

## **Appendix II**

Landscape Proposal

**PROPOSED RESIDENTIAL DEVELOPMENT WITH  
MINOR RELAXATION OF PLOT RATIO RESTRICTION  
IN “COMMERCIAL (2)” ZONE AT 8 LAM CHAK STREET**

**Landscape Proposal**

**Revision C**

**by**



Landes Limited

Date: 27 May 2026

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- Appendix C Site Coverage of Greenery
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## **1.0 INTRODUCTION**

- 1.1 The proposed Composite Development with Residential and Retail uses ("The Proposed Development") is located at 8 Lam Chak Street, Kowloon. This proposal is prepared as part of the planning application for the Proposed Development.
- 1.2 This proposal describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development. It depicts the tentative landscape designs in planning stage only. A more comprehensive package of proposals will be formulated during the detailed design stage of the project.
- 1.3 This Landscape Proposal presents:
  - The Landscape Master Plan;
  - Planting Proposal;
  - Site Coverage of Greenery; and
  - Open Space Provision.

## **2.0 THE SITE AND ITS CONTEXT**

- 2.1 The Site is situated at No.8 Lam Chak Street, Kowloon – N.K.I.L.6215. To the south of the Site is the Kai Tak Cruise Terminal while Kai Tak Fire Station is located to its immediate north. It was bounded by Cheung Yip Street, Lam Chak Street and Kai Hing Road to its north, west and south respectively. The main vehicular and pedestrian is via Kai Hing Road. Ngau Tau Kok MTR Station is situated at about 600m east of the Site and within 15-minute walking distance.
- 2.2 The Application Site itself is currently occupied by a 23-storey office building with nearly 100% site coverage. No tree was identified within the Site, hence no Old and Valuable Trees (OVT) and protected species were identified in accordance with the DEVB TCW No. 5/2020 – Registration and Preservation of Old and Valuable Trees and Forests and Countryside Ordinance.
- 2.3 The surrounding area is generally developed and the Site is in the midst of commercial (at KBBA) and commercial/residential (at Kai Tak Development settings).

### 3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises two residential towers with stepping height ranging from 26 to 34 storeys, situated atop a 3-storey commercial arcade (including a mezzanine floor underneath the portion below Tower 1 and Tower 2), with parking facilities located in two basements. Drawings of the Proposed Development can be referred to in the building plans submitted with the planning application, and the development schedule is outlined as follows:

Table 1.0 Development Schedule

<b>Total Site Area</b>	About 6,541m <sup>2</sup>		
<b>Plot Ratio</b>	Total: 7.0 Domestic: 6.5 Non-domestic: 0.5		
<b>Total GFA</b>	Total: 45,787 m <sup>2</sup> Domestic: 42,516.5 m <sup>2</sup> Non-domestic: 3,270.5 m <sup>2</sup> GIC Facilities: about 490 m <sup>2</sup> Shop/F&NB: about 2,780.5 m <sup>2</sup>		
<b>Total No. of Unit</b>	1,140		
<b>Average Flat Size</b>	About 37.3 m <sup>2</sup>		
<b>Maximum Building Height</b>	Not more than +136.45mPD		
<b>No. of Storeys</b>	Not more than 38 (plus 2 storeys of underground carpark)		
<b>Site Coverage</b>	15m and below: Not more than 65% Above 15m: Not more than 40%		
<b>No. of Block</b>	2		
<b>Private Open Space</b>	Not less than 2,850 m <sup>2</sup>		
	<b>Residential</b>	<b>Non-residential</b>	<b>Total</b>
<b>Car Parking Space</b>	267	22	289
<b>Motorcycle Parking Space</b>	12	3	15
<b>Loading/Unloading Space</b>	2 HGV	3 LGV + 2 HGV	3 LGV + 4HGV

- 3.2 On the existing site, only minimal greenery is located at G/F. The proposed landscape design aims to increase greenery provision at G/F, 1/F and 2/F. Coupled with the building's setback from the site boundaries, will enhance the overall greenery within the site and improve the adjoining streetscape. Besides, the outdoor spaces at G/F, 1/F and 2/F are designed to serve as communal areas for both users and visitors, promoting social interaction and recreational use.

#### 4.0 LANDSCAPE MASTER PLAN (Refer to Appendix A)

4.1 The landscape design aims to respond to the site conditions, building form, and function and to provide a high-quality landscape scheme that would improve the overall site character for the proposed building blocks. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Supplement to the proposed building and its architectural style;
- Creation of a green and sustainable setting by maximising the opportunity for soft landscape;
- Improve the existing streetscape;
- Establishment of pleasant landscape areas which meet the varying needs of users; and
- Minimization of future maintenance requirements.

4.2 Landscape sections showing the proposed landscape treatment, particularly for the edge treatment of the Proposed Redevelopment and their underlying principles have been attached in **Appendix A** for ease of reference.

4.3 The landscape design of the Communal Open Space should consider the following relevant guidelines/legislation:

- Hong Kong Planning Standards and Guidelines;
- Design Manual: Barrier Free Access 2008 (Building Department);
- PNAP APP 152 – Sustainable Building Design Guidelines (2023 version);
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease;
- PlanD's PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 12A of the Town Planning Ordinance (Cap. 131).

4.4 In order to ensure that the Proposed Development blends in with its surroundings, a number of design principles have been incorporated into the layout. These can be summarised as follows:

##### **Enhancement of Streetscape**

4.5 In light of the current conditions of Lam Chak Street and Kai Hing Road to the west and south of the site, the footprint of the existing building abuts the street and pedestrian walkway, leaving approx. 3.0m for circulation. To enhance the streetscape, a substantial building setback ranging from 2.5m to 13.5m from these two pedestrian pathways is proposed, allowing for a 1.5m canopy, recreational open spaces and pavement planting. This will create visual interest for passersby and improve the overall streetscape experience. Please refer to landscape section, dwg. no. **LD101 to LD103** in **Appendix A**.

4.6 Similarly, the residential towers have been set back from the adjacent development to its immediate east, namely Pacific Trade Centre, to ensure a **28m** wide visual and wind corridors, allowing for the enjoyment of the neighboring properties. The setback area at G/F will accommodate vehicular access, **4m** wide public passage and greening spaces. A green boulevard is proposed to soften the building's hard lines at pedestrian level and enhance visual amenity for both users and passersby. Additionally, a vertical green wall is proposed along the eastern boundary, providing a lush backdrop to the landscaped areas and creating a welcoming environment for occupants. Please refer to drawing no. **LMP02 and Landscape Section, dwg. no. LD102** in **Appendix A**.

##### **Integration of the Development with the Surrounding Context**

4.7 The Site is surrounded by commercial/residential (at Kai Tak Development settings). In view of this, the landscape design aims to create soft-planted edges around the development, providing a smooth transition between the proposed development and the adjacent roadside environment. Along with the peripheral planting along boundaries at G/F, edge planters with ornamental shrubs and groundcovers are proposed at the landscaped gardens on the 1/F and 2/F. The integration of functional open spaces, such as the viewing platform, swimming pool, fitness trails, and gathering courtyard... will cater to the recreational needs of the users. These landscape gardens will also serve as visual courtyards,

enhancing privacy and aesthetic appeal for the adjoining neighbors. Please refer to drawing no. **LMP01 to LMP04** in **Appendix A**.

### Planting Design

- 4.8 For the entire landscape area, where practicable, ornamental trees, flowering shrubs, climbing plants and foliage plants are proposed. The use of tree planting in heavy standard size would be encouraged to provide a more instant effect while the proposed shrub and groundcover planting will in addition to contribute to the landscape concept for the development and visually soften the appearance of the development in short and medium distance views. Drawings showing the soft landscape treatments such as trees, shrub, groundcovers and lawn are in **Appendix B**.
- 4.9 Vertical green walls are proposed at G/F in order to improve the greenery at pedestrian level. Where spaces allowed for planters and climbing devices installation, metal wire system will be installed as trailing system for climbing plants. It is intended to establish the vertical green wall in long run, with low maintenance requirement. Please refer to landscape section, dwg. No. **LD104** in **Appendix A**.

### Landscaped Open Space at G/F, 1/F and 2/F

- 4.10 A green boulevard with sitting areas is proposed at the main entrance at G/F, creating a welcoming and aesthetically pleasing approach that guides residents and visitors toward the residential lobby. Directly opposite the residential lobby, a water feature is situated at the drop-off area. This feature not only enhances the visual appeal of the entrance but also provides a calming focal point, creating a strong sense of arrival and orientation for occupants and visitors. The design of these spaces aims to promote relaxation, social interaction, and a high-quality building environment.
- 4.11 The building mass is recessed at 1/F along its northern, western, and southern sides to achieve a stepping profile, which helps break down the bulk of the structure. Additionally, opportunities on the 1/F flat roof have been explored to create a viewing platform for the enjoyment of users and visitors. Edge planters with creeping plants are proposed along the perimeter of the viewing platform to soften the building's hard lines.
- 4.12 The majority of open spaces at the 2/F podium are designed as communal areas to foster social interaction and recreational activities. A variety of recreational facilities are proposed, including a swimming pool, yogo place, a multi-functional lawn, a gathering courtyard, and fitness equipment. These amenities aim to enhance the quality of life for residents and provide inviting environments for visitors, promoting relaxation, leisure, and community engagement.

### Recreational Facilities

- 4.13 Recreational facilities like entrance plaza, outdoor dining spaces, green boulevard at G/F, al-fresco dining at 1/F, swimming pool, sitting gardens, children play area and fitness equipment are provided at 2/F podium, in order to cater for the recreational need of the occupants and visitors.
- 4.14 It is expected that there will be about **2,850** occupants at the Proposed Development while the proposed area of the communal open spaces under application shall not be less than **2,850** m<sup>2</sup>. Please refer to the Communal Open Space Calculation in **Appendix D**.

### Soil Depth and Drainage for Planting

- 4.15 In general, appropriate soil depth will be provided, with all drainage layer, water-proofing and protective screeding exclusive as listed below:

Table 3.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/ Creepers/ Climbers	600mm
Groundcover/ Lawn	300mm

## Irrigation

- 4.16 The proposed irrigation system will be by tap water pipe for manual operation for horizontal planting areas. Water points will be provided covering the proposed planters. For the proposed vertical green wall in form of modular green panels, automatic irrigation system with timer control is proposed. The proposed source of water supply will subject to final approval from the Water Services Department.

## Future Maintenance

### *Hard Landscape Elements*

- 4.17 Maintenance for hard landscape elements within the proposed landscaped areas shall be carried out by management office of the development with maintenance intention as follows:

#### I – Routine Maintenance (Daily – Weekly)

- a. Rubbish and litter removal
- b. Sweeping and cleaning
- c. Damage inspection and repair for site furniture and light bulb replacement

#### II – Annual/ Long Term Maintenance

- a. Repainting
- b. Resurfacing of worn pavements
- c. Replacing worn parts site furniture, lighting fixture and other facilities
- d. Replacement of worn landscape furniture

### *Soft Landscape Element*

- 4.18 For the whole landscaped areas, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the lot owner.
- 4.19 Ultimately, the Applicant will employ maintenance staff to take care of all landscape areas within the Site.

## 5.0 SITE COVERAGE OF GREENERY (Refer to Appendix C)

- 5.1 The current landscape proposal aims to provide proper greenery within the Site boundary. The calculation of greening ratio is shown below and the common greenery calculation shall refer to **Appendix C**:

Area of the Site = 6,515.0 m<sup>2</sup>  
Area of Roof = 4,148.0 m<sup>2</sup>

Common Greenery Requirement in accordance with the Explanatory Statement of the Outline Zoning Plan:

- (a) Minimum Total Common Greenery = 6,515.0 x 30% = 1,954.5 m<sup>2</sup>
- (b) Minimum Common Greenery at Primary Zone = 6,515.0 m<sup>2</sup> x 20% = 1,303.0 m<sup>2</sup>
- (c) Minimum Common Greenery on Roof = 4,148.0 m<sup>2</sup> x 20% = 829.6 m<sup>2</sup>

- 5.2 The overall common greenery of the Application Site will not be less than 30%, i.e. **1,954.5 m<sup>2</sup>** of the Site Area. The proposed greenery are easily accessible by the users and visitors and is counted as "Common Greenery at Primary Zone" which also be not less than the required **1,303.0 m<sup>2</sup>**. Besides, the provided common greenery on roof will also not less than the 20% i.e. **829.6 m<sup>2</sup>** of the roof area, i.e. **4,148.0 m<sup>2</sup>**. Please refer to dwg. No. **GC01** in **Appendix C**. (The common greenery calculation shows the tentative landscape design only, the detailed common greenery will be subject to the detailed design stage)

**6.0 PLANTING PROPOSALS (Refer to Appendix B)**

6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and the following factors are taken into consideration in planting species selection:

- Low maintenance requirement;
- Evergreen with small amount of leaf fall to prevent litter accumulation;
- Tolerance to wind and exposed condition; and
- To provide a green and soft buffer between the proposed buildings and the surrounding developments.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plans in **Appendix B**. (this tentative planting design shows the design intention in planning stage only, the final design will be subject to detailed design stage).

