

Appendix I
Landscape Master Plan

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Landscape Master Plan

27th February 2026

Prepared By:

SCENIC Landscape Studio Limited



Project Title	Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong
Report Title	Landscape Master Plan

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan ("LMP") in support of a Section 16 application under the Town Planning Ordinance for a site located at 131 Pok Fu Lam Road. The application is submitted on behalf of the applicant, Ebenezer School and Home for the Visually Impaired Limited (subsequently referred to as Ebenezer), who currently owns and occupies the site (hereafter referred to as "Application Site").
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figure 4.1 to 4.2**; and series of sections through the landscape as **Figures 5.1 to 5.4**.

2.0 Existing Site Description

- 2.1 The Application Site is located at 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong, with a rectilinear site elongating along the western side of the Pok Fu Lam Road and abutting the slopes to the southwest of Victoria Road with an approximate site area of 6,460 m². The Application Site is bounded by Pok Fu Lam Road to the north, the Ebenezer New Hope School to the east, a slope abutting the Victoria Road to the south and west.
- 2.2 Situated on a relatively flat topography (ranging from about +128 mPD to +129 mPD, i.e. approximately 10m below the Pok Fu Lam Road), the Application Site is currently occupied by existing buildings at a height of about 151mPD (at main roof level excluding rooftop structures). They consist of the Ebenezer School & Home for the Visually Impaired (i.e. Old Wing) and Ebenezer School Jockey Club New Wing (6 to 7 storeys), the Old Age Home (4 storeys) currently vacant, and a single-storey carport.
- 2.3 The existing vegetation for the main part of the site comprises of existing trees and some small shrub beds located in isolated locations within the campus. **Figures 2.1 and 2.2** illustrate the existing landscape conditions and context of the site.

3.0 Project Description

- 3.1 The Proposed Scheme comprises four residential blocks arranged parallel to Pok Fu Lam Road, with a buffer area of 20m-setback from the edge of the carriageway of Pok Fu Lam Road to comply with air quality and noise standards under the HKPSG. In addition, a 20m building separation from Ebenezer New Hope School and a building gap of about 8m between T3 and T4 have been designed to enhance air ventilation and visual openness. Variations in building disposition and orientation have also been designed to avoid a potential walled effect, together with landscape treatments such as green walls and planters to reduce the perceived building mass.

- 3.2 The proposed residential blocks will be constructed on a platform of about +121.7 mPD, approximately 18 metres below the road level of about +139 mPD. This platform design allows the building roof level to be contained at 164mPD, resulting in an overall building height comparable to the adjacent planned HKU's Faculty of Medicine campus expansion with a maximum BHR of 164mPD, proposed Global Innovation Centre (+154 mPD to +158 mPD), and Woodbury Court (+218 mPD) and compatible with the surrounding developments across the Pok Fu Lam Road such as Royalton and Royalton II (216mPD), Radcliffe (+216 mPD), Dor Fook Mansion (+182 mPD), and Jessville Tower (+227 mPD). The proposed building height is generally compatible with the surrounding medium-rise development character and stepped building height profile towards the seaward maintained.
- 3.3 **Figure 2.3 - Preservation of the Green Belt** demonstrates that most of the trees affected by the proposed scheme are located within the Application Site boundary and their removal will not affect the viability of the existing Green Belt zoning. The trees located outside the Application Site boundary which will be affected by the Proposed Scheme are all located on or immediately adjacent to the boundary. Many of these trees are growing against the existing retaining structure and so the removal of the structure would leave the trees in an unstable condition.

4.0 Landscape Design Proposal

- 4.1 The concept underpinning the Landscape Master Plan for the Proposed Scheme, presented as **Figure 4.1** to **4.2** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development.
- 4.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

5.0 Landscape Design Objectives

- 5.1 The design objectives for the Master Landscape Plan are to:
- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future resident to create a sense of community;
 - Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
 - Provide visual integration in views of the proposed building mass from the surrounding areas and provide vegetation screening and softening of the built-form in closer low-level views;
 - Provide a quality, sustainable and accessible living environment for the enjoyment of the residents and visitors;
 - Provide recreational spaces for the future residents; and
 - Maximise opportunities for greening measures utilising tree and shrub planting and lawn and climbing plants within the new landscape.

6.0 Open Space Proposals

- 6.1 The Proposed Scheme has sought to provide adequate open space (1m² per person based on the predicted future population) in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG). The design of the open space is based on the objective of providing high quality active and passive recreational facilities and features that will satisfy the needs of the future residents. The provision of open space is shown on **Figure 6.1**.
- 6.2 The Proposed Scheme will include no less than 400 m² of private open space in total for resident's use. Since the current planned total resident population of the project is approximately 392 persons the proposals adequately satisfy the requirements for 1m² per person based on the predicted future population in accordance with the HKPSG.
- 6.3 All of the open space within the Application Site boundary would be constructed, managed and maintained by the applicant after the completion of Defect Liability Period and Establishment Period.

7.0 Green Coverage

- 7.1 The green coverage for the Application Site will not be less than 20% in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 3/2012. This includes a minimum of 10% at the Primary Zone (within 15m of mean street level). The calculation of area is based on the covered and uncovered areas of tree and shrub, lawn and groundcover planting. The Greening Coverage for the proposed development is shown on **Figure 7.1** and **7.2**.
- 7.2 The total site area of the Application Site is 6,460 m² and so the site coverage of greening shall be no less than 1,292 m² (20 %).

8.0 Landscape Design Components

- 8.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage and this will be reflected in the Landscape Master Plan Submission. **Figure 4.1** to **4.2** shows the Landscape Master Plan whilst **Figures 5.1** to **5.4** show a series of sections showing the character and structure of the landscape.
- 8.2 The landscape seeks to create an attractive external environment for the development, coordinating paving and planting design for residential entrances and open spaces with internal streetscape design to provide a unified contemporary appearance within a naturalistic setting in the immediate landscape surroundings. The design also aims to create a vibrant internal landscape area with attractive garden spaces and includes the boundary, arrival and leisure landscapes.

The Boundary Landscape

Landscape Boundary Treatment

- 8.3 The design of the proposed boundary landscape includes the creation of an approximately 1m wide planter alongside the fence wall on the southern, western and north western sides of the Application Site which will function to help integrate the development with its surroundings. It should be noted that these sides of the Application Site are also bound by dense mature tree planting and so views of the periphery of the site will be obscured by the trees. **Figures 5.1 to 5.4** show the proposed treatment of the landscape boundaries.

Landscape Treatment of Boundary with Pok Fu Lam Road

- 8.4 The proposed fence wall will serve to enhance the appearance of the development when viewed from the Pok Fu Lam Road corridor it will also serve to alleviate some of the potential noise arising from the movement of vehicles. This is designed to reduce the apparent visual mass of the structure while also creating a more pleasant visual experience for pedestrians using the pavement alongside Pok Fu Lam Road.
- 8.5 The landscape inside the fence wall accommodates additional shrub planting to maximise the screening effect for the Proposed Development in views from Pok Fu Lam Road and maximise the area of visible greenery. Climbing plants on the inside face of the wall also enhance its appearance for future residents.

The Arrival and Circulation Landscapes

- 8.6 The landscape design for residential projects should provide an enjoyable route home, which can be termed the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape, which include the following key areas:

Entrance Gateway

- 8.7 The landscape of the main site entrance has been designed in form of a green gateway to disguise its utilitarian function, establishing the character of the development at the point of entry and creating a sense of arrival. Decorative paving is used to create a threshold.

Internal Vehicular Circulation (Street)

- 8.8 The Internal circulation areas are likely to be lightly trafficked on a day-to-day basis and as such can be considered as a shared surface. The LMP (**Figure 4.1 and 4.2**) illustrates the landscape character of these internal circulation areas.

Pedestrian Footpath

- 8.9 The pedestrian footpath required under the lease extends along the southern, western and north western boundaries. The footpath will be some 3m wide with the outside edge adjacent to the proposed fence wall being landscaped. The LMP (**Figure 4.1 and 4.2**) demonstrates the proposed landscape character of the footpath corridor.

Lobby Entrances

- 8.10 Each lobby entrance which addresses the street will be demarcated with feature paving and framed with pots / planting to help highlight the interior / exterior threshold and help create a sense of arrival to individual blocks.

The Leisure Landscape

- 8.10 The landscape should also function as a leisure experience for the residents, with things to see and do in the outdoor home environment that provide for social interaction and bringing people closer to nature. The development proposal provides opportunities for specific open space areas associated with the club house which are fully connected to the internal pedestrian circulation.

Swimming Pool and Clubhouse Deck

- 8.11 The Clubhouse is a core feature of the leisure landscape provision and utilises the podium roof of the residential buildings. This landscape has an outdoor swimming pool and decks associated with the facilities which provide active recreation opportunities for residents. The pool is designed to provide for both formal lapping and informal leisure swimming experiences. The planting next to the deck also serves to soften the form of the architectural design particularly whilst also providing for enclosure and privacy for the bathers. The deck and its associated landscape will be designed to enhance the relationship between the internal and external spaces with visual access between the two. The space to the east is enclosed by the proposed residential blocks screening the traffic and noise from Pok Fu Lam Road. The LMP (**Figure 4.1** and **4.2**) shows the pool deck. **Figure 5.4** provides a section through the swimming pool terrace.

