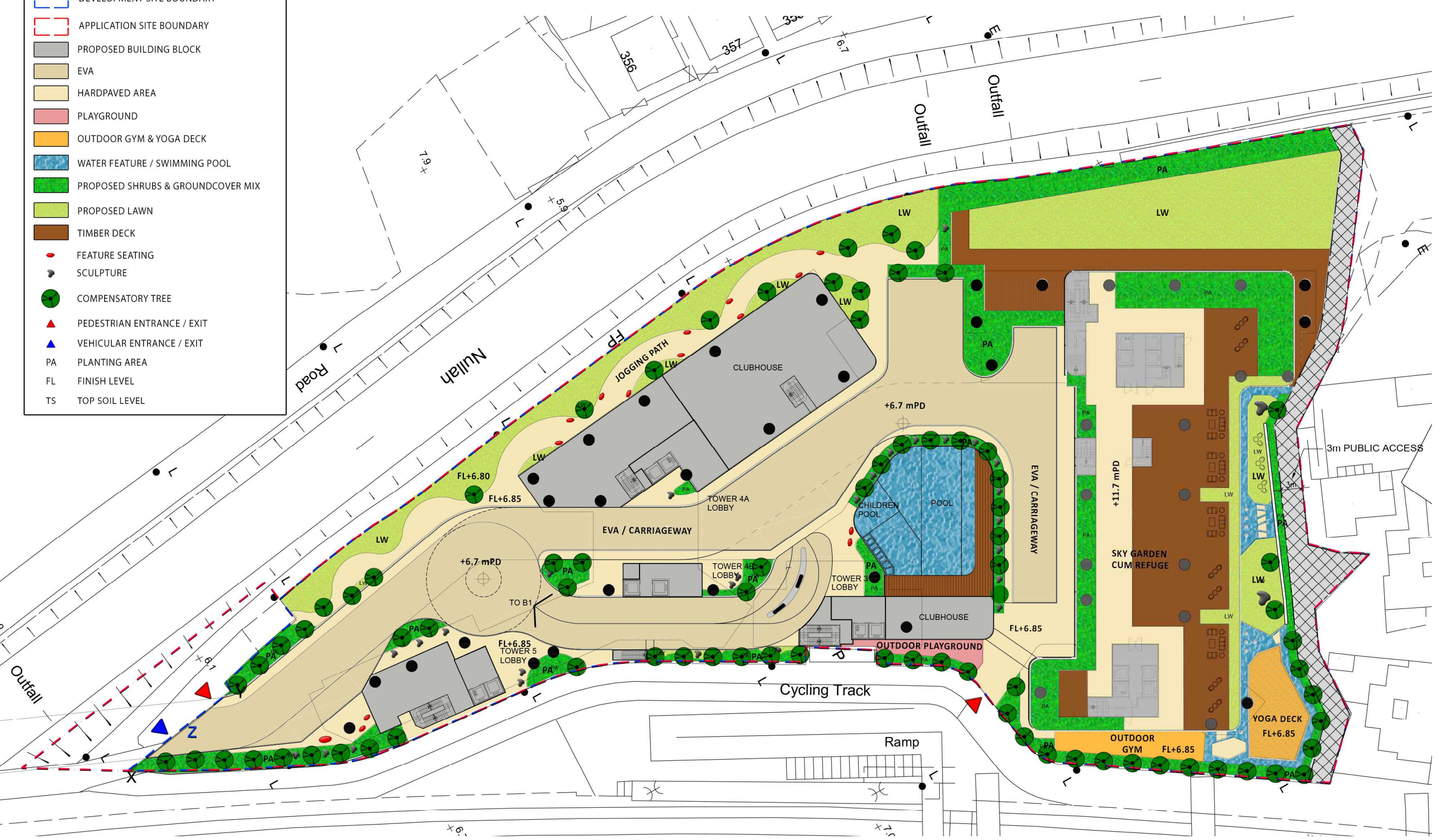
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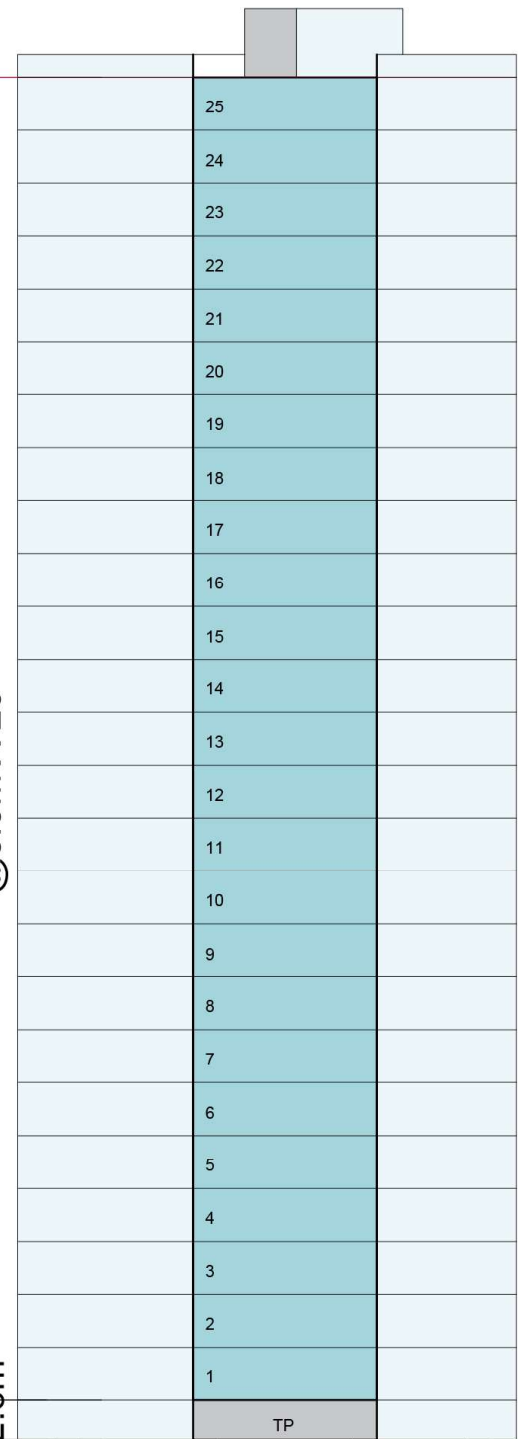
APPENDIX C