Table 5.0 Planting Schedule

Botanical Name	Chinese Name	Size (mm) Height x Spread x DBH	Native/ Exotic	Spacing (mm)
<b>TREES</b>				
<i>Bauhinia blakeana</i>	洋紫荆	3500x1500x75	Native	4000
<i>Cinnamomum burmanii</i>	陰香	4000x2000x75	Native	4000
<i>Garcinia Subelliptica</i>	菲島福木	4000x1500x75	Exotic	4000
<i>Pongamia pinnata</i>	水黃皮	3500x1500x75	Native	4000
<i>Sterculia lanceolata</i>	假蘋婆	4000x1500x75	Native	4000
<i>Osmanthus fragrans</i>	桂花	4000x1500x75	Exotic	4000
<i>Wodyetia bifurcata</i>	狐尾椰子	4000x1200x75	Exotic	4000
Botanical Name	Chinese Name	Size (mm) Height x Spread	Native/ Exotic	Spacing (mm)
<b>SHRUBS</b>				
<i>Allamanda cathartica</i> 'Allamanda'	軟枝黃蟬	500x450	Exotic	400
<i>Codiaeum variegatum</i> 'Glorisa'	紅葉洒金榕	450x400	Exotic	300
<i>Cordyline terminalis</i> 'Rubra'	紅葉鐵樹	500x450	Exotic	150
<i>Duranta repens</i> 'Golden'	黃金金露花	300x250	Exotic	250
<i>Ixora chinensis</i>	龍船花	500x450	Native	300
<i>Murraya paniculata</i>	九里香	500x450	Exotic	400
<i>Philodendron selloum</i>	春羽	500x500	Exotic	500
<i>Rhapis humilus</i>	小葉棕竹	300x150	Exotic	150
<i>Rhaphiolepis indica</i>	石斑木	450x300	Native	250
<i>Rhododendron simsii</i>	紅杜鵑	300x250	Native	200
<i>Schefflera arboricola</i>	鵝掌藤	600x550	Exotic	500
<b>GROUNDCOVER</b>				
<i>Dieffenbachia picta</i>	白斑萬年青	400x350	Exotic	300
<i>Lantana montevidensis</i>	小葉馬櫻丹	400x350	Native	300

<i>Ligustrum sinense</i>	山指甲	350x300	Native	250
<i>Nephrolepis auriculata</i>	腎蕨	350x300	Native	250
<b>CLIMBING PLANT</b>				
<i>Bauhinia glauca</i>	羊蹄甲藤	1500x300	Native	300
<i>Parthenocissus himalayana</i>	爬牆虎	1500x300	Exotic	300
<b>GRASS</b>				
<i>Zoysia japonica</i>	朝鮮草	-	Exotic	-

- 5.3 In this project, total **56** nos. of heavy standard trees and **1,957.9m<sup>2</sup>** for shrubs, groundcover and lawn will be planted within the proposed development. They will be maintained by the management office of the development.

**APPENDIX A**  
**LANDSCAPE MASTER PLANS**  
**AND**  
**RELEVANT SECTIONS**



Building Setback along the West and South Boundary for Provision of Buffer Planting and Weather Proof Canopy to enhance the Local Streetscape

Public Passage (4m clear width) to enhance the pedestrian connection from Kai Hing Road and Cheung Yip Street. Pavement Trees and seat benches are proposed along the passage for the enjoyment of the public. A vertical green wall along the eastern boundary to a lush backdrop to the landscaped areas.

- LEGEND:**
- APPLICATION SITE BOUNDARY
  - PROPOSED HEAVY STANDARD TREES
  - PROPOSED SHRUBS AND GROUNDCOVERS
  - PROPOSED LAWN
  - VERTICAL GREEN WALL
  - PROPOSED CREEPING PLANT
  - PROPOSED LEVEL
  - PROPOSED PAVING
  - VEHICULAR ENTRANCE
  - SEAT BENCH



- KEY:**
- ① Green Boulevard
  - ② Vertical Green Wall (S/S system)
  - ③ Ramp to Basement
  - ④ Canopy (1.5m wide)
  - ⑤ Emergency Vehicular Access (EVA)
  - ⑥ Public Passage (4m Clear Width)
  - ⑦ Outdoor Dining Area
  - ⑧ Swimming Pool
  - ⑨ Swimming Pool Deck
  - ⑩ Trellis
  - ⑪ Children Play Area
  - ⑫ Multi-functional Lawn
  - ⑬ Fitness Equipment
  - ⑭ Sitting Bay
  - ⑮ Covered Walkway
  - ⑯
  - ⑰
  - ⑱

**PROJECT :**  
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "COMMERCIAL (2)" ZONE AT 8 LAM CHAK STREET

**DRAWING TITLE :**  
LANDSCAPE MASTER PLAN (OVERALL VIEW)

**PROJECT No.** C2519

**DRAWING No.** LMP01

**SCALE :** 1:400

**DATE OF ISSUE :** AUG 2025

**CAD FILENAME :** C2519-LMP01

A	GENERAL AMENDMENT	NOV 2025
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**PROJECT :**  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "COMMERCIAL (2)" ZONE AT 8 LAM CHAK STREET

**DRAWING TITLE :**  
 LANDSCAPE MASTER PLAN (G/F)

**PROJECT No.** C2519

**DRAWING No.** LMP02

**SCALE :** 1:400

**DATE OF ISSUE :** AUG 2025

**CAD FILENAME :** C2519-LMP02

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 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 LANDSCAPE MASTER PLAN  
 (1/F)

PROJECT No. C2519








DRAWING No. LMP03

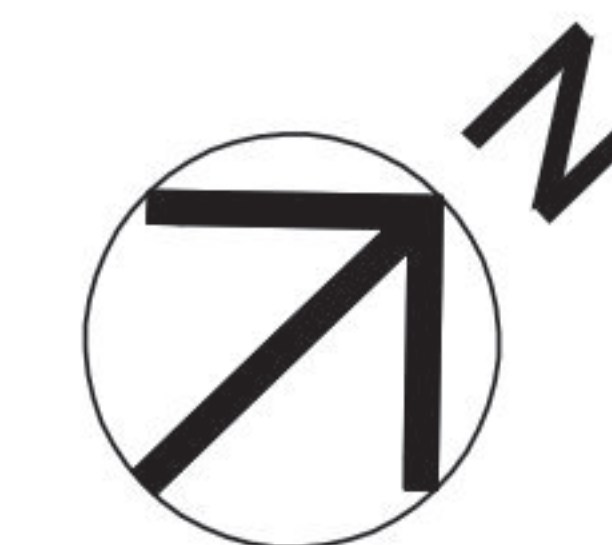
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DATE OF ISSUE : AUG 2025

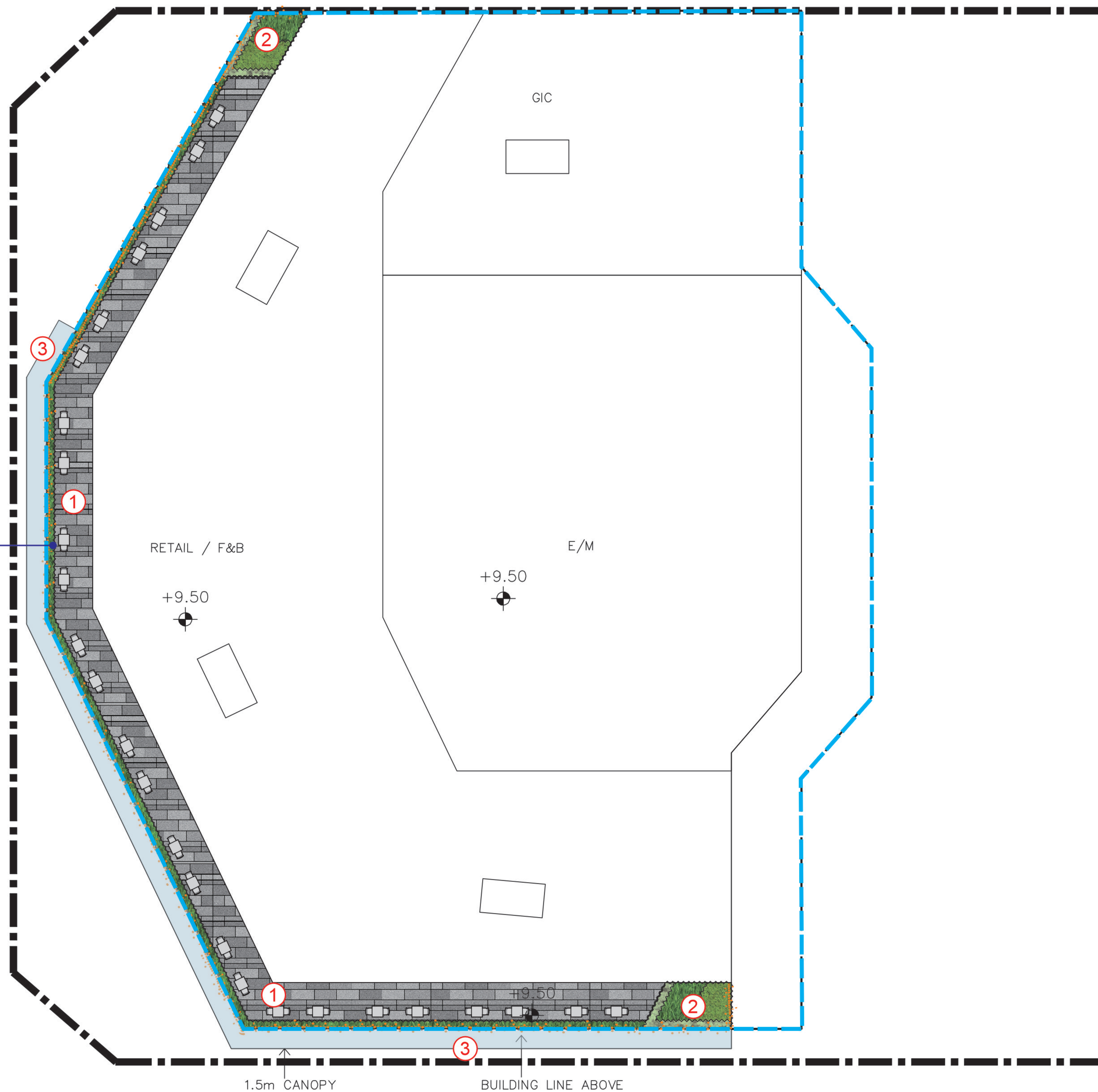
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED SHRUBS AND GROUNDCOVERS
-  PROPOSED LAWN
-  PROPOSED CREEPING PLANT
-  +14.75 PROPOSED LEVEL
-  PROPOSED PAVING



Provision of Edge Planter with creeping plant to Soften the Hard Lines of Building Structures



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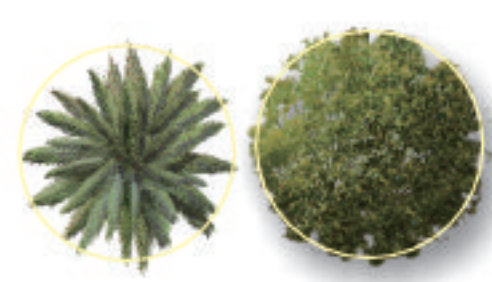


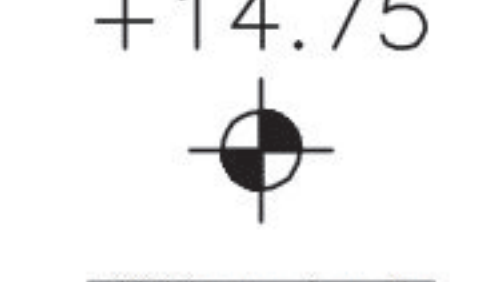
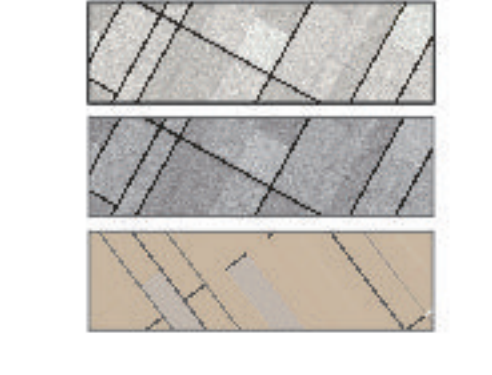

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- KEY:**
- ① Dining Area
  - ② Edge Planter with Creeping Plant
  - ③ Canopy at G/F

LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED HEAVY STANDARD TREES
-  PROPOSED SHRUBS AND GROUNDCOVERS
-  PROPOSED LAWN
-  +14.75 PROPOSED LEVEL
-  PROPOSED PAVING
-  SEAT BENCH

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PROPOSED RESIDENTIAL DEVELOPMENT WITH  
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RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
8 LAM CHAK STREET

DRAWING TITLE :  
LANDSCAPE MASTER PLAN  
(2/F)