Terrace Garden

- 8.12 The Terrace Garden located to the south eastern portion is naturalistic in character and shaded by canopy trees. The terrace is paved forming an incidental landscape space and a flexible hard-wearing surface. **Figure 4.2** shows the layout of the space.

Fern Garden

- 8.13 The Fern Garden forms a small informal area is punctuated by boulders which provides backdrop to views from the interior communal space. **Figure 4.1** shows the location of the Garden.

Children's Play Area

- 8.14 The Children's Play Area, located to the south west of the Application Site, provides a range of play equipment for various age groups. These facilities are set within a landscape framework of shrubs, whilst ample seating and gathering areas are provided to encourage a lively, participatory atmosphere. Seating around the edge of the space provides for adult supervision of the children at play. **Figure 4.2** shows the location of the Children's Play Area.

Outdoor Lounge

- 8.15 The Outdoor Lounge is designed to provide a place of quietude for activities such as Tai Chi, Yoga, reading and quiet contemplation. The landscape features various seating options including some movable seating which allows residents to reconfigure the space. The space has been located to minimize disturbance from the adjacent more active area of the pool and the Children's Play Area; and is shielded from Pok Fu Lam Road by the intervening structure. The landscape layout is shown on **Figure 4.2**.

Entertainment Space

- 8.16 The Entertainment Space contains a range of seating and outdoor dining opportunities. The facilities will include a BBQ (gas powered grill). It is envisaged that use the space for small gatherings taking advantage of the outdoor lounge complete with sofas. The space enjoys elevated views over the wooded landscape to the south west. **Figure 4.2** shows the layout of the space.

9.0 Landscape Design Elements

Soft Landscape Design Approach

- 9.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future resident's recreational needs. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush, landscaped area whilst responding to the character of the architecture that embraces it.
- 9.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the proposed development and in views from Pokfulam Road and the neighbouring residential developments. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort. Large sized trees will be used to achieve this objective at an early stage.
- 9.3 The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight. The species selection also includes a number of plants which are attractive to butterflies.
- 9.4 The species listed in Table 9.1 will form the basis of the planting design proposals (planting list subject to landscape design proposals).

Table 9.1: Planting Species for Amenity Planting Areas

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
Tree Species			
<i>Bauhinia × blakeana</i>	Heavy standard	Native	4000
<i>Chukrasia tabularis</i>	Heavy standard	Exotic	4000
<i>Cinnamomum burmannii</i>	Heavy standard	Native	4000
<i>Elaeocarpus hainanensis</i>	Heavy standard	Exotic	4000
<i>Hibiscus tiliaceus</i>	Heavy standard	Native	4000
<i>Michelia chapensis</i>	Heavy standard	Native	4000
<i>Plumeria rubra 'Acutifolia'</i>	Heavy standard	Exotic	4000
<i>Pyrus calleryana</i>	Heavy standard	Native	4000
<i>Sapium sebiferum</i>	Heavy standard	Native	4000
<i>Terminalia mantaly</i>	Heavy standard	Exotic	4000
<i>Washingtonia robusta</i>	Heavy standard	Exotic	2500
Shrub Species			
<i>Bougainvillea</i> sp. 'Mary Palmer'	600 x 600	Exotic	500
<i>Camellia hongkongensis</i>	300 x 300	Native	250
<i>Cornus hongkongensis</i>	300 x 300	Native	250

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
<i>Duranta repens</i> 'Golden Leaves'	300 x 300	Exotic	250
<i>Eranthemum pulchellum</i> 'Andrews'	300 x 300	Native	250
<i>Ficus microcarpa</i> 'Golden Leaves'	500 x 500	Native	400
<i>Gardenia jasminoides</i>	300 x 300	Native	250
<i>Hibiscus rosa sinensis</i>	500 x 500	Native	400
<i>Ixora chinensis</i>	300 x 300	Native	250
<i>Ixora coccinea</i> 'Sunkist'	250 x 250	Exotic	200
Melastoma candidum	300 x 300	Native	250
<i>Melastoma sanguineum</i>	300 x 300	Native	250
<i>Pachystachys lutea</i> 'Nees'	300 x 300	Native	250
<i>Pittosporum tobira</i>	600 x 500	Exotic	400
<i>Rhaphiolepis indica</i>	300 x 300	Native	250
<i>Rhapis excelsa</i>	600 x 500	Native	400
<i>Rhodoleia championii</i>	300 x 300	Native	250
<i>Rhododendron mucronatum</i>	300 x 300	Exotic	200
<i>Rhododendron simsii</i>	300 x 300	Native	200
<i>Schefflera arboricola</i>	600 x 600	Exotic	500
<i>Strelitzia reginae</i>	600 x 600	Exotic	500
<i>Viburnum hanceanum</i>	300 x 300	Native	250
Groundcover Species			
<i>Asparagus densiflorus</i> 'Sprengeri'	300 x 300	Exotic	250
<i>Cuphea hyssopifolia</i>	250 x 300	Exotic	250
<i>Hymenocallis americana</i>	300 x 500	Exotic	400
<i>Iris</i> spp.	150 x 150	Exotic	100
<i>Lantana montevidensis</i>	300 x 300	Exotic	200
<i>Liriope spicata</i>	150 x 150	Native	150
<i>Nephrolepis auriculata</i>	150 x 150	Native	150
<i>Ophiopogon japonicus</i>	250 x 300	Native	200
<i>Philodendron selloum</i>	700 x 700	Exotic	500
<i>Phyllanthus myrtifolius</i>	300 x 300	Exotic	250
<i>Scindapsus aureus</i>	300 x 300	Exotic	250
<i>Spathiphyllum floribundum</i>	400 x 400	Exotic	300
Vertical Greening*			
<i>Asplenium nidus</i>	200 – 350	Native	Subject to selection of proprietary system
<i>Chamaedorea elegans</i>	200 – 200	Exotic	
<i>Chlorophytum comosum</i>	200 – 200	Exotic	
<i>Cocliaeum variegatum</i> <i>Aucubaefolia</i>	200 – 200	Exotic	
<i>Dieffenbachia Tropic Marianne</i>	200 – 200	Exotic	
<i>Dracaena marginata</i> 'Colorama'	200 – 200	Exotic	
<i>Dracaena reflexa</i> cv. <i>Aurea Variegata</i>	200 – 200	Exotic	

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
<i>Epipremnum pinnatum Aureum</i>	200 – 200	Exotic	
<i>Pachira aquatica</i>	200 – 200	Exotic	
<i>Philodendron congo red</i>	200 – 200	Exotic	
<i>Schefflera actinophylla</i>	200 – 350	Exotic	
<i>Schefflera octophylla</i>	200 – 350	Native	
<i>Syngonium podophyllum 'Neon'</i>	200 – 350	Exotic	
<i>Vriesea barbara</i>	200 – 200	Exotic	
Bamboo			
<i>Bambusa textilis</i>	2000-3000 Ht.	Exotic	250
<i>Pseudosasa japonica</i>	1000-2000 Ht.	Exotic	250
Climbing Plants			
<i>Bauhinia glauca</i>	At least 3 shoots per plant. Each shoot at least 1000mm in length.	Native	250
<i>Ficus pumila</i>		Native	
<i>Lonicera japonica</i>		Native	
<i>Parthenocissus tricuspidata</i>		Exotic	
<i>Philodendron cordatum</i>		Exotic	
<i>Quisqualis indica</i>		Exotic	
Lawn			
<i>Axonopus compressus</i>	Turves	Exotic	

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission. *The vertical greening design is likely to be proprietary and so the species section will be determined by the supplier subject to client review.

Soil Depth for Planting Areas

- 9.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth excluding the drainage layer of 1200mm facilitating the planting of trees whilst shrub and green roof / lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively excluding the requirements for drainage.

Vertical Greening System

- 9.6 The vertical greening is proposed to be a proprietary green wall using a modular system with a sustainable and easily maintained automatic irrigation and drainage systems. The plant species as listed in the **Table 10.1** are selected for their robustness based on previous green wall projects in Hong Kong and their ease of maintenance. The proprietary green wall system will utilise modular trays to maximise the volume of growing medium. The soil depth will be subject to the selection of the green wall system during the detailed design stage of the project however the objective will be to maximise it as far as possible. The various components of the system including the planting are designed for ease of maintenance and replacement. The requirements for maintenance access for the areas of vertical greening will be explored during the detailed design stage of the project.

Irrigation and Drainage

- 9.7 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Feature Paving

- 9.8 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.
- 9.9 The use of a similar material palette for the vehicular and pedestrian areas is designed to blur the distinction between the two and create the appearance of a shared surface.
- 9.10 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:
- Internal access roads, EVA and pedestrian pavements: Subtle shades of natural granite and concrete pavers designed to create a distinct identity at the threshold of the development and subtle transition with the adjacent pedestrian pavement.
 - Main Gardens: Combination of natural granite and concrete paving using both formal paving and naturalistic paving for the horizontal surfaces building on the design theme for the architectural and landscape schemes.
 - Recycled plastic composite timber decking for the swimming pool area.
- 9.11 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008 (2021 Edition)'.
- 9.12 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

Planter Walls

- 9.13 Where possible planters will be at-grade however where raised planters are required the planter walls and coping will be clad with various finishes including a combination of light and mid grey and rustic yellow natural granite.