Landscape Sections

TOWER 2

+107.80 mPD B.L.

101.1m
@3.5m X 25



TOWER 3

+66.80 mPD

@3.5m X 15



TOWER 4

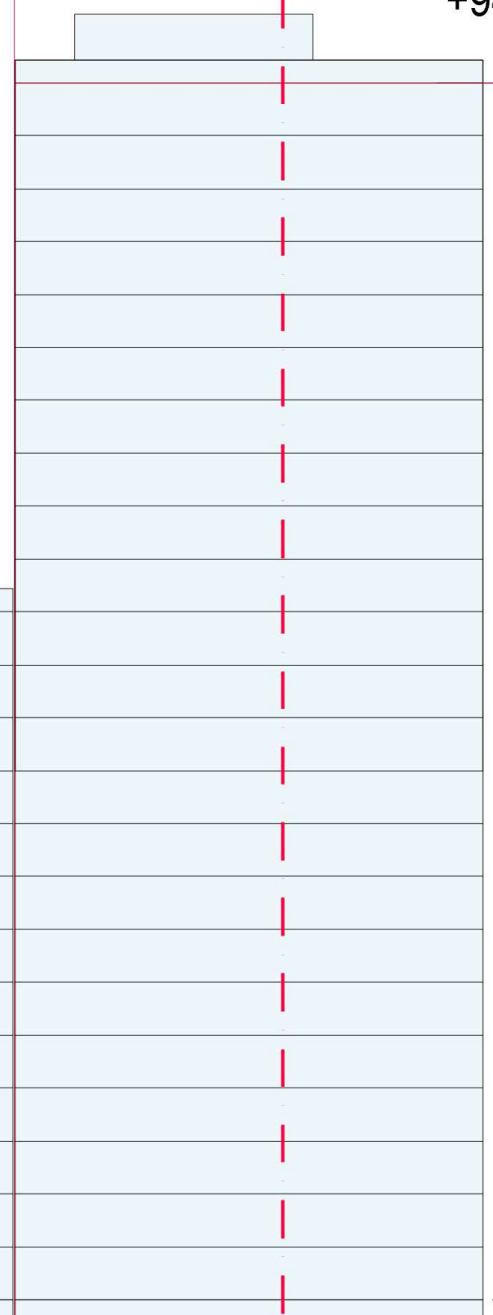
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TOWER 5