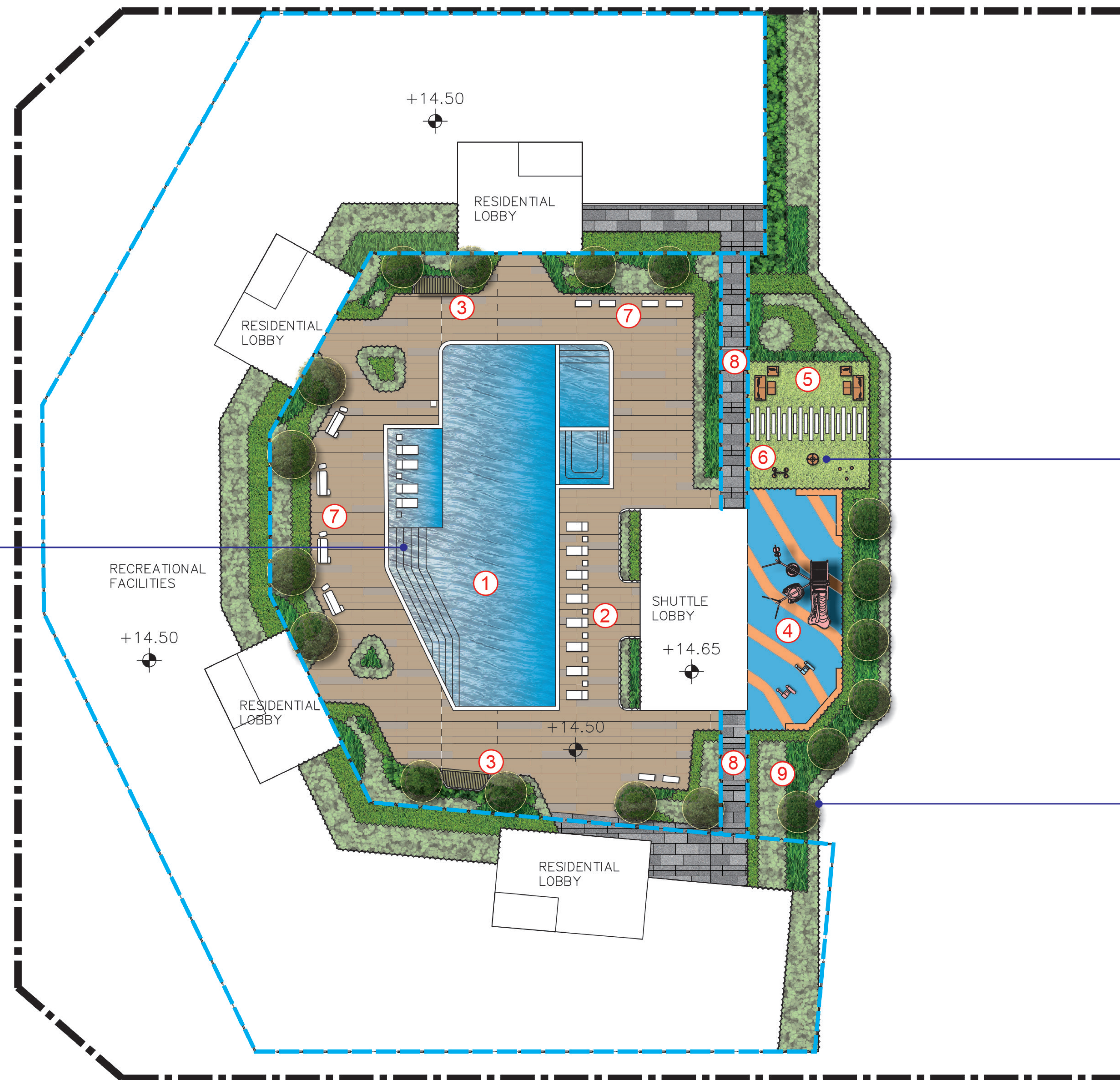
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A range of recreational facilities to enhance the quality of life for occupants and provide inviting environments for visitors, promoting relaxation, leisure, and community engagement.

Provision of Fitness Equipment and Sitting Areas to cater for the Active and Passive Recreational Need of the Occupants and Visitors

Provision of Edge Planters for Ornamental Trees, Shrubs and Groundcover to Soften the hard Lines of the Building

KEY:

- ① Swimming Pool
- ② Swimming Pool Deck
- ③ Trellis
- ④ Children Play Area
- ⑤ Multi-functional Lawn
- ⑥ Fitness Equipment
- ⑦ Sitting Bay
- ⑧ Covered Walkway

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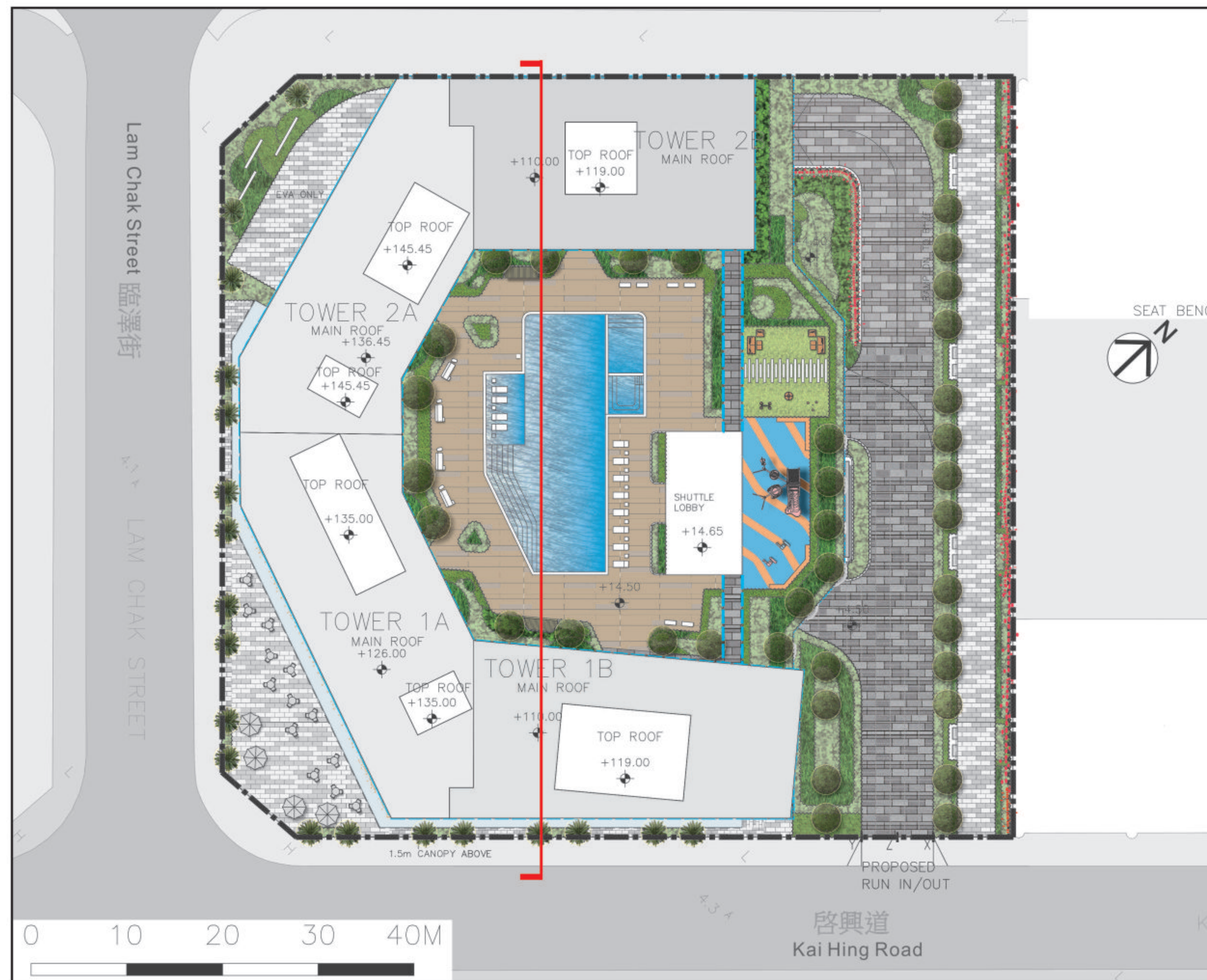
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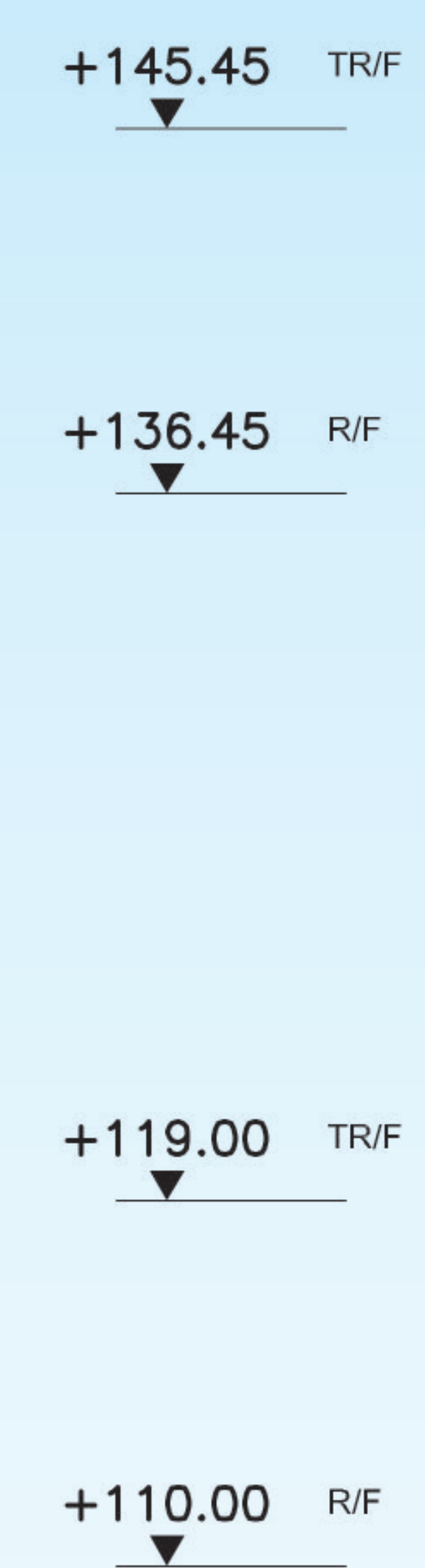
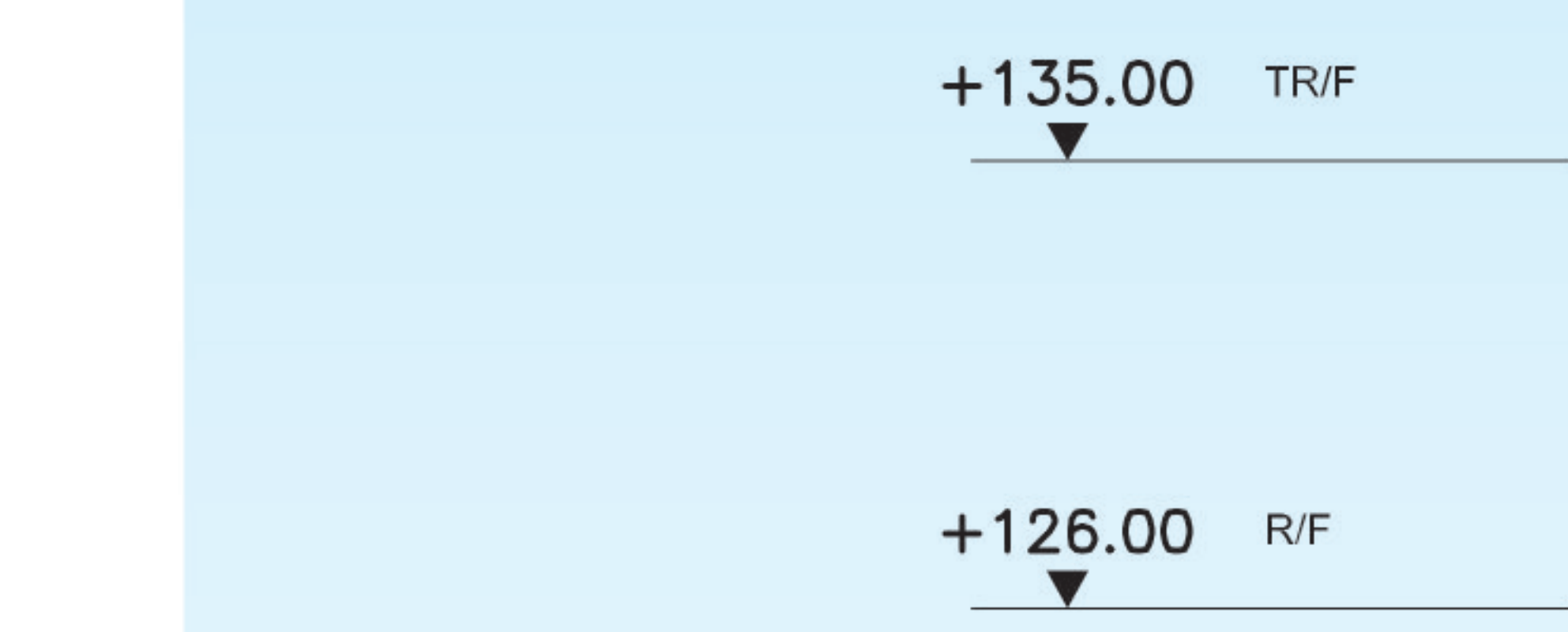
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KEY PLAN

B.L.

B.L.