Lighting

- 9.14 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:
- Amenity lighting highlighting feature trees, walls, sculptures and planting through the use of spotlights and up-lighting;
 - Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties;
 - General safety lighting with the minimum lux level which will last between midnight and early morning; and;
 - Sufficient lighting to meet the lux requirements for the pool license areas.

Site Furniture

- 9.15 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape.

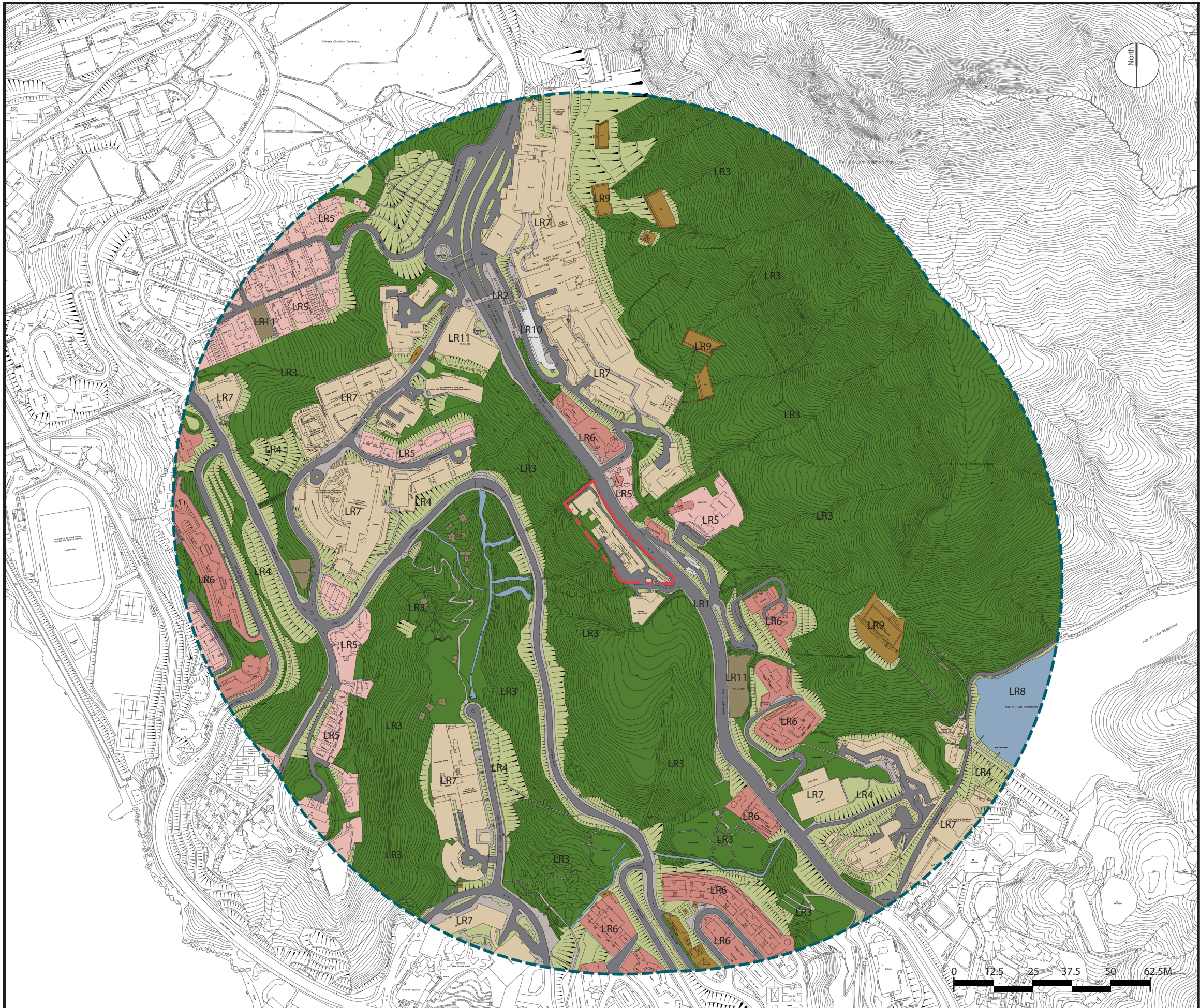
Safety Requirements

- 9.16 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

10.0 Landscape Management and Maintenance

- 10.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year.
- 10.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows time for proper establishment of the plants and the replacement of any losses.
- 10.3 At the end of the 12-month DLP / EP, subject to the location, the landscape will be managed and maintained by the landowner and/or the management company for the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Landscape Figures



LEGEND

500m Assessment Boundary

Application Site Boundary

Landscape Resources

LR1 Road Development

LR2 Pedestrian / Footbridge

LR3 Hillside Secondary Woodland

LR4 Amenity / Plantation

LR5 Low-rise Residential Development

LR6 High-rise Residential Development

LR7 Institutional Development

LR8 Water Bodies / Reservoir

LR9 Infrastructural Development

LR10 Open Storage / Carpark

LR11 Areas Currently being Redeveloped / Vacant Land

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Landscape Context

SCALE	A.S.	DATE	Jan 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 2.1		REV
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SCENIC