+94.80 mPD

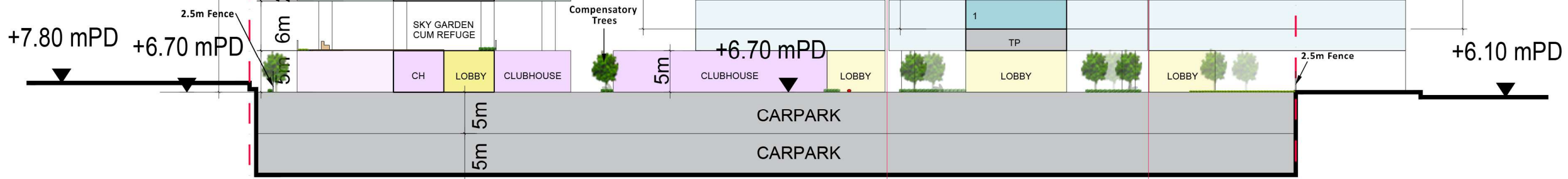
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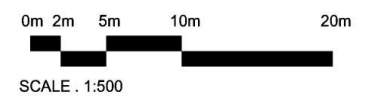
+7.80 mPD +6.70 mPD

+6.70 mPD

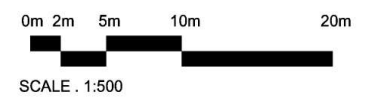
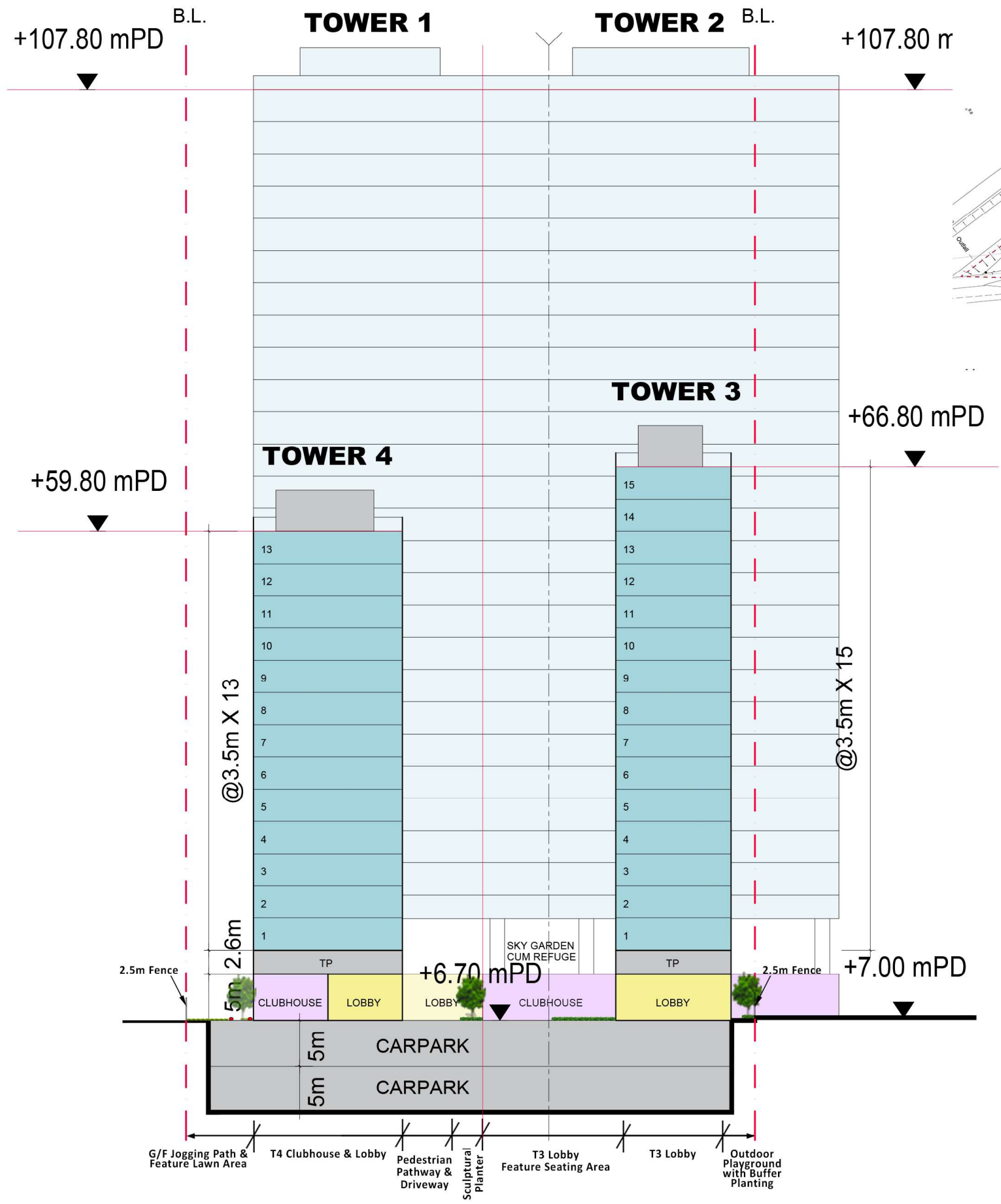
+6.10 mPD



