

Chief Town Planner/Urban Design & Landscape, Planning Department's Detailed Comments on the application:

- Edge Landscape Treatment – Landscape Section A-A'*
- (a) drainage should be provided at bottom of all slopes;
- Edge Landscape Treatment – Landscape Section B-B'*
- (b) please provide elevation of the proposed stepped planter and indicate the choice of material preferably with cross-section;
 - (c) some of the stepped planters, with over 6m level difference, are too massive. They should be broken down into terraces preferably not more than 4m in level difference;
 - (d) as some planter walls will be over 6m in height, the applicant should seek advice from engineers regarding the width of these planter walls/retaining structures to ensure adequate planting space can be achieved for the proposed tree planting. The internal planter width of all proposed stepped planters should be indicated on a separate drawing in a readable scale;
 - (e) the dimension of some planters does not tally with those shown on the LMP;
 - (f) more cross sections (with largest level difference) along both the eastern and western boundary should be provided;
 - (g) provision of safe maintenance access to these tall planters should be provided;
 - (h) hand rails and adequate illumination should be provided along flight of steps;
 - (i) adjoining site landform and context should be provided to demonstrate compatibility;
- Landscape Master Plan – Walking trail*
- (j) finish level at 2m interval should be provided along the walking trail;
 - (k) cross sections along the flight of steps should be provided to illustrate its side treatment with landscape proposal;
 - (l) hand rails and illumination should be provided along the lengthy flight of steps leading to the trail and the entire trail;
 - (m) the applicant should indicate whether it is a private access to the trail with lockage gate at the northern boundary;
- Landscape Master Plan – Multi-purpose lawn area*
- (n) the applicant should indicate the access to this lawn area and also on the circulation diagram plan;
 - (o) the applicant should indicate whether the multi-purpose lawn is flat or on a knoll/sunken area, and to amend the graphic if necessary to avoid confusion;

Landscape Master Plan – Boundary treatment

- (p) the applicant should indicate whether there will be a boundary fence/wall provided along the entire boundary. A more permeable boundary fence details should be adopted to interface with the surrounding natural setting;
- (q) it appears that an existing trail will be blocked by the tip of northern boundary. The applicant should clarify and to obtain prior agreement on realignment of trail;

Landscape Master Plan – Re-instatement planting (outside Site)

- (r) a landscape proposal including re-instatement/compensatory tree planting should be provided for assessment. Agreement on such proposal should be sought from the relevant vegetation maintenance department(s) and such proposal should be provided in the application;

Open Space Provision

- (s) calculation of open space provision should refer to HKPSG Chapter 4 “Recreation, Open Space and Greening”. The applicant should note that the circulation space, such as flight of steps between the low-rise blocks, is not accountable for open space calculation and planting areas should be provided with benches. The applicant should review and amend as necessary;