新城

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VP01: LR1 Road Development



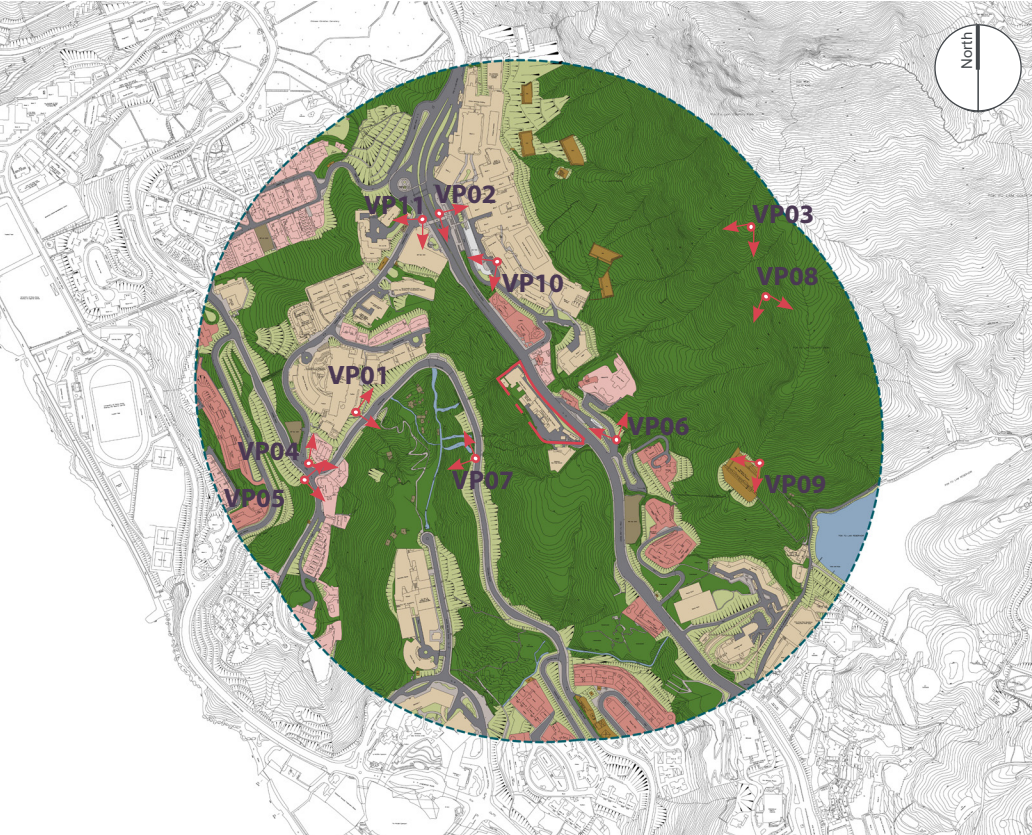
VP02: LR2 Pedestrian / Footbridge



VP03: LR3 Hillside Secondary Woodland



VP04: LR4 Amenity / Plantation



VP05: LR5 Low-rise Residential Development



VP06: LR6 High-rise Residential Development



VP07: LR7 Institutional Development



VP11: LR7 Institutional Development



VP08: LR8 Water Bodies / Reservoir



VP09: LR9 Infrastructural Development



VP10: LR10 Open Storage / Carpark

LEGEND

500m Assessment Boundary

Application Site Boundary

Landscape Resources

LR1 Road Development

LR2 Pedestrian / Footbridge

LR3 Hillside Secondary Woodland

LR4 Amenity / Plantation

LR5 Low-rise Residential Development

LR6 High-rise Residential Development

LR7 Institutional Development

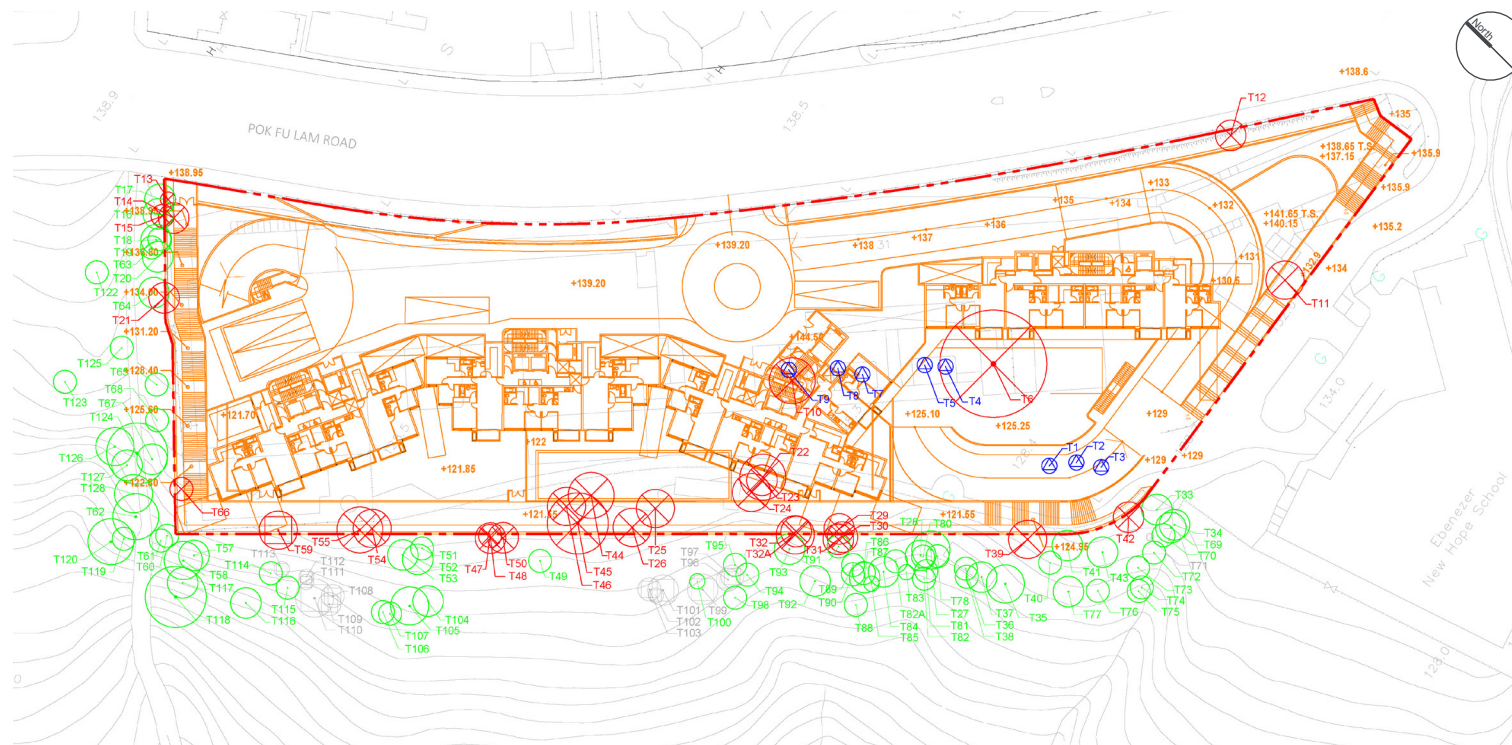
LR8 Water Bodies / Reservoir

LR9 Infrastructural Development

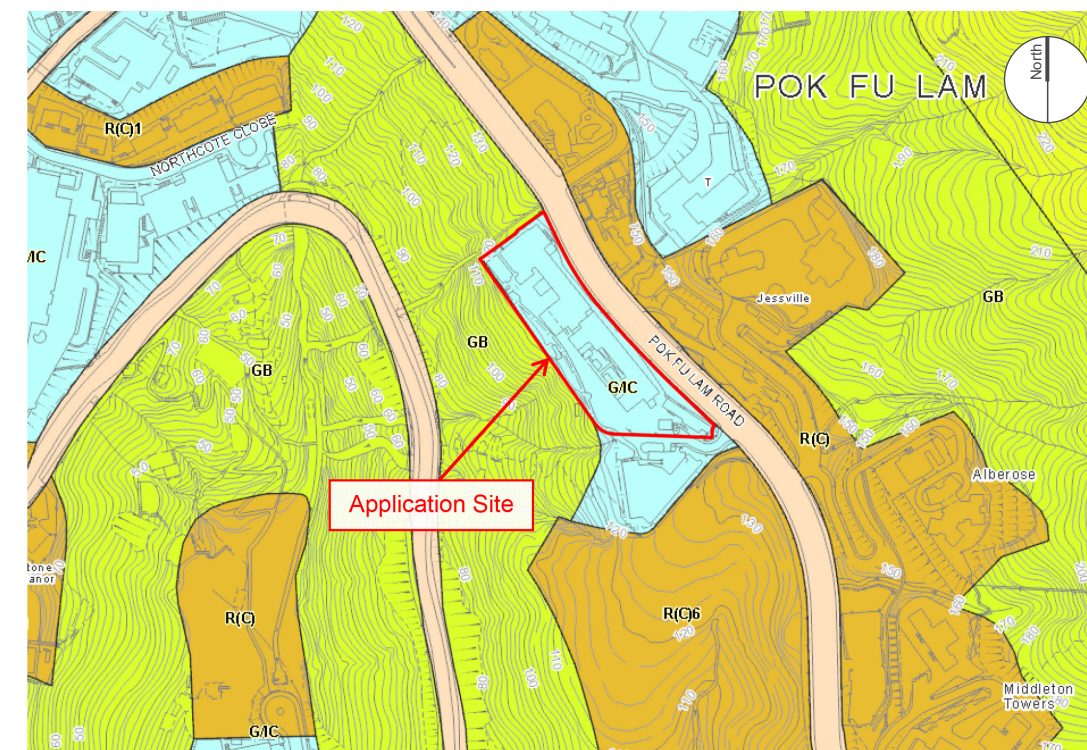
LR10 Open Storage / Carpark

LR11 Areas Currently being Redeveloped / Vacant Land

SCALE	A.S.	DATE	Jan 2026
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FIGURE NO.	Figure 2.2		REV
			-



Plan A: The above plan demonstrating that the majority of the trees affected by the Proposed Scheme are located within the Application Site Boundary and outside the Green Belt zone.



Plan B shows the extent of the Green Belt zone located outside the Application Site boundary

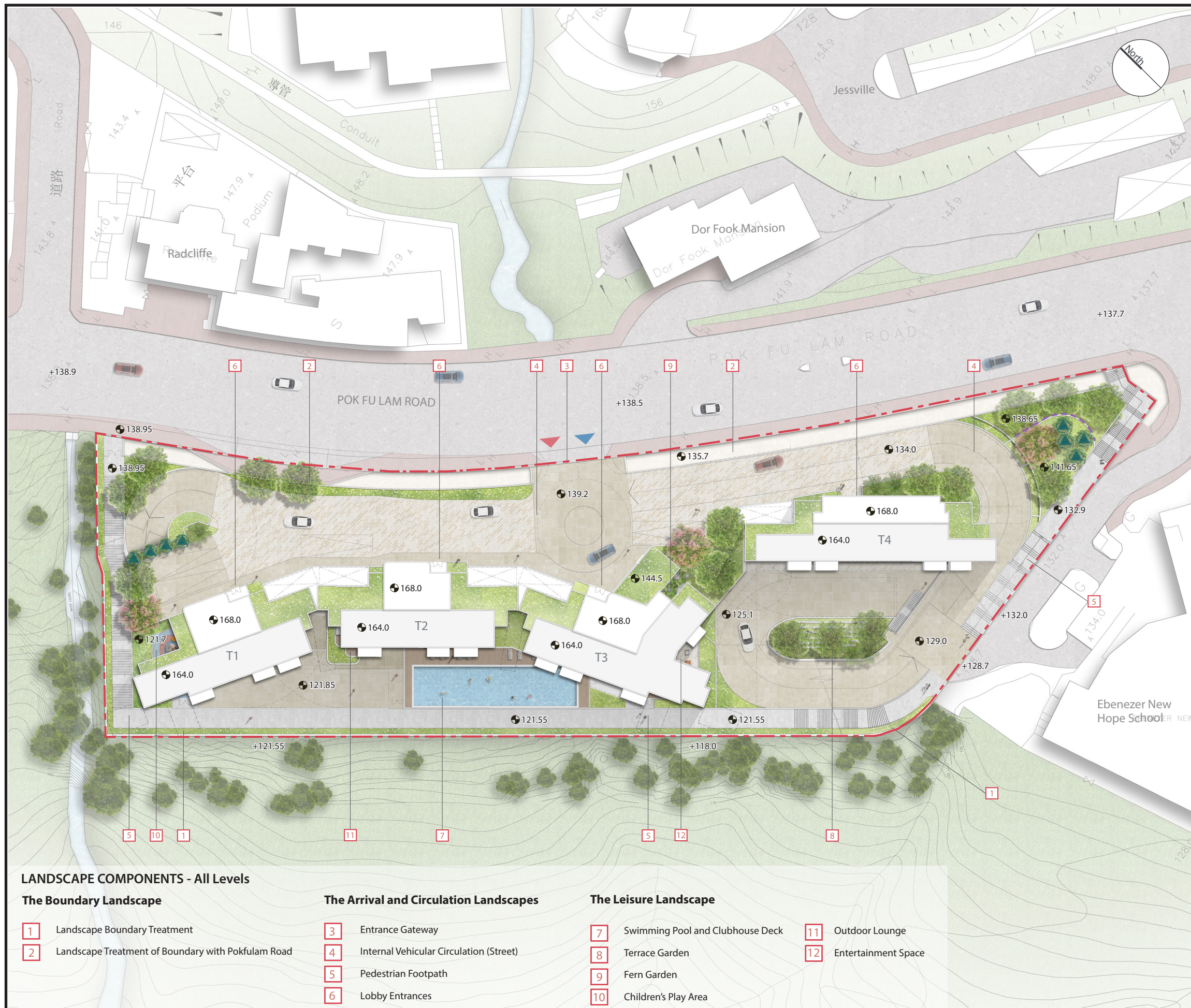


Plan C demonstrates that there will be little impact on the viability of the Green Belt.