Swimming Pool

Stepping Planter with Tree Planting

Edge Planter

2.5m Setback for Canopy and Buffer Planting

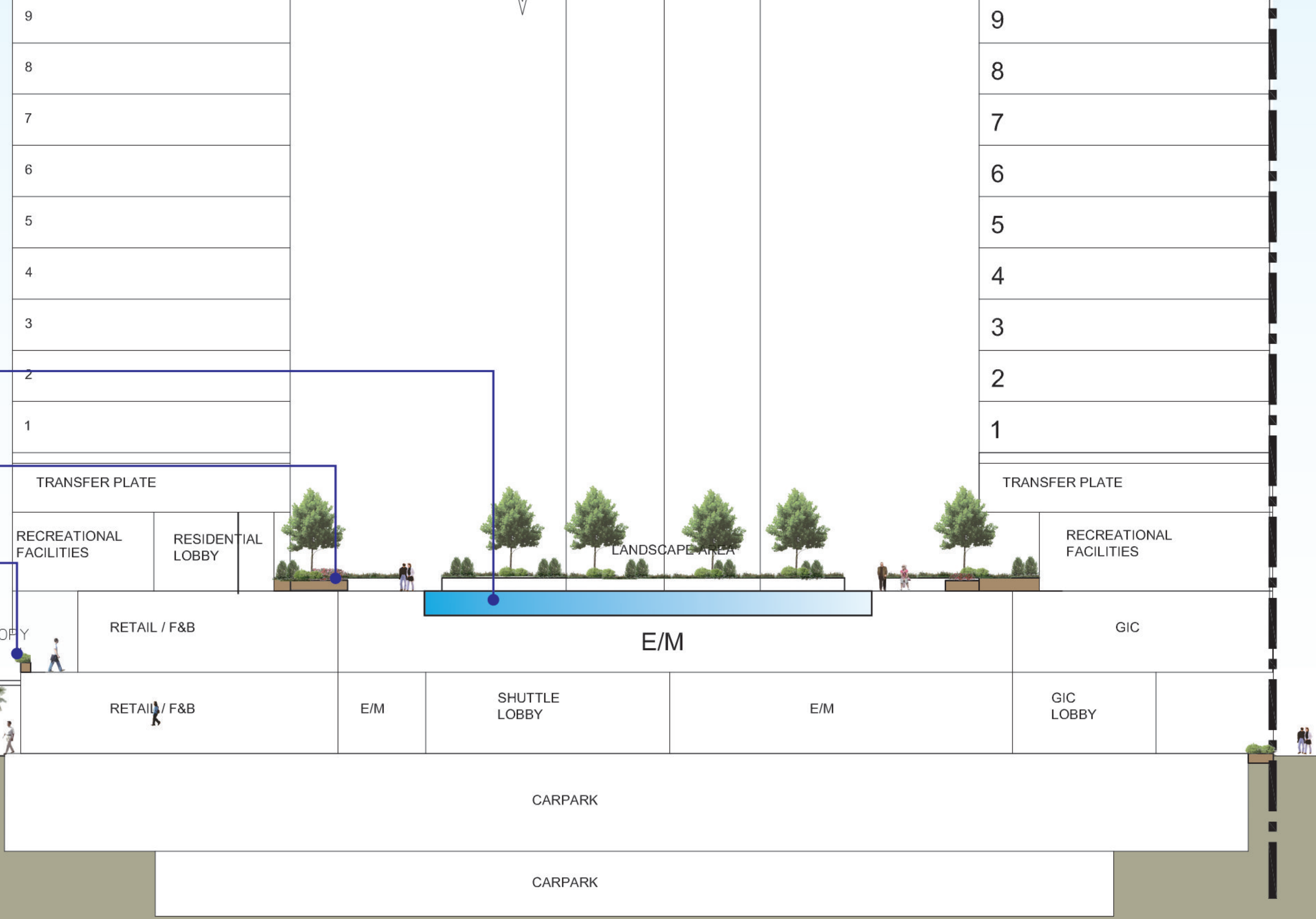
TOWER 1A

TOWER 1B

TOWER 2A

TOWER 2B

PLANTER



KAI HING RD +4.35

1.5m CANOPY



CHEUNG YIP ST

PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "COMMERCIAL (2)" ZONE AT 8 LAM CHAK STREET

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD101

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD101

A	GENERAL AMENDMENT	21/11/25
REV	DESCRIPTION	DATE
DESIGN BY : TEL		
DRAWN BY : CAD		
CHECKED BY : TEL		
APPROVED BY : TEL		

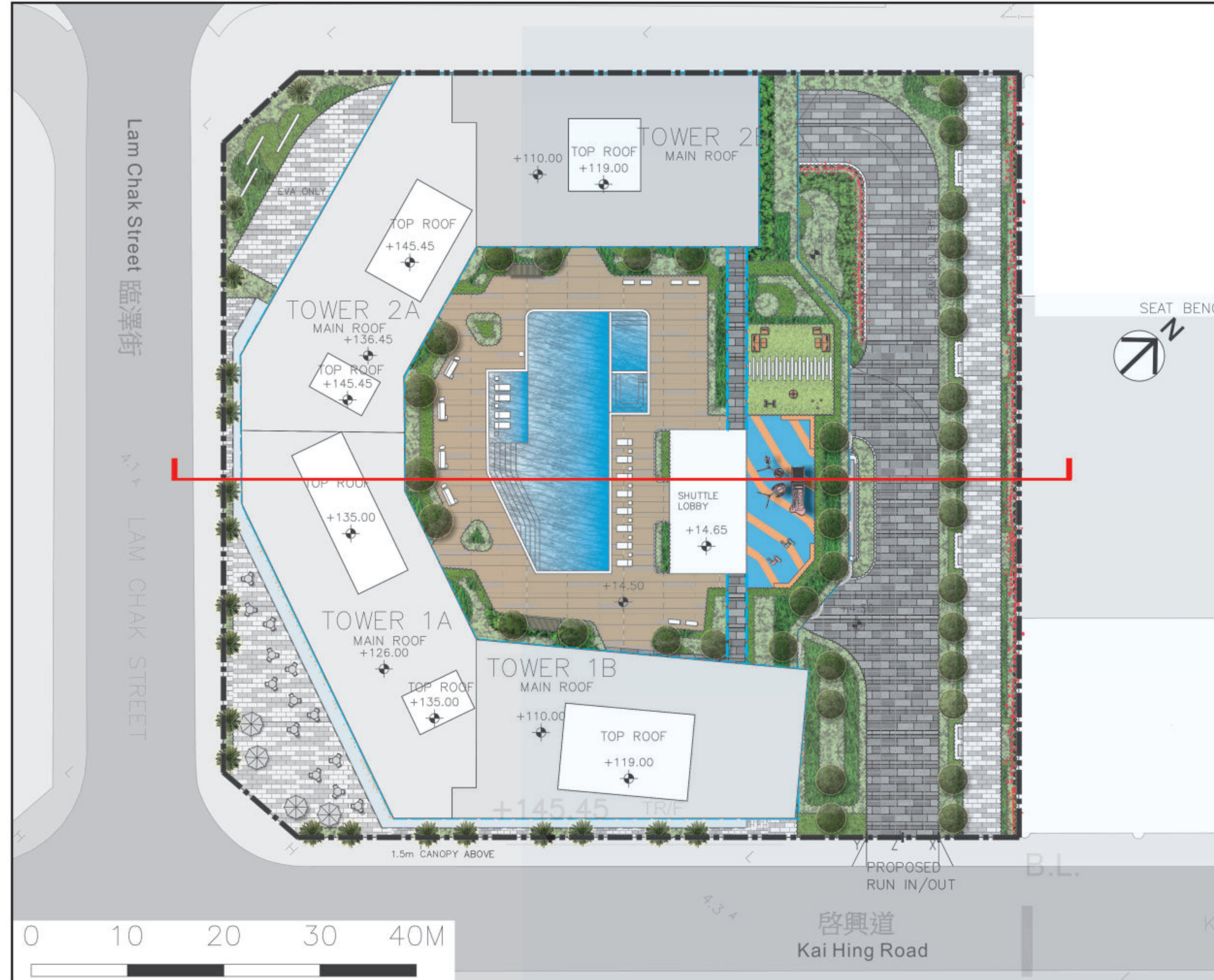
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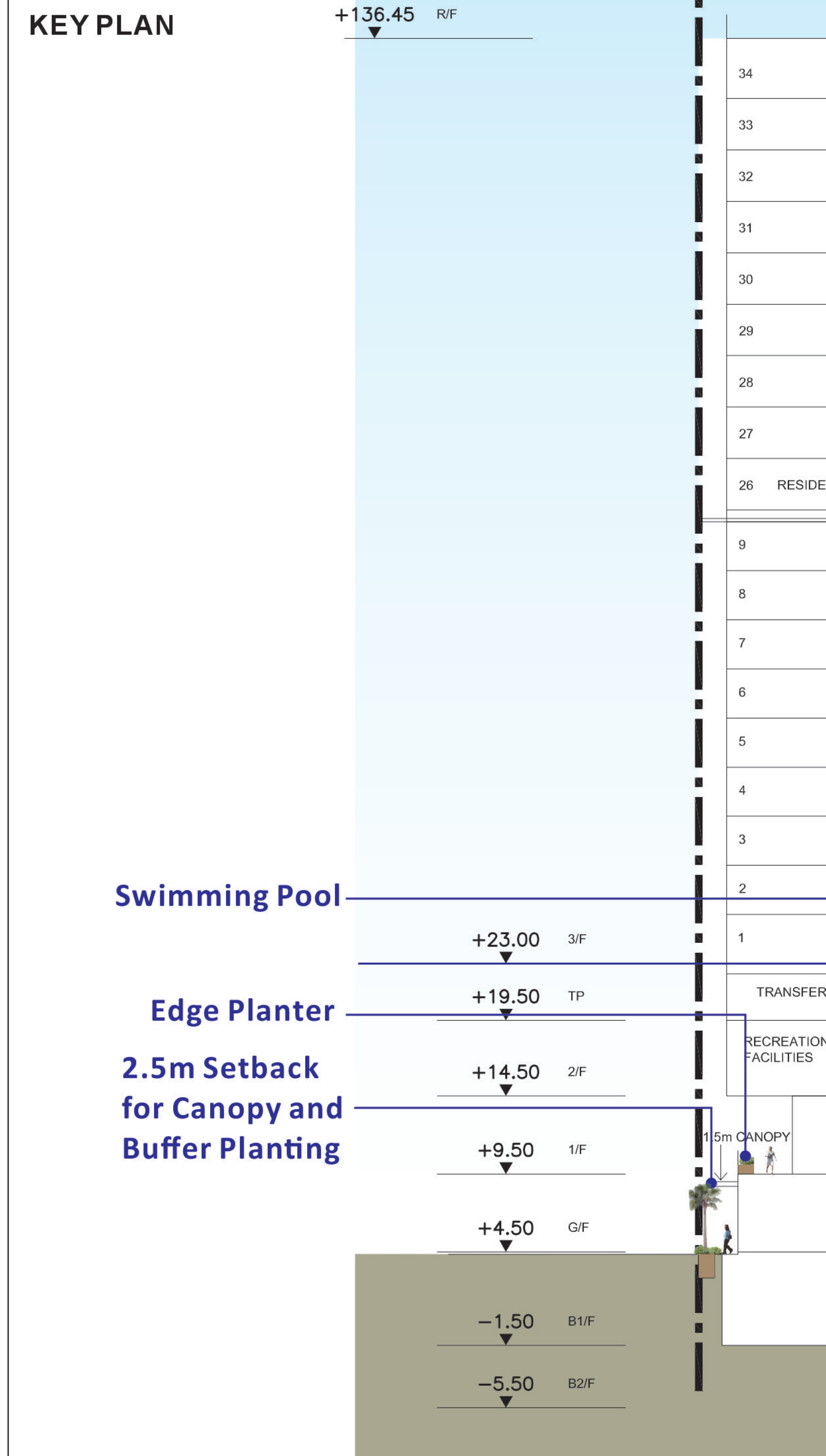
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**KEY PLAN**



TOWER 2A

TOWER 2B

B.L.

+119.00 TR/F

+110.00 R/F

PACIFIC TRADE CENTRE

Swimming Pool

+23.00 3/F

Edge Planter

+19.50 TP

2.5m Setback for Canopy and Buffer Planting

+14.50 2/F

+9.50 1/F

+4.50 G/F

-1.50 B1/F

-5.50 B2/F

Raised Planter with Tree Planting

Fitness Equipment

Water Feature

Public Passage (4m Clear Width)

PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "COMMERCIAL (2)" ZONE AT 8 LAM CHAK STREET