SECTION A-A'



SCALE : 1:500



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
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 Scale : 1:500 (A3-size)
 Date : JAN 2024

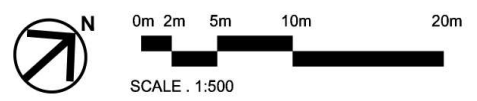
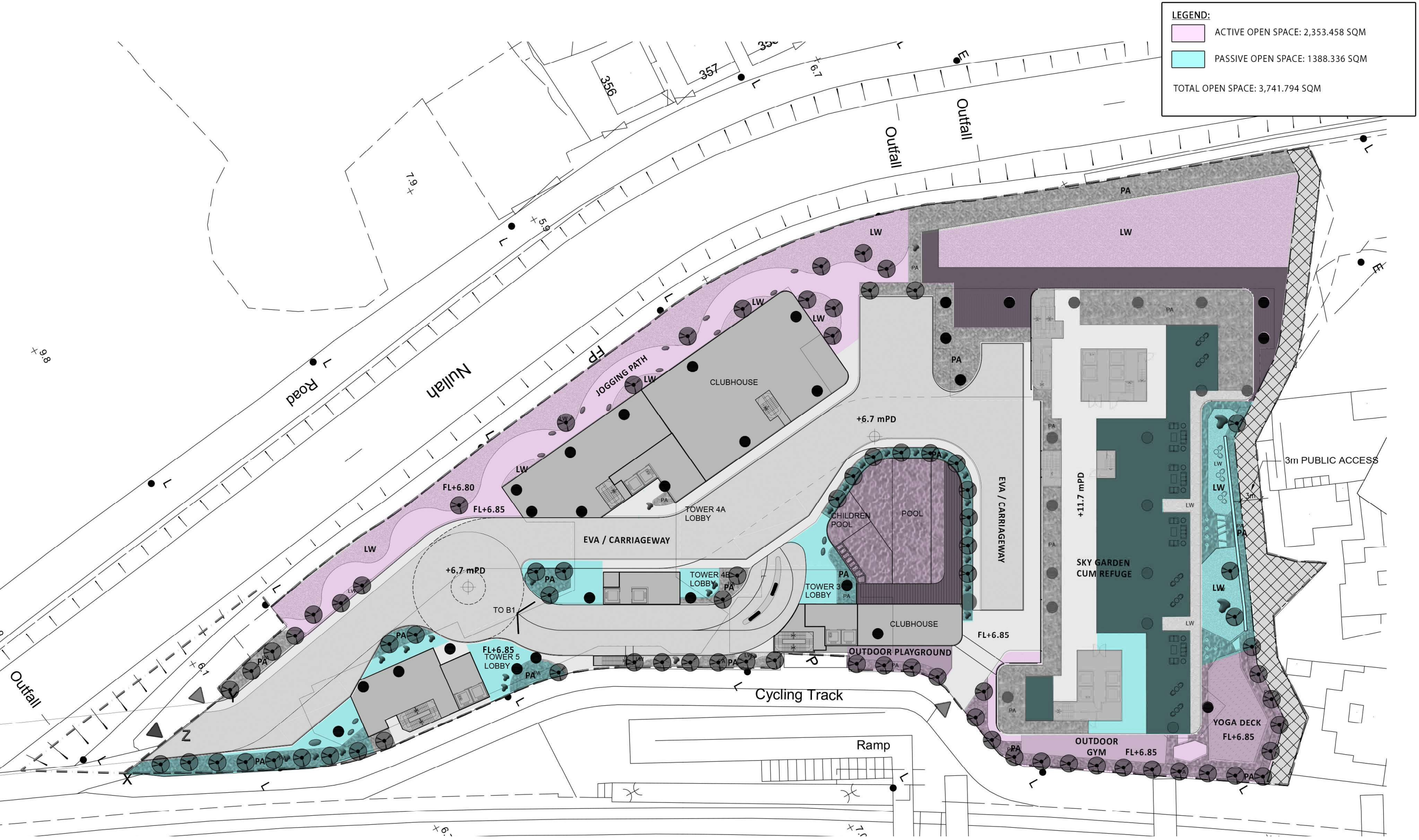


APPENDIX D

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

