

**Appendix 7 –**

Landscape Proposal

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PROPOSED RELAXATION OF PLOT RATIO  
RESTRICTION FOR FLAT WITH SHOP AND SERVICES  
AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE  
HOME FOR THE ELDERLY) USES IN LOT NO. 3678 IN  
D.D. 120, YUEN LONG, NEW TERRITORIES

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## Landscape Proposal

JULY 2024

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## 1. INTRODUCTION

### 1.1 PROJECT BACKGROUND

The Full Year Limited (the Applicant) proposes to develop a 23-storey composite building (including 2 basement floors) with mainly flat with shop and services and social welfare facility (Residential Care Home(s) for the Elderly) (RCHE(s)) in Lot No. 3678 in D.D. 120, Yuen Long, New Territories (the proposed development/the Site)

DeSPACE (International) Limited has been engaged to prepare a Landscape Proposal for the Section 16 Planning Application under the Town Planning Ordinance of the proposed development due to the proposed minor relaxation of plot ratio restriction. The proposed development scheme could be referred to the Architect's drawings submitted under the planning application.

### 1.2 PROJECT LOCATION

The Site is located at south of Yuen Long Pau Cheung Square. It is currently a construction site surrounded by composite buildings. It was formerly the site of an old theatre with around 60 years of history which was closed in 2020 and demolished.

### 1.3 PROPOSED LAND USE

The Site area, of approximately 780m<sup>2</sup>, is expected to comprise a 23-storey composite building (including 2 basement floors) with mainly flat with shop and services and RCHE(s) in "Residential (A)" ("R(A)") zone within the approved Yuen Long Outline Zoning Plan No. S/YL/27 (the OZP). The anticipated year of the population intake is 2027/2028.

### 1.4 OBJECTIVE OF THE REPORT

The aim of the landscape proposals is to respond to the site conditions, building form and function and to provide a quality landscape scheme.

## 2. LANDSCAPE PROPOSAL

The landscape design will be provided at the exterior of the premises from G/F to 2/F in the form of patterned hard landscape paving at G/F open space (15% of site coverage) and vertical greening (soft landscape) to soften the existing context and provide more green to the neighborhood. It is accessible to the occupiers and visitors. Due to the need to accommodate vehicle maneuverability, it is not feasible to incorporate an at-grade planting area into the proposed paving area facing Yuen Long Pau Cheung Square. Please refer to the proposed landscape plan and vertical greening schematic section in **Annex 1**. A reference for vertical greening layout intent is provided in **Annex 2**, subject to further refinement and plant species availability upon the detailed design stage.

## 3. PROPOSED GREENERY PROVISION

The current landscape proposal aims to provide greenery within the site boundary. The calculation of the greening ratio is shown as follows and the common greenery calculation shall refer to Greenery Provision in **Annex 1**:

<b>Required Greenery</b>	
Site Area	780 sq. m.
Proposed Setback Area	About 117 sq. m.
Minimum Greenery Area	About 58.5 sq. m.
<b>Proposed Greenery</b>	
Total Greenery Area	About 63 sq. m.
Total Green Coverage	53.8%

*Remarks: Proposed greenery to be provided under PNAP APP-151 and 152.*

The proposed greenery is approx. 63 sq. m. which exceeds the required 50% greenery requirement, i.e. 58.5 sq. m..

## 4. FUTURE MAINTENANCE

Maintenance for the vertical greening within the proposed development area shall be carried out by the management office of the development with maintenance intention as follows (subject to the maintenance contractor):

- a. Irrigation: An Irrigation system will be incorporated into the vertical greening and irrigate the potted plants on regular basis per advice of soft landscape contractor.
- b. Regular inspection and replacement of dead/diseased plants: Soft landscape contractor will inspect the greening regularly to remove and replace dead/diseased plants. The vertical greening wall is composed by potted plants which allows easy plant replacement.