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD102

SCALE : 1:500

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD102

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	21/11/25

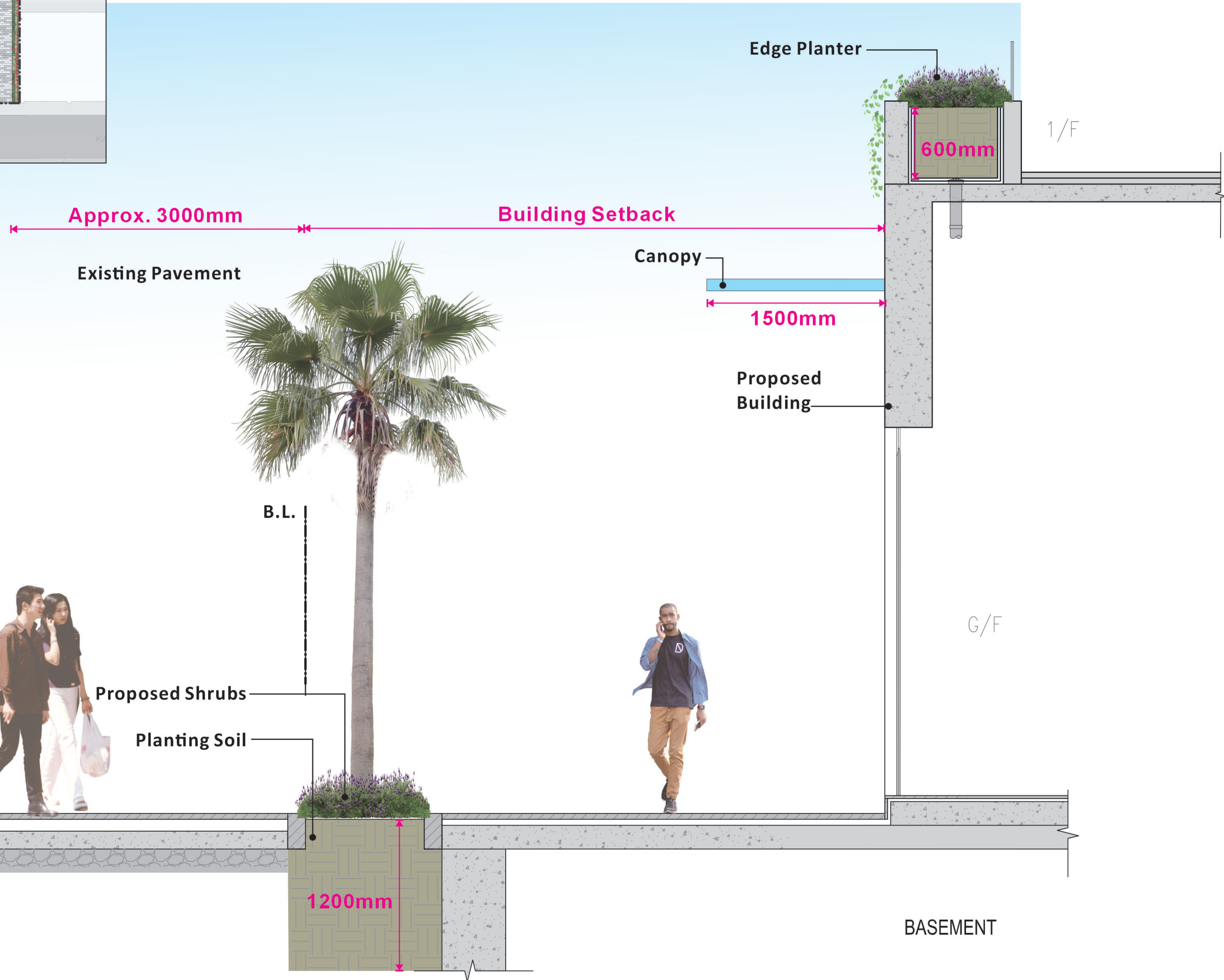
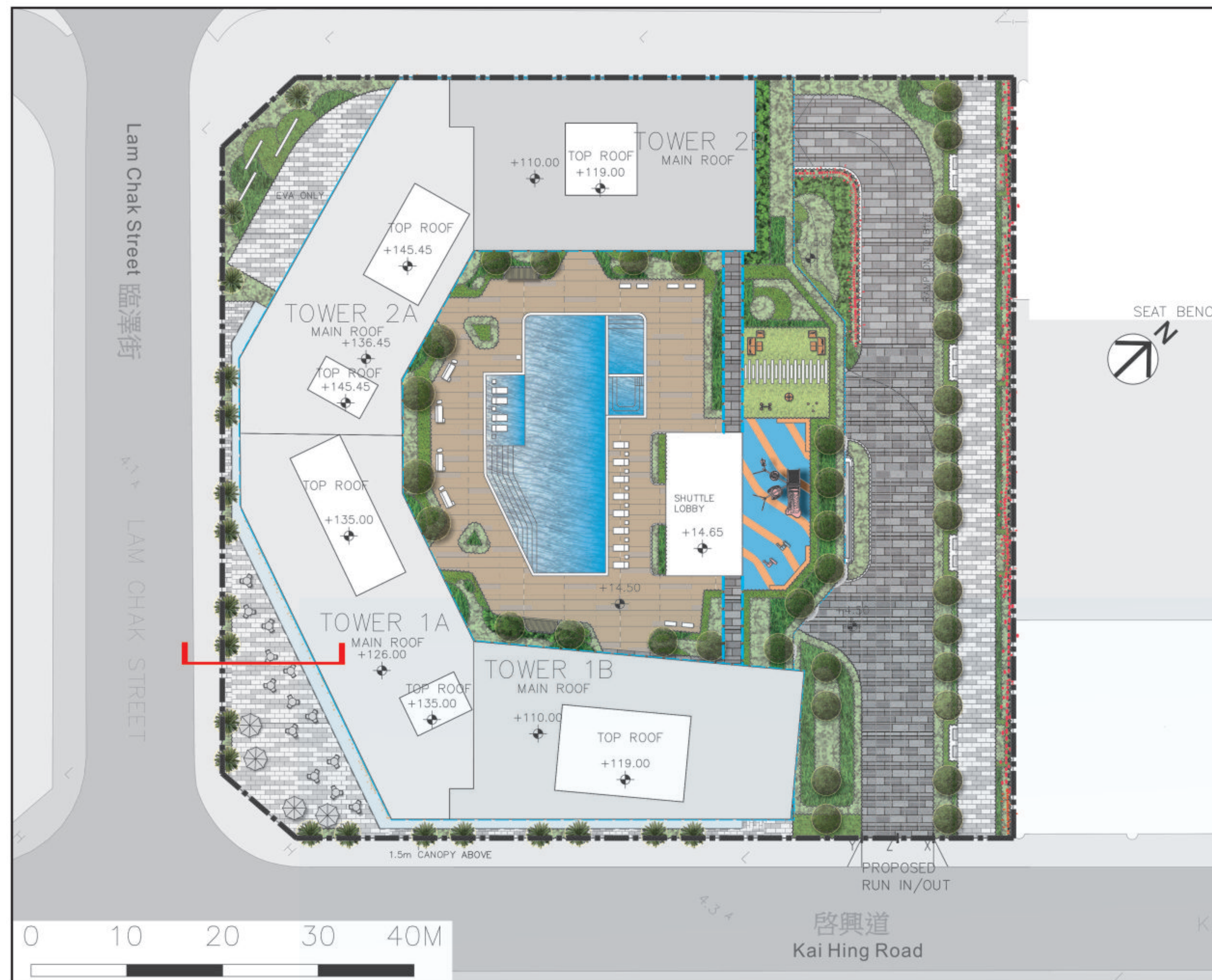
DESIGN BY : TEL  
DRAWN BY : CAD  
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PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH  
MINOR RELAXATION OF PLOT RATIO  
RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
8 LAM CHAK STREET

DRAWING TITLE :  
LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD103

SCALE : 1:40

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD103

A	GENERAL AMENDMENT	21/11/25
REV	DESCRIPTION	DATE
DESIGN BY : TEL		
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APPROVED BY : TEL		

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KEY PLAN

PROJECT :  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH  
 MINOR RELAXATION OF PLOT RATIO  
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 LANDSCAPE SECTION

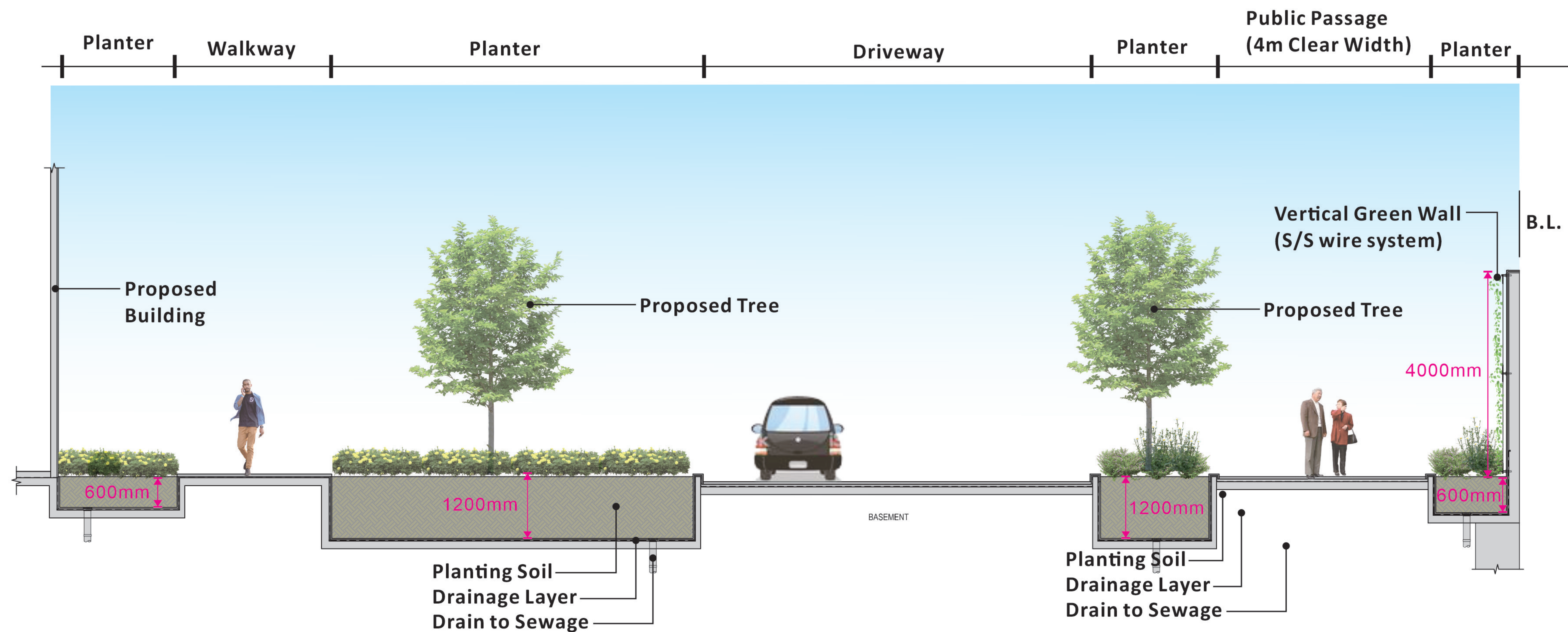
PROJECT No. C2519

DRAWING No. LD104

SCALE : 1:100

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD104



A	GENERAL AMENDMENT	21/11/25
REV	DESCRIPTION	DATE
DESIGN BY : TEL		
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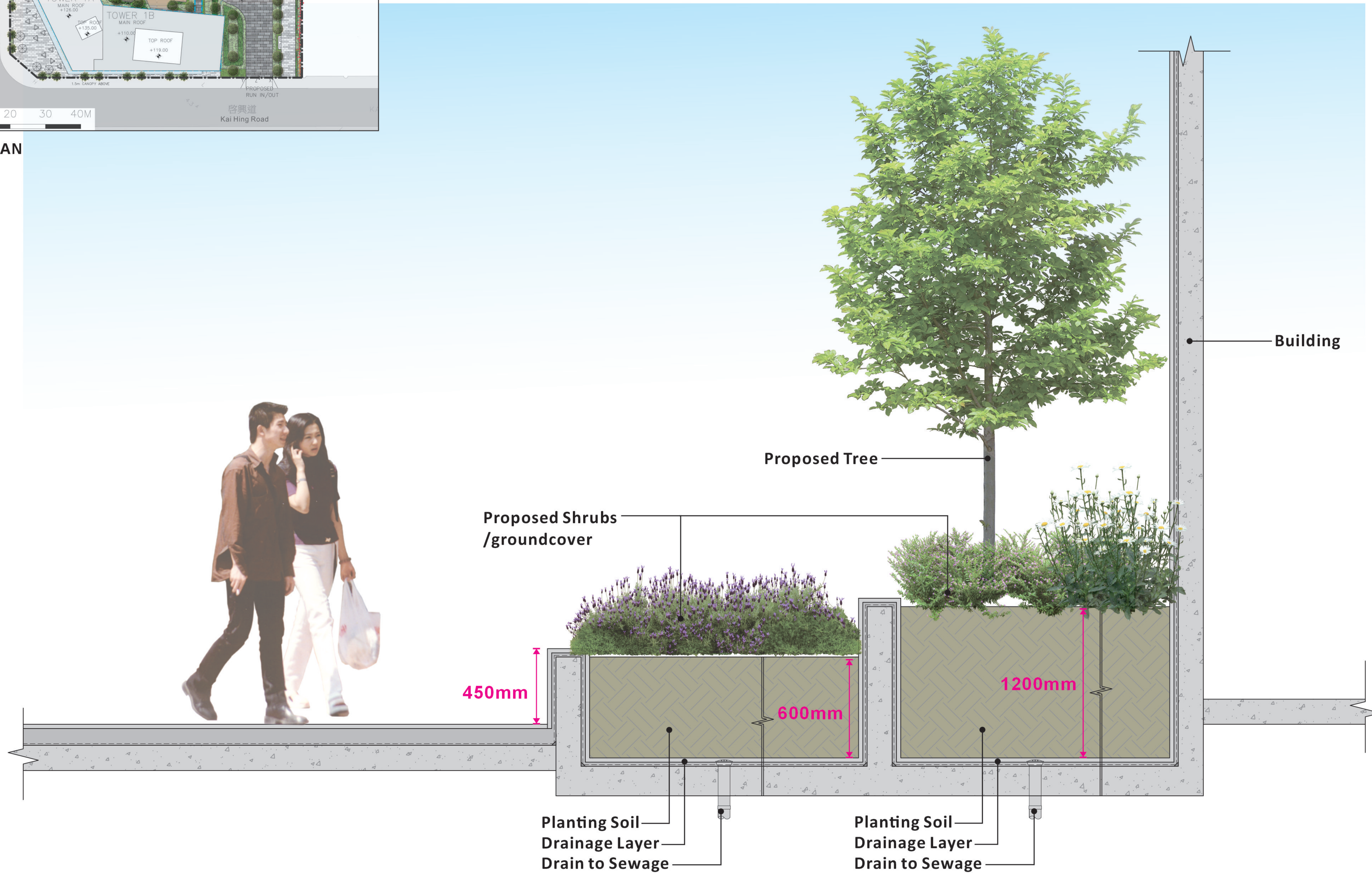
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KEY PLAN



PROJECT :  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH  
 MINOR RELAXATION OF PLOT RATIO  
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 LANDSCAPE SECTION

PROJECT No. C2519

DRAWING No. LD105

SCALE : 1:25

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-LD105

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
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**APPENDIX B**

**PLANTING PLANS**

PROJECT :  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH  
 MINOR RELAXATION OF PLOT RATIO  
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 PLANTING SCHEDULE

PROJECT No. C2519

DRAWING No. PS01

SCALE : N.T.S.