Note: As shown in Plans A and B, the majority of the tree affected by the Proposed Scheme are not located within the Green Belt zone.

Of the 30 nos trees recommended for removal only 21 nos are located within (and at the very edge) of the Green Belt and of these 1 nos are dead. 3 nos of the tree recommended for removal are *Leucaena leucocephala*.

As these trees are located immediately adjacent to the Application Site boundary, the effective width of the GB will not be affected and so the impact is not considered to be significant.



LEGEND

- Application Site Boundary
- Existing Levels
- Proposed Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Existing Vegetated Slope
- Existing Retained Tree
- Proposed Vertical Greening
- Proposed New Tree Planting (Landscape Framework)
- Proposed New Tree Planting (Feature Trees)
- Transplanted Trees
- Proposed Lawn Area
- Proposed Shrub Area
- Proposed Paving
- Proposed Timber Deck
- Proposed Swimming Pool
- Proposed Children's Play Area

Note: Drawings are indicative subject to detailed design.



LANDSCAPE COMPONENTS - All Levels

The Boundary Landscape

- 1 Landscape Boundary Treatment
- 2 Landscape Treatment of Boundary with Pokfulam Road

The Arrival and Circulation Landscapes

- 3 Entrance Gateway
- 4 Internal Vehicular Circulation (Street)
- 5 Pedestrian Footpath
- 6 Lobby Entrances

The Leisure Landscape

- 7 Swimming Pool and Clubhouse Deck
- 8 Terrace Garden
- 9 Fern Garden
- 10 Children's Play Area
- 11 Outdoor Lounge
- 12 Entertainment Space

FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

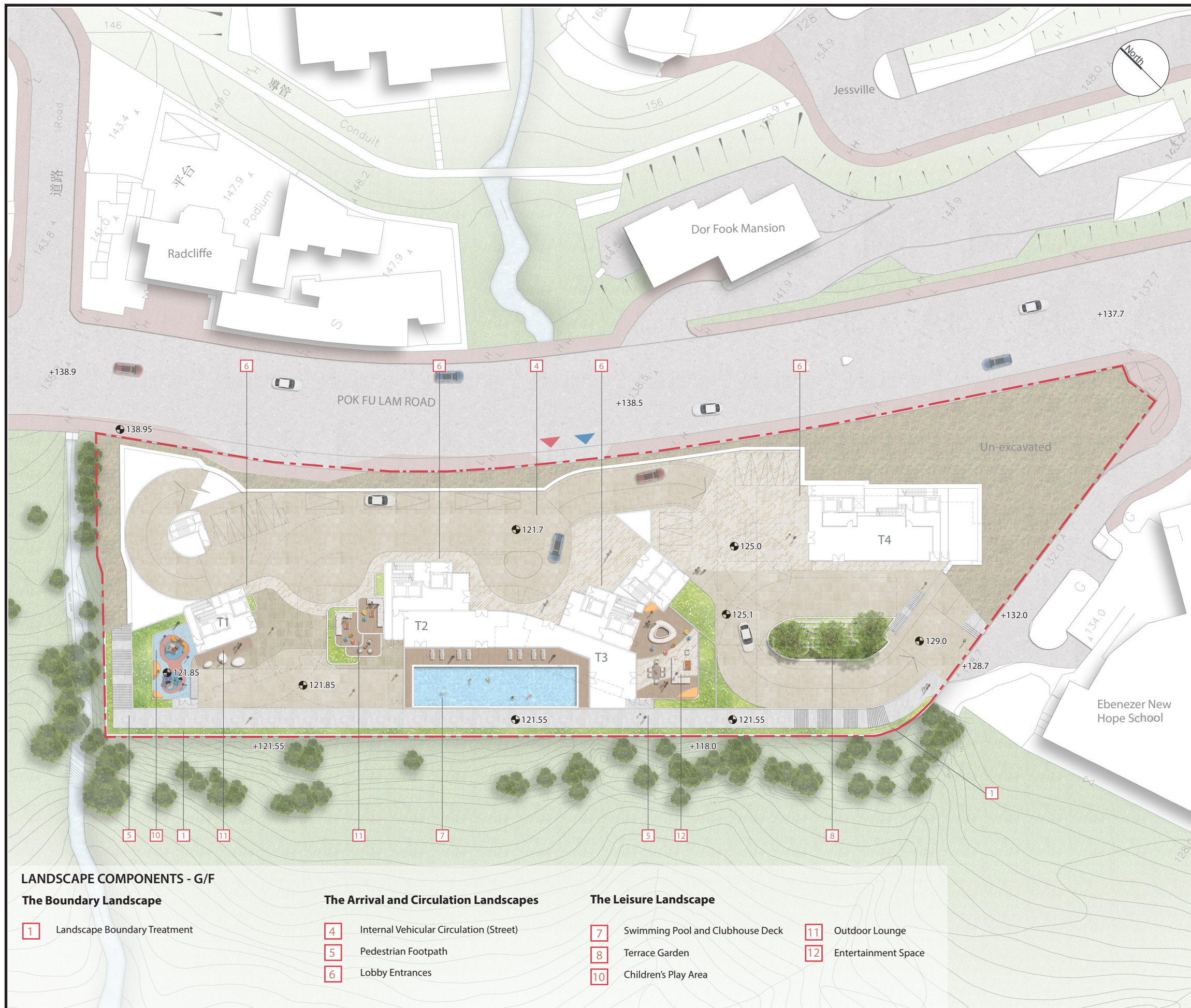
Landscape Master Plan - All Levels

SCALE	A.S.	DATE	Jan 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.1		REV
			-



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- LEGEND
- Application Site Boundary
- + xx.xx

Existing Levels
- xx.xx

Proposed Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Existing Vegetated Slope
- Existing Retained Tree
- Proposed New Tree Planting
(Landscape Framework)
- Proposed New Tree Planting
(Feature Trees)
- Transplanted Trees
- Proposed Lawn Area
- Proposed Shrub Area
- Proposed Paving
- Proposed Timber Deck
- Proposed Swimming Pool
- Proposed Children's Play Area

LANDSCAPE COMPONENTS - G/F

The Boundary Landscape

1 Landscape Boundary Treatment

The Arrival and Circulation Landscapes

4 Internal Vehicular Circulation (Street)
5 Pedestrian Footpath
6 Lobby Entrances

The Leisure Landscape

7 Swimming Pool and Clubhouse Deck
8 Terrace Garden
10 Children's Play Area
11 Outdoor Lounge
12 Entertainment Space

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Landscape Master Plan - G/F

SCALE	A.S.	DATE	Jan 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.2		REV
			-