## **Annex 1**

Proposed Landscape Plan and Vertical Greening  
Schematic Section

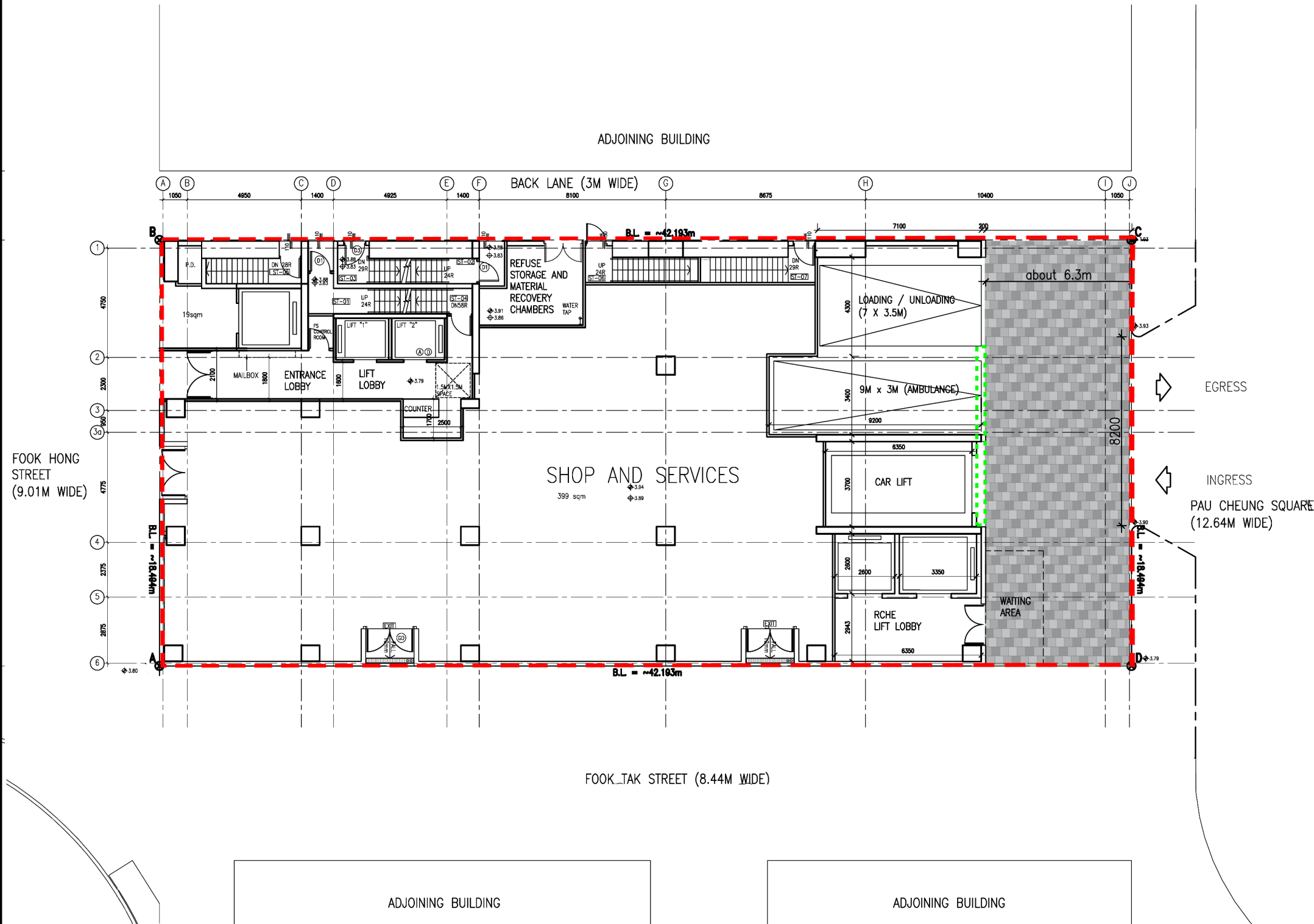
**LEGEND**

--- SITE BOUNDARY

█ HARD LANDSCAPE AT SITE SETBACK AREA

..... VERTICAL GREENING AT FACADE OF 1/F & 2/F  
(UNDER PRIMARY ZONE)  
(GREENERY TO BE PROVIDED UNDER PNAP APP-151 & 152)

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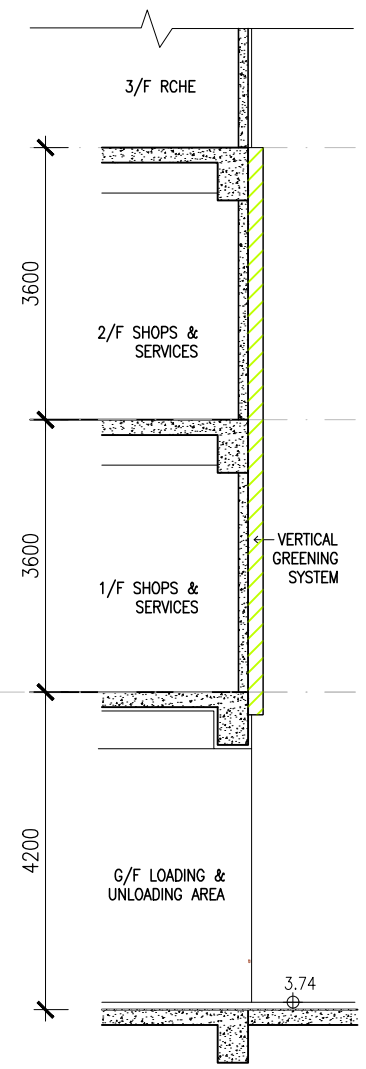
**PROPOSED LANDSCAPE PLAN**

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
PROPOSED LANDSCAPE PLAN		
Designed by: JODY		Revision Letter
Drawn by: JODY		
Checked by: CAL		
Scale: 1 : 200	Paper: A3	
Drawing Number: GBP017		

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**VERTICAL GREENING ELEVATION**