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-PS01

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	NOV 2025

DESIGN BY : TEL

DRAWN BY : CAD

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APPROVED BY : TEL

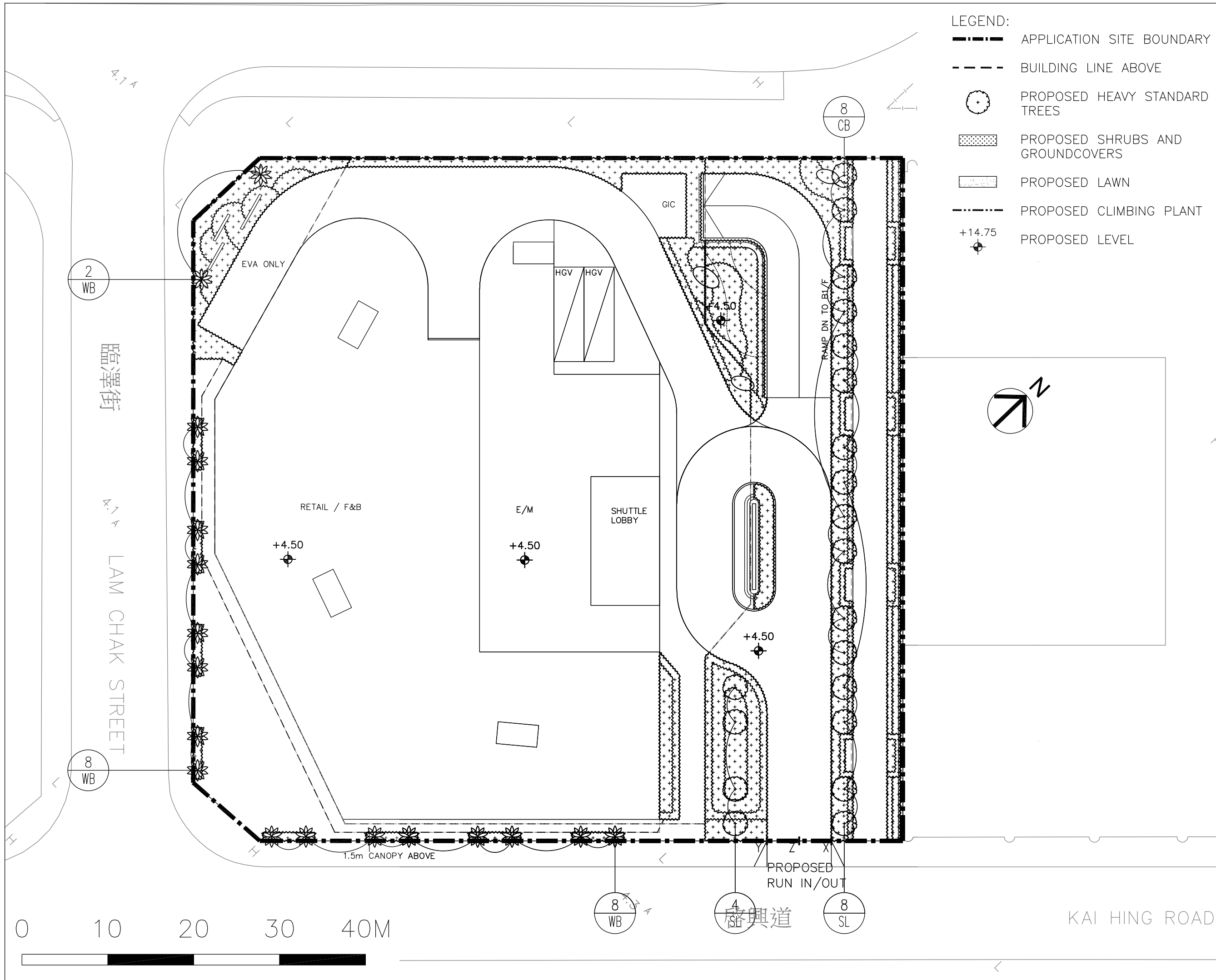
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Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	Height (mm)	Spread (mm)	DBH (mm)	Spacing (mm)	Remark
<b>HEAVYSTANDARD TREES</b>									
8	CB	陰香	<i>Cinnamomum burmanni</i>	Native	4000	2000	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
10	GS	菲島福木	<i>Garcinia Subelliptica</i>	Exotic	4000	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
4	OF	桂花	<i>Osmanthus fragrans</i>	Exotic	4000	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
4	PP	水黃皮	<i>Pongamia pinnata</i>	Native	3500	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
12	SL	假蒴婆	<i>Sterculia lanceolata</i>	Native	4000	1500	75	4000	Abundance of Foliage, Well-Formed, Full Spread Formed
18	WB	狐尾椰子	<i>Wodyetia bifurcata</i>	Exotic	4000	1200	75	4000	Well-Formed, at least 5 leaves per plant
<b>SHRUBS</b>									
-	Aca	軟枝黃蟬	<i>Allamanda cathartica 'Allamanda'</i>	Exotic	500	450	-	400	Abundance of Foliage
-	Cov	紅葉酒金榕	<i>Codiaeum variegatum 'Glorisa'</i>	Exotic	450	400	-	300	Upright Form
-	Cr	紅葉鐵樹	<i>Cordyline terminalis 'Rubra'</i>	Exotic	500	450	-	150	-
-	Drg	黃金金露花	<i>Duranta repens 'Golden'</i>	Exotic	300	250	-	250	Balanced Form, Abundance of Foliage
-	Ich	龍船花	<i>Ixora chinensis</i>	Native	500	450	-	300	Balanced Form, Abundance of Foliage
-	Mpa	九里香	<i>Murraya paniculata</i>	Exotic	500	450	-	400	Balanced Form, Abundance of Foliage
-	Pse	春羽	<i>Philodendron selloum</i>	Exotic	500	500	-	500	at least 5 shoots per plant
-	Rh	小葉棕竹	<i>Rhapis humilis</i>	Exotic	300	150	-	150	at least 5 shoots per plant
-	Rhl	石斑木	<i>Rhaphiolepis indica</i>	Native	450	300	-	250	Balanced Form, Abundance of Foliage
-	Rhs	紅杜鵑	<i>Rhododendron simsii</i>	Native	300	250	-	200	Balanced Form, Abundance of Foliage
-	Sar	鵝掌藤	<i>Schefflera arboricola</i>	Exotic	600	550	-	500	Balanced Form, Abundance of Foliage
<b>GROUNDCOVERS</b>									
-	Dip	白班萬年青	<i>Dieffenbachia picta</i>	Exotic	400	350	-	300	Upright Form
-	Lam	小葉馬櫻丹	<i>Lantana montevidensis</i>	Native	400	350	-	300	Abundance of Foliage
-	Lis	山指甲	<i>Ligustrum sinense</i>	Native	350	300	-	250	Abundance of Foliage
-	Nau	腎蕨	<i>Nephtrolepis auriculata</i>	Native	350	300	-	250	Abundance of Foliage
<b>CLIMBING/CREEPING PLANT</b>									
-	Bgl	羊蹄甲藤	<i>Bauhinia glauca</i>	Native	1500	300	-	300	at least 5 shoots per plant
-	Phi	爬牆虎	<i>Parthenocissus himalayana</i>	Exotic	1500	300	-	300	at least 5 shoots per plant
<b>GRASS</b>									
-	Zja	朝鮮草	<i>Zoysia japonica</i>	Exotic	-	-	-	-	Bermuda tif dwarf + overseeding



- LEGEND:**
- APPLICATION SITE BOUNDARY
  - BUILDING LINE ABOVE
  - PROPOSED HEAVY STANDARD TREES
  - PROPOSED SHRUBS AND GROUNDCOVERS
  - PROPOSED LAWN
  - PROPOSED CLIMBING PLANT
  - +14.75 PROPOSED LEVEL

PROJECT :  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH  
 MINOR RELAXATION OF PLOT RATIO  
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 PLANTING PLAN  
 (G/F)

PROJECT No. C2519

DRAWING No. PT01

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-PT01

A	GENERAL AMENDMENT	NOV 2025
REV	DESCRIPTION	DATE
	DESIGN BY : TEL	
	DRAWN BY : CAD	
	CHECKED BY : TEL	
	APPROVED BY : TEL	


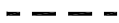




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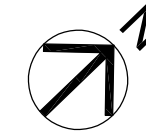
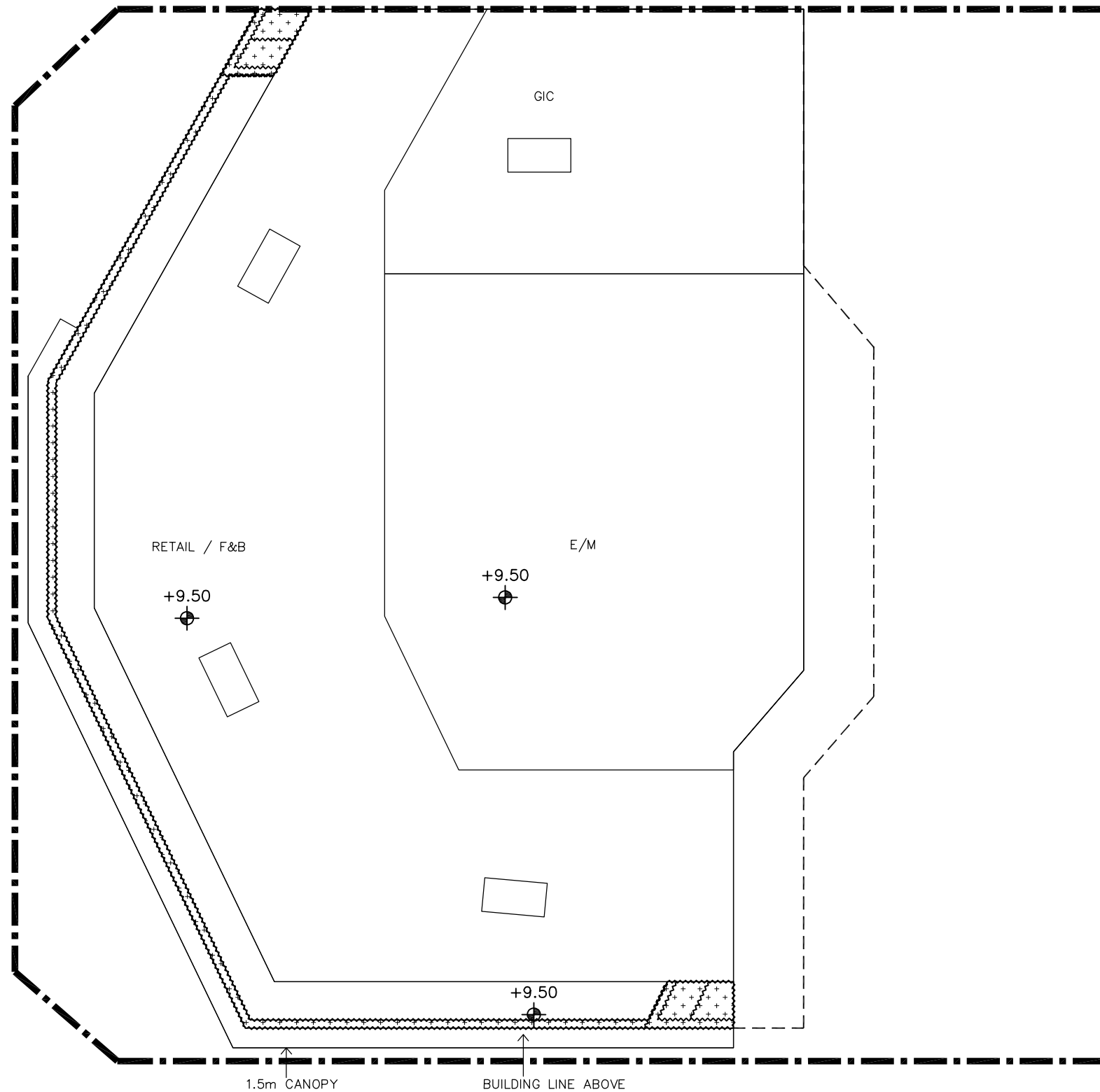
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED HEAVY STANDARD TREES
-  PROPOSED SHRUBS AND GROUNDCOVERS
-  PROPOSED LAWN
-  +14.75 PROPOSED LEVEL



0 10 20 30 40M



PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH  
MINOR RELAXATION OF PLOT RATIO  
RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
8 LAM CHAK STREET

DRAWING TITLE :  
PLANTING PLAN  
(1/F)

PROJECT No. C2519

DRAWING No. PT02

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-PT02

A	GENERAL AMENDMENT	NOV 2025
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REV	DESCRIPTION	DATE
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DESIGN BY : TEL

DRAWN BY : CAD

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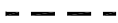