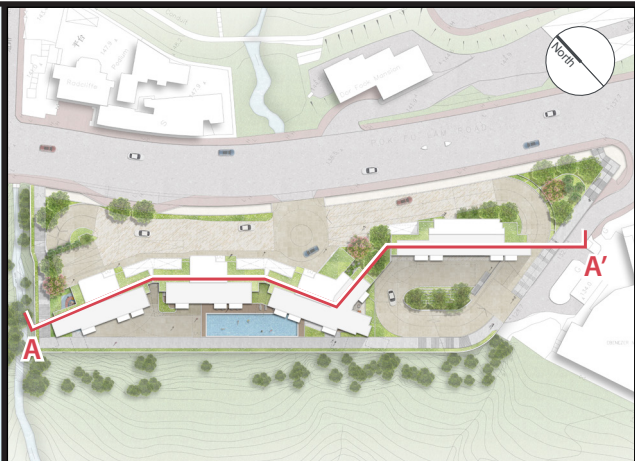
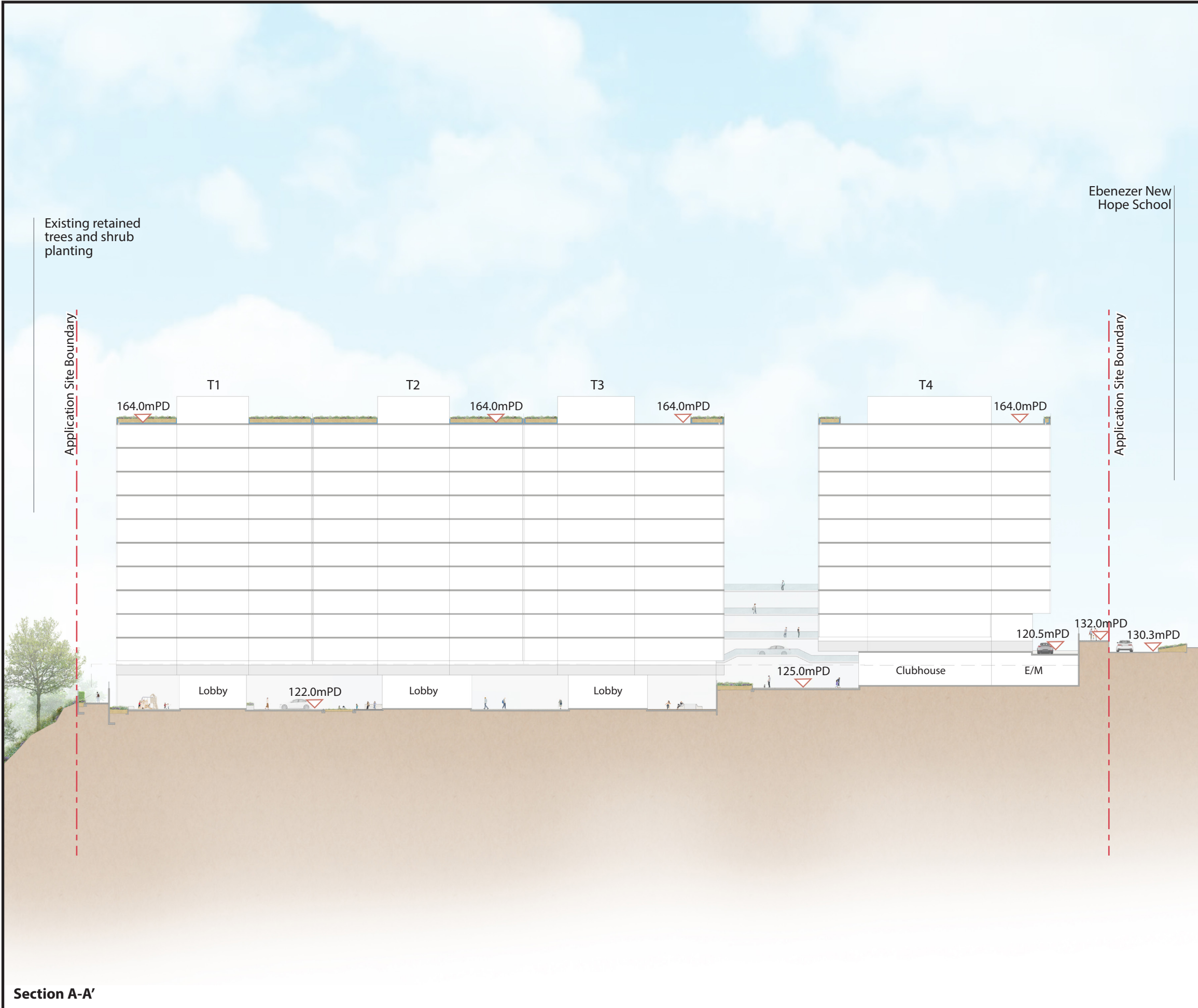


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LEGEND

-  Section Line
-  Application Site Boundary
-  Typical Levels
-  Proposed Planter
-  Proposed Shrub Planting
-  Proposed Swimming Pool

Note: Drawings are indicative subject to detailed design.



Section A-A'

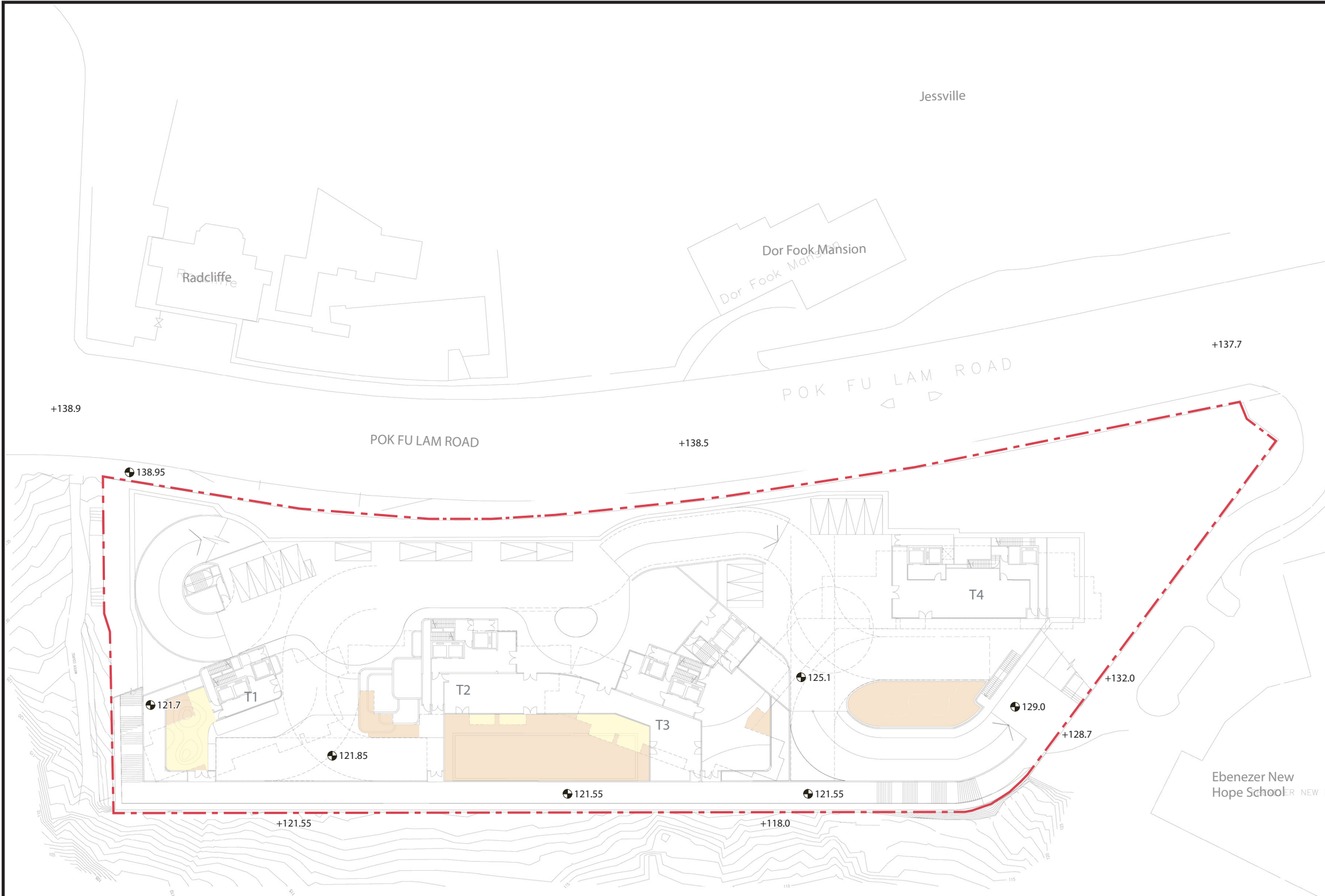
FIGURE TITLE Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at "Residential (Group C)7" zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Landscape Section A-A'

SCALE	A.S.	DATE	Jan 2026
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FIGURE NO.	Figure 5.1		REV
			-



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- LEGEND
- Application Site Boundary
- xx.xx

Proposed Levels
- Uncovered Private Open Space
- Covered Private Open Space

Open Space	
Private Open Space	no less than 400 m ²

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Open Space- G/F

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CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 6.1			-



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LEGEND

Application Site Boundary

⬆xx.xx

Proposed Levels

Uncovered Greening at Primary Zone

Uncovered Greening at Non-Primary Zone

Covered Greening at Non-Primary Zone

Vertical greening at Primary Zone

Green Coverage	
Total Green Coverage	no less than 1,292 m ² (20%)

Note: Drawings are indicative subject to detailed design.

0510152025M

FIGURE TITLE	Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong			
	Green Coverage- G/F to 4/F			

SCALE	A.S.	DATE	Jan 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.1		REV
			-