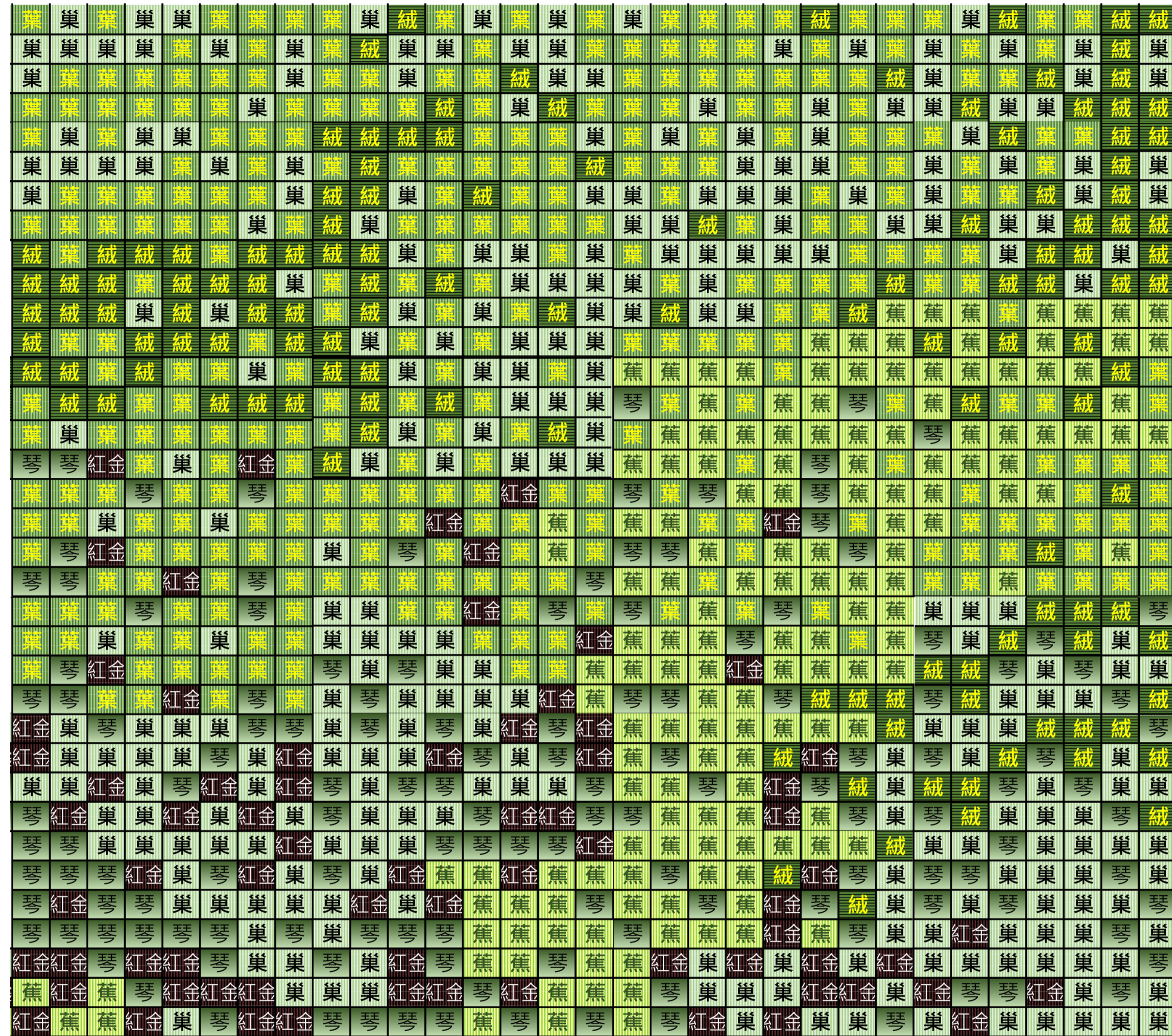
**VERTICAL GREENING SECTION**

Rev.	Date	Description
Project Name:		
Redevelopment of Yuen Long Theatre at Lot No. 3678 in D.D. 120, Yuen Long, N.T.		
Planning Consultant : DeSPACE (International) Limited		
Architect : I Consultants & Contracting Company Limited		
Traffic Consultant : CTA Consultants Limited		
Environmental Consultant : BeeXergy Consulting Limited		
Structural and Geotechnical Engineer : S. T. Wong & Partners Limited		
Drawing Title:		
VERTICAL GREENING SCHEMATIC ELEVATION AND SECTION		
Designed by: JODY		
Drawn by: JODY		
Checked by: CAL.		
Scale: 1 : 100	Paper: A3	
Drawing Number		Revision Letter
GBP018		



## **Annex 2**

Vertical Greening Layout Design Intent and  
Plant Species



vertical greening layout design intent (for reference only)

- 蕉 黃綠紋竹蕉
- 琴 琴葉榕
- 巢 鳥巢蕨
- 葉 花葉鴨腳木
- 紅 紅金鑽
- 絨 心葉蔓綠絨

plant species



黃綠紋竹蕉 *Dracaena fragrans* "Roehrs gold"



琴葉榕 *Ficus pandurata* Hance



鳥巢蕨 *Asplenium antiquum*



花葉鴨腳木 *Schefflera arboricola*



紅金鑽 *Philodendron Red Congo*



心葉蔓綠絨 *Philodendron cordatum*