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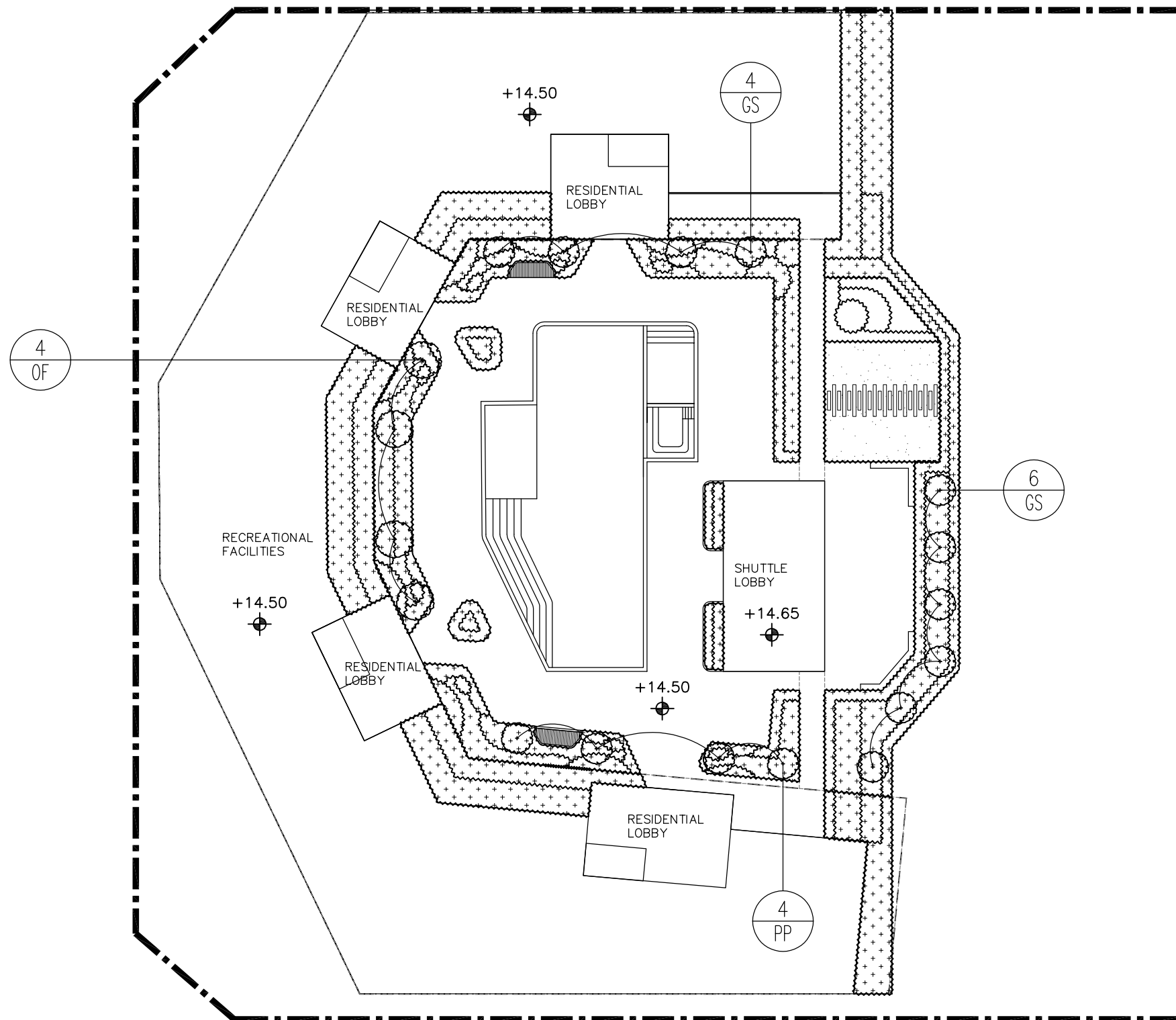
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED HEAVY STANDARD TREES
-  PROPOSED SHRUBS AND GROUNDCOVERS
-  PROPOSED LAWN
-  +14.75 PROPOSED LEVEL



0 10 20 30 40M



PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH  
MINOR RELAXATION OF PLOT RATIO  
RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
8 LAM CHAK STREET

DRAWING TITLE :  
PLANTING PLAN  
(2/F)

PROJECT No. C2519

DRAWING No. PT03

SCALE : 1:400

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-PT03

A	GENERAL AMENDMENT	NOV 2025
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REV	DESCRIPTION	DATE
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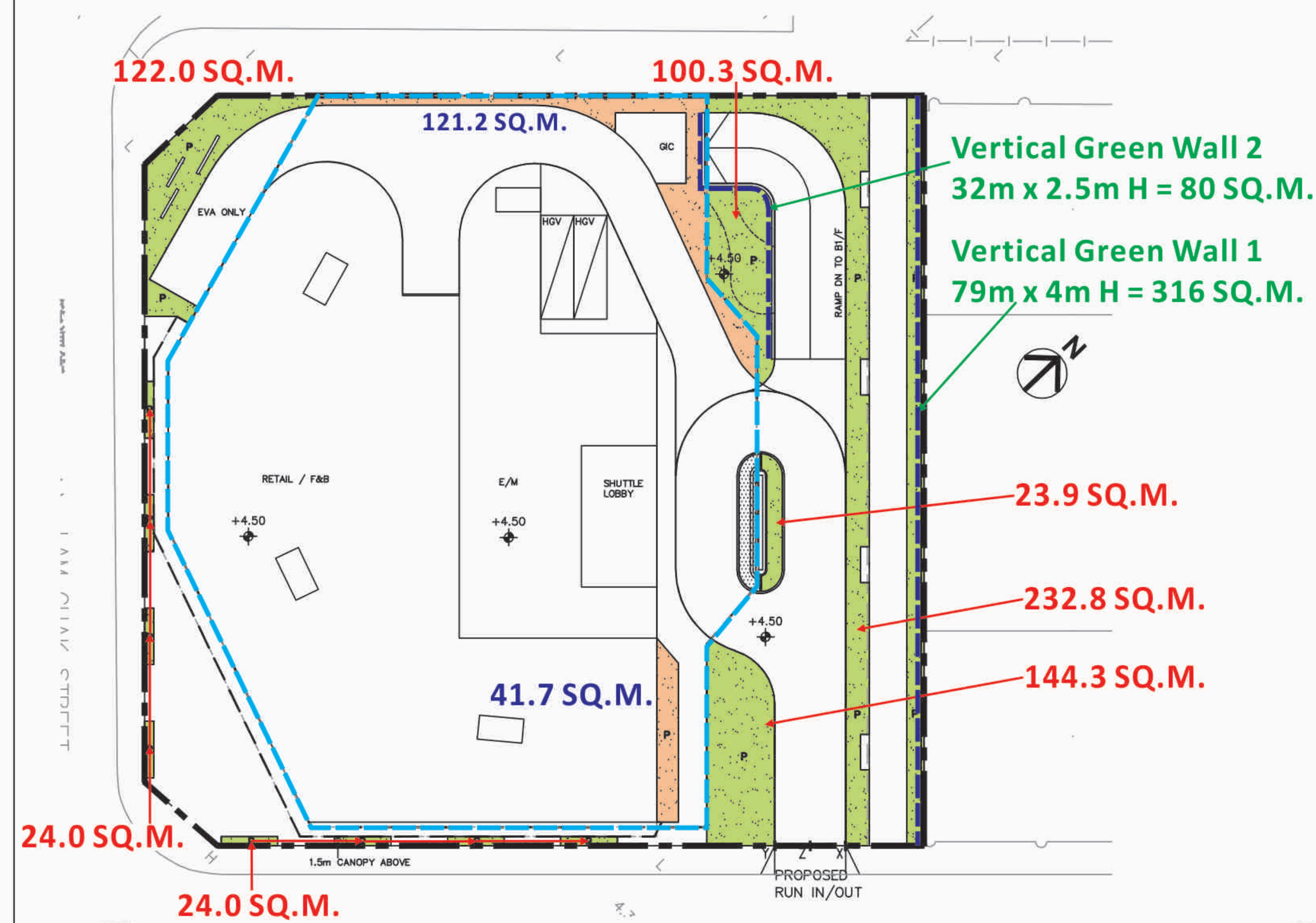
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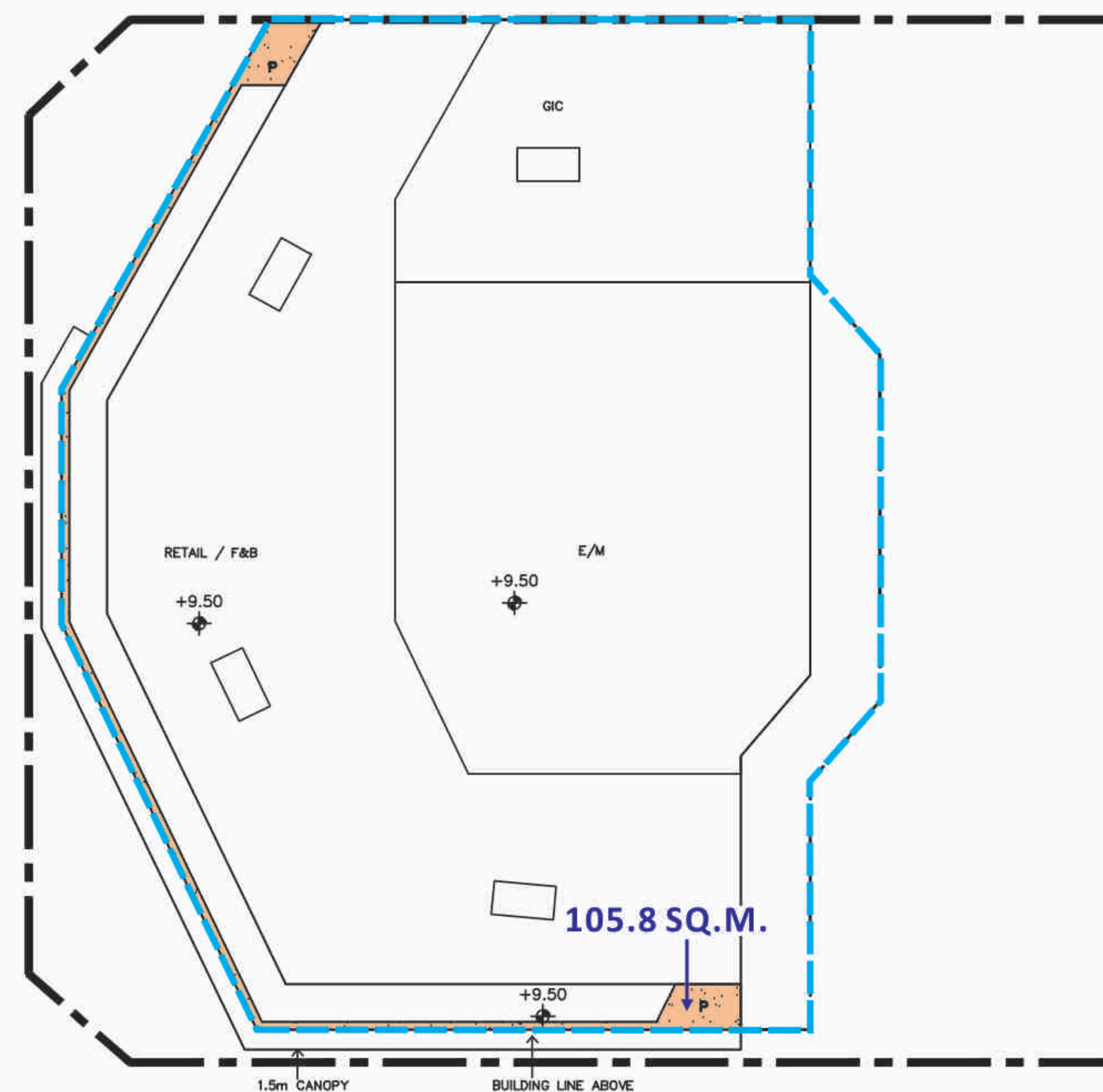
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**APPENDIX C**