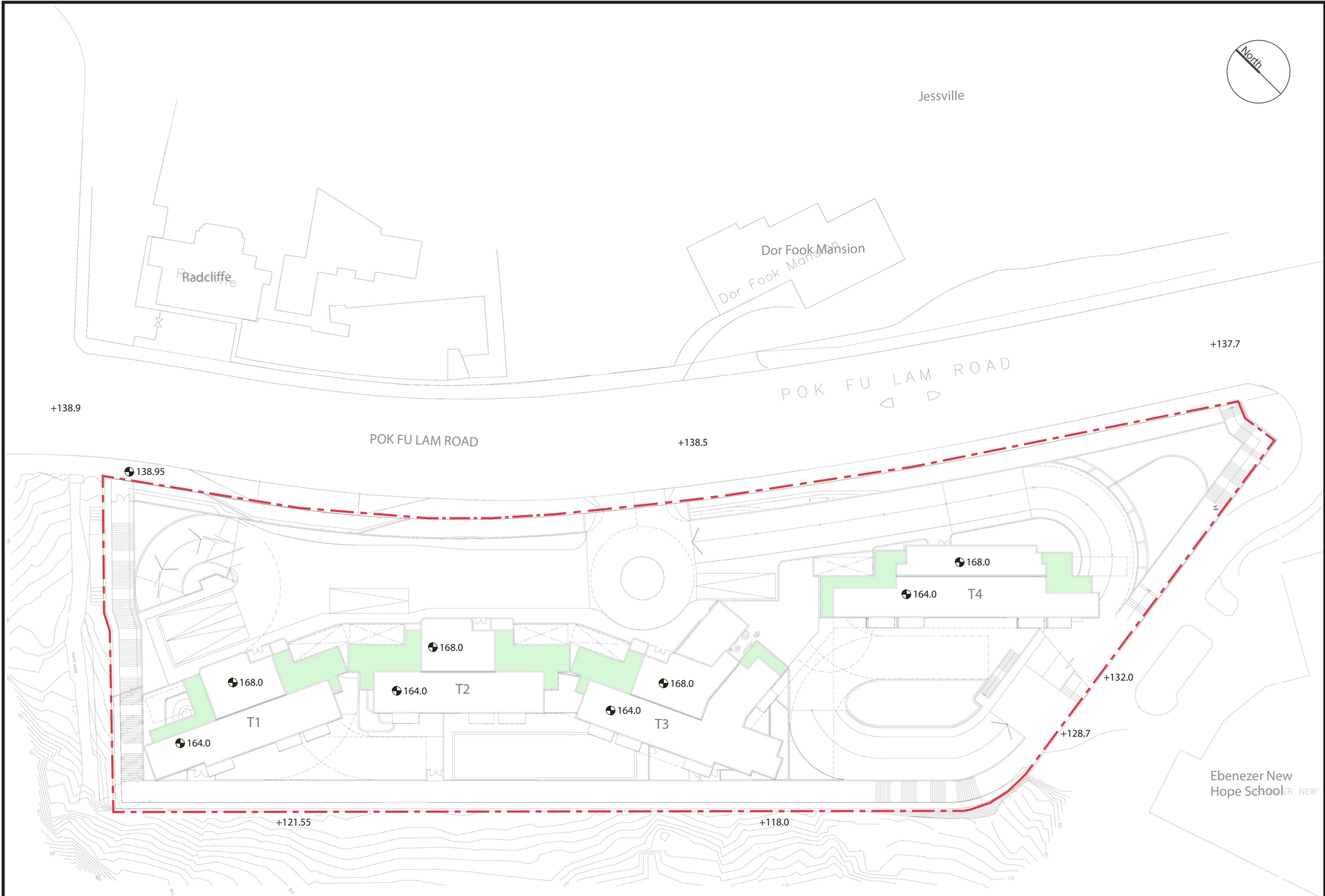
SCENIC 新城

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- LEGEND**
- Application Site Boundary
 - Proposed Levels
 - Uncovered Greening at Non-Primary Zone

Green Coverage	
Total Green Coverage	no less than 1,292 m ² (20%)

Note: Drawings are indicative subject to detailed design.



FIGURE TITLE

Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131) for Submission of Layout Plan and Proposed Minor Relaxation of Building Height Restriction for Permitted Flat at “Residential (Group C)7” zone at the Ebenezer School and Home for the Visually Impaired, 131 Pok Fu Lam Road, Pok Fu Lam, Hong Kong

Green Coverage- R/F

SCALE	A.S.	DATE	Jan 2026
CHECKED	CJF	DRAWN	JZ
FIGURE NO.			REV
Figure 7.2			-



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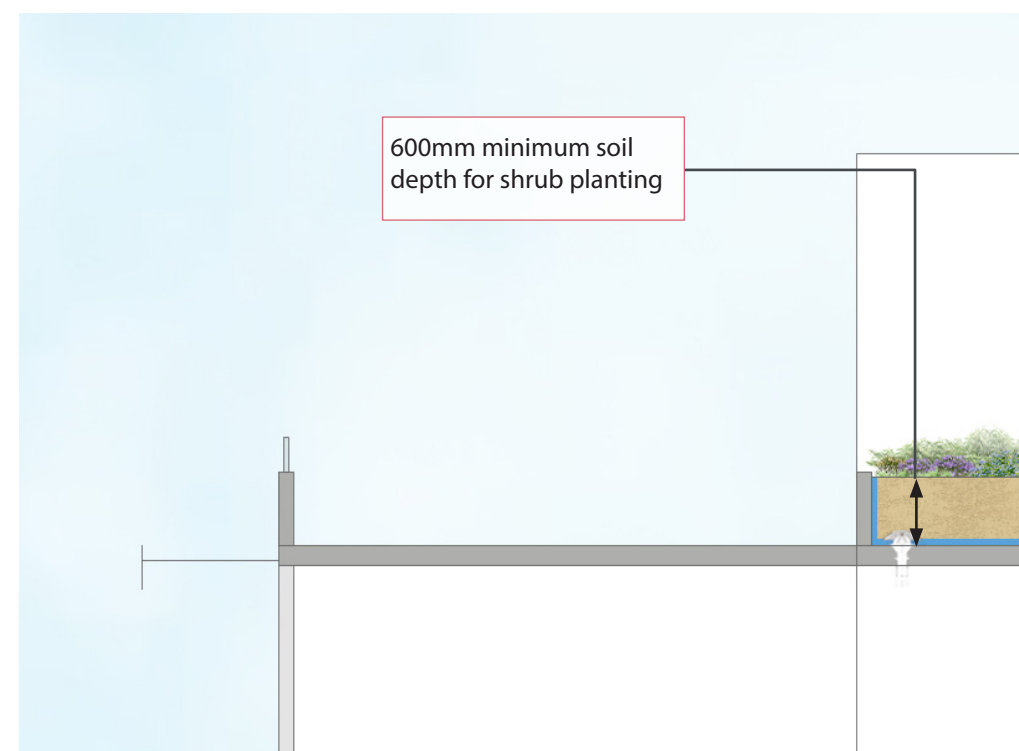
12/F So Hong Commercial Building, 41-47 Jervois Street, Sheung Wan, Hong Kong
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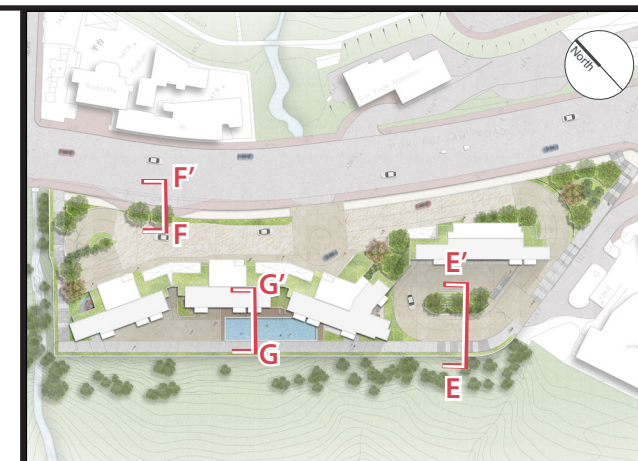
E. Section showing the proposed shrub and lawn planting (at-grade)



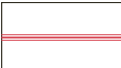
F. Section showing the proposed tree planting (on-structure)



G. Section showing the proposed edge planting (on structure)



LEGEND

-  Section Line
-  Typical Levels
-  Soil Mix
-  Planter Drainage Outlet to Engineering's Details
-  Drainage Cell / Screed Laid to Falls
-  Gravel Covered with Geotextile at Drain Outlet

Note:

- All soil depths stated exclude drainage layer.
- Light and drak grey granite finishes for the planter walls and coping.

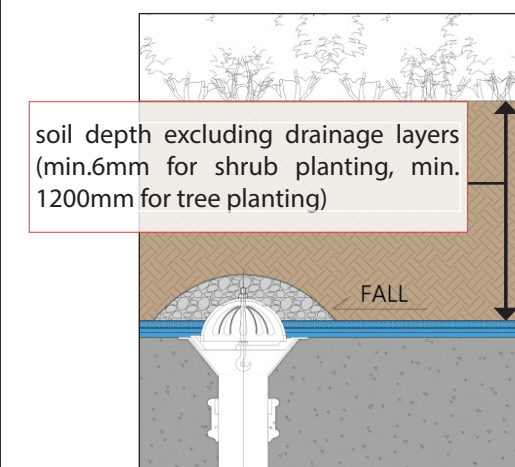
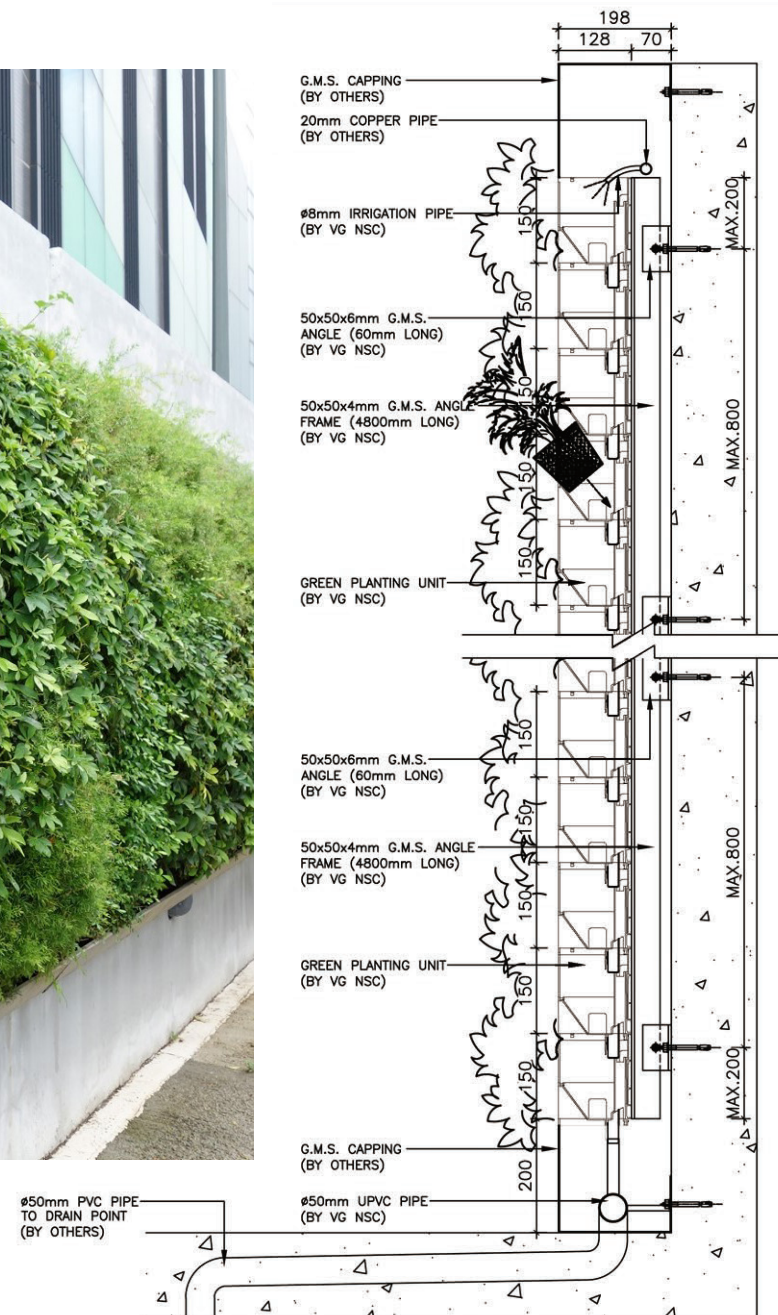