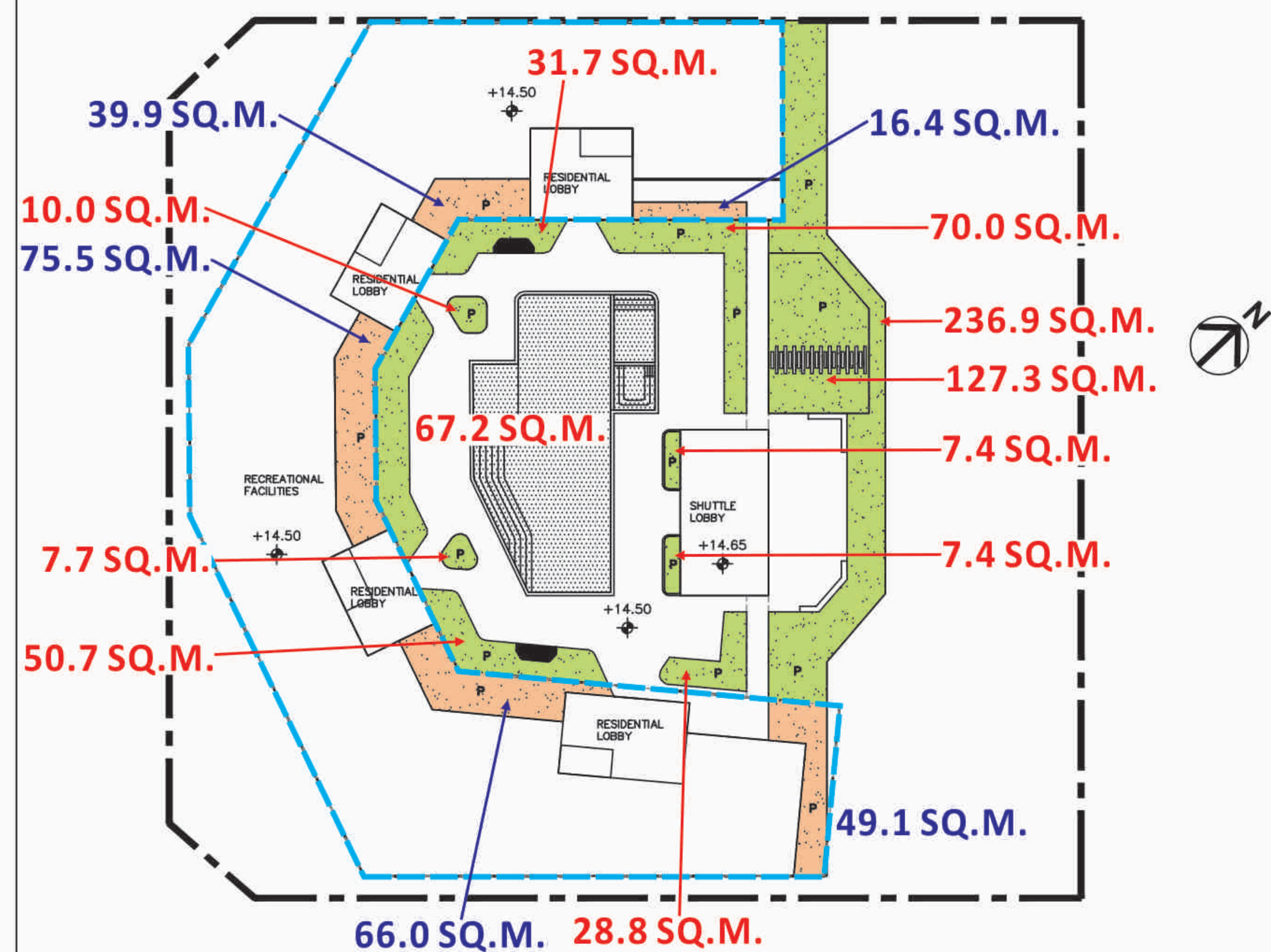
**SITE COVERAGE OF GREENERY**



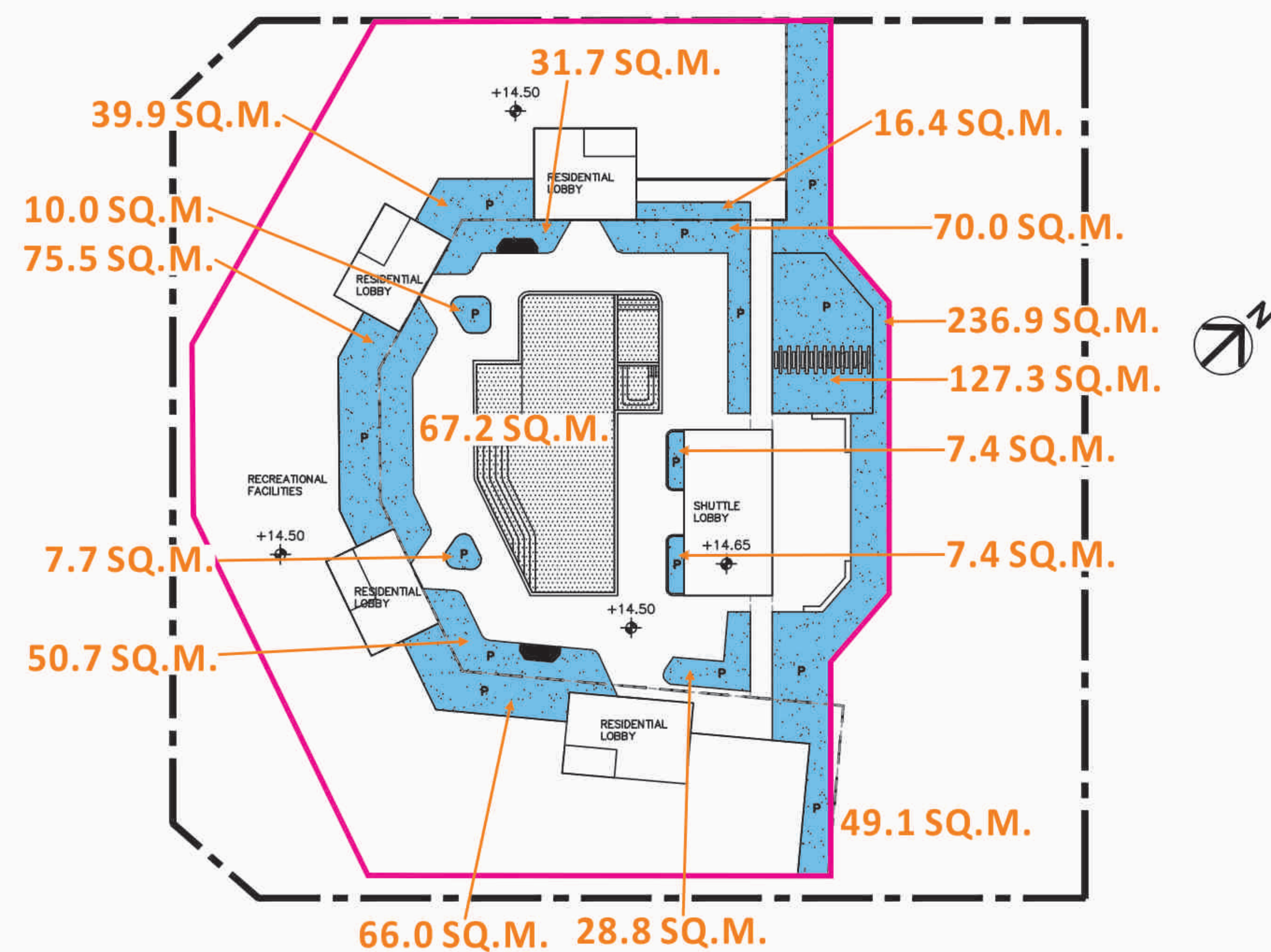
**A GREENERY AT G/F**  
SCALE 1:1000



**B GREENERY AT 1/F**  
SCALE 1:1000



**C GREENERY AT 2/F**  
SCALE 1:1000



**D GREENERY AT ROOF (2/F)**  
SCALE 1:1000

**LEGEND:**

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY AT PRIMARY ZONE
- COVERED GREENERY AT PRIMARY ZONE
- GREENERY AT ROOF
- +14.75 PROPOSED LEVEL

PROJECT :  
PROPOSED RESIDENTIAL DEVELOPMENT WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION IN "COMMERCIAL (2)" ZONE AT 8 LAM CHAK STREET

DRAWING TITLE :  
GREENERY PROVISION (G/F, 1/F & 2/F)

PROJECT No. C2519

DRAWING No. GC01

SCALE : 1:1000

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-GC01

Development Parameter	Area	Unit
Site Area:	6,515.0	m <sup>2</sup>
Roof Area:	4,148.0	m <sup>2</sup>
Allowable Greenery Features (Not more than 30% of the Total Common Greenery in accordance with PNAP APP-152)	390.90	m <sup>2</sup>

**In accordance with the requirement in the ES of the OZP**

Required Common Greenery	Area	Unit
1. Total Common Greenery within Site (30% of Site Area):	1,954.5	m <sup>2</sup>
2. Common Greenery at Primary Zone (20% of Site Area):	1,303.0	m <sup>2</sup>
3. Common Greenery on Roof (20% of the Roof Area):	829.6	m <sup>2</sup>

Common Greenery at Primary Zone:	Area	Unit
Uncovered Planing Area (G/F)	792.5	m <sup>2</sup>
Uncovered Planing Area (2/F)	645.6	m <sup>2</sup>
Vertical Green Wall (G/F)	396.0	m <sup>2</sup>
	(>390.90)	
Covered Planing Area (G/F) (With 0.5 reduction factor)	81.5	m <sup>2</sup>
Covered Planing Area (1/F) (With 0.5 reduction factor)	52.9	m <sup>2</sup>
Covered Planing Area (2/F) (With 0.5 reduction factor)	123.5	m <sup>2</sup>
<b>Provided Common Greenery at Primary Zone</b>	<b>1,957.9</b>	<b>m<sup>2</sup></b>
Fulfilment of Requirement item 2	(>1,303.0)	m <sup>2</sup>
Greenery Ratio at Primary Zone	30.05%	

Greenery at Other Areas	Area	Unit
<b>Provided Greenery at Other Areas</b>	<b>0.0</b>	<b>m<sup>2</sup></b>
Greenery Ratio at Other Areas	0.00%	
<b>Provided Total Common Greenery</b>	<b>1,957.9</b>	<b>m<sup>2</sup></b>
Fulfilment of Requirement item 1	(>1,954.5)	m <sup>2</sup>
Total Greenery Ratio	30.05%	

Common Greenery at Roof Area	Area	Unit
<b>Provided Common Greenery at Roof Area</b>	<b>892.5</b>	<b>m<sup>2</sup></b>
Fulfilment of Requirement item 3	(>829.6)	m <sup>2</sup>
Greenery Ratio at Roof:	21.52%	

Provided Greenery Features:	Area	Unit
Vertical Green Wall (G/F)	396.0	m <sup>2</sup>
<b>Total Greenery Feature:</b>	<b>396.0</b>	<b>m<sup>2</sup></b>
	(>390.90)	m <sup>2</sup>

REV	DESCRIPTION	DATE
A	GENERAL AMENDMENT	NOV 2025

DESIGN BY : TEL  
DRAWN BY : CAD  
CHECKED BY : TEL  
APPROVED BY : TEL

NOTES :  
1. DO NOT SCALE DRAWING. FIGURED DIMENSIONS ARE TO BE FOLLOWED.  
2. COPYRIGHT OF THE DRAWING IS RETAINED BY THE AUTHORIZED PERSON.  
3. ALL DIMENSIONS ARE TO BE CHECKED AT SITE BY THE MAIN CONTRACTOR.  
4. READ THIS DWG. IN CONNECTION WITH GEN. ARCH. PLANS, STRUCT. PLANS, AND OTHER RELATED DWGS.

**LanDes**

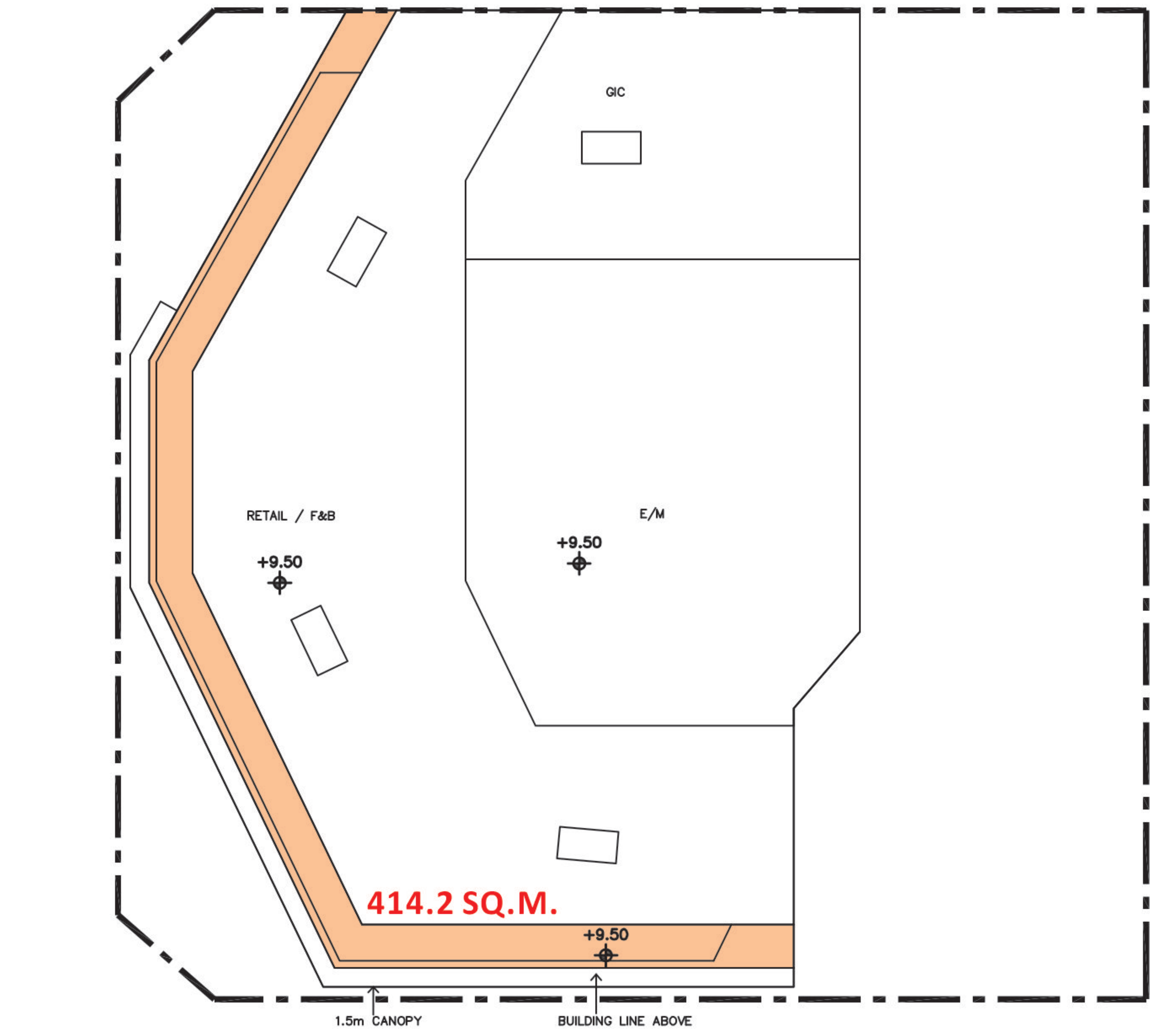