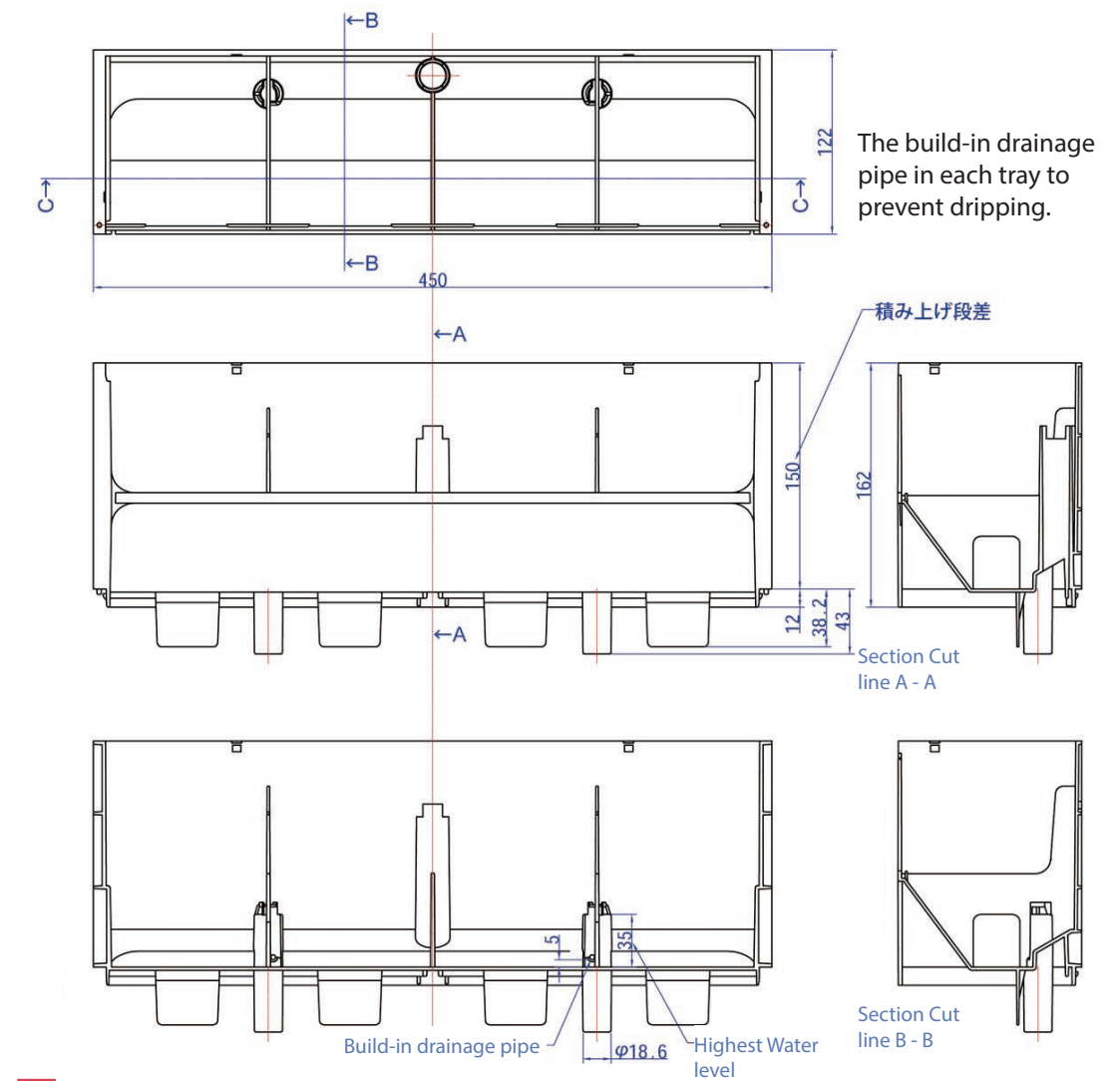
Diagram showing the Drainage outlet detail



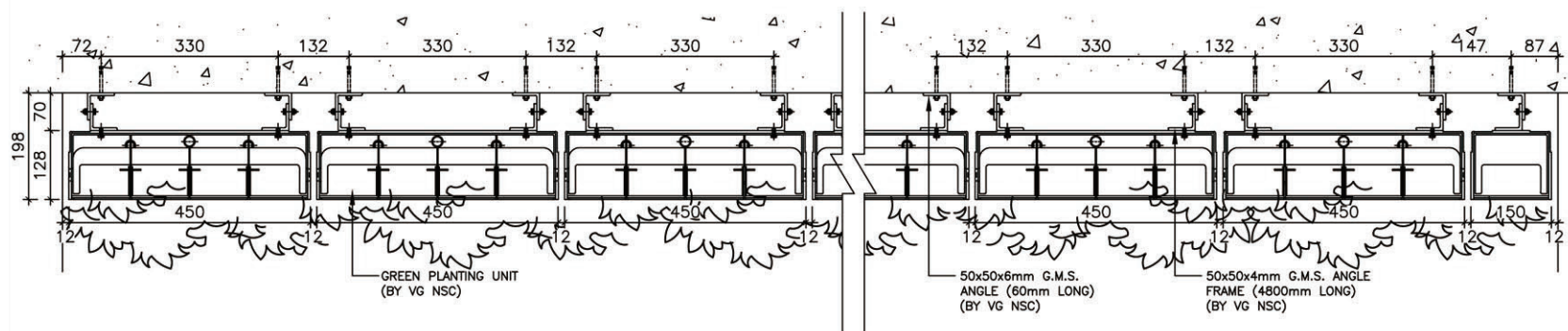
Fence wall for a project in Hing Kong utilising a similar tray system for the vertical greening.



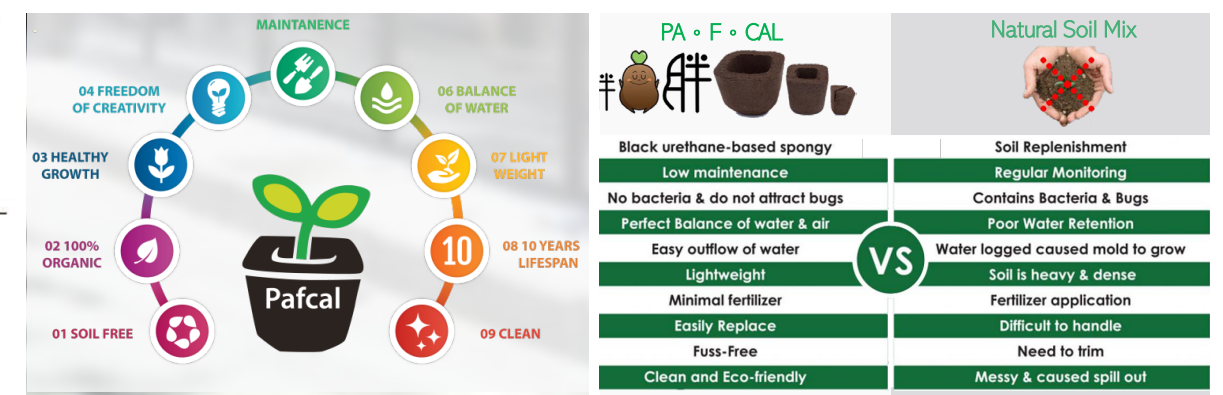
Section of the "Forest Planting Modular" vertical greening system



The design of "Forest Planting Modular" Planting Tray



Plan of the "Forest Planting Modular" vertical greening system



"Pafcal" filling material

Note: The images on this page show one possible solution to the design of the vertical greening. The eventual proposal will be subject to detailed design development and a comprehensive review of new technologies available in the market at that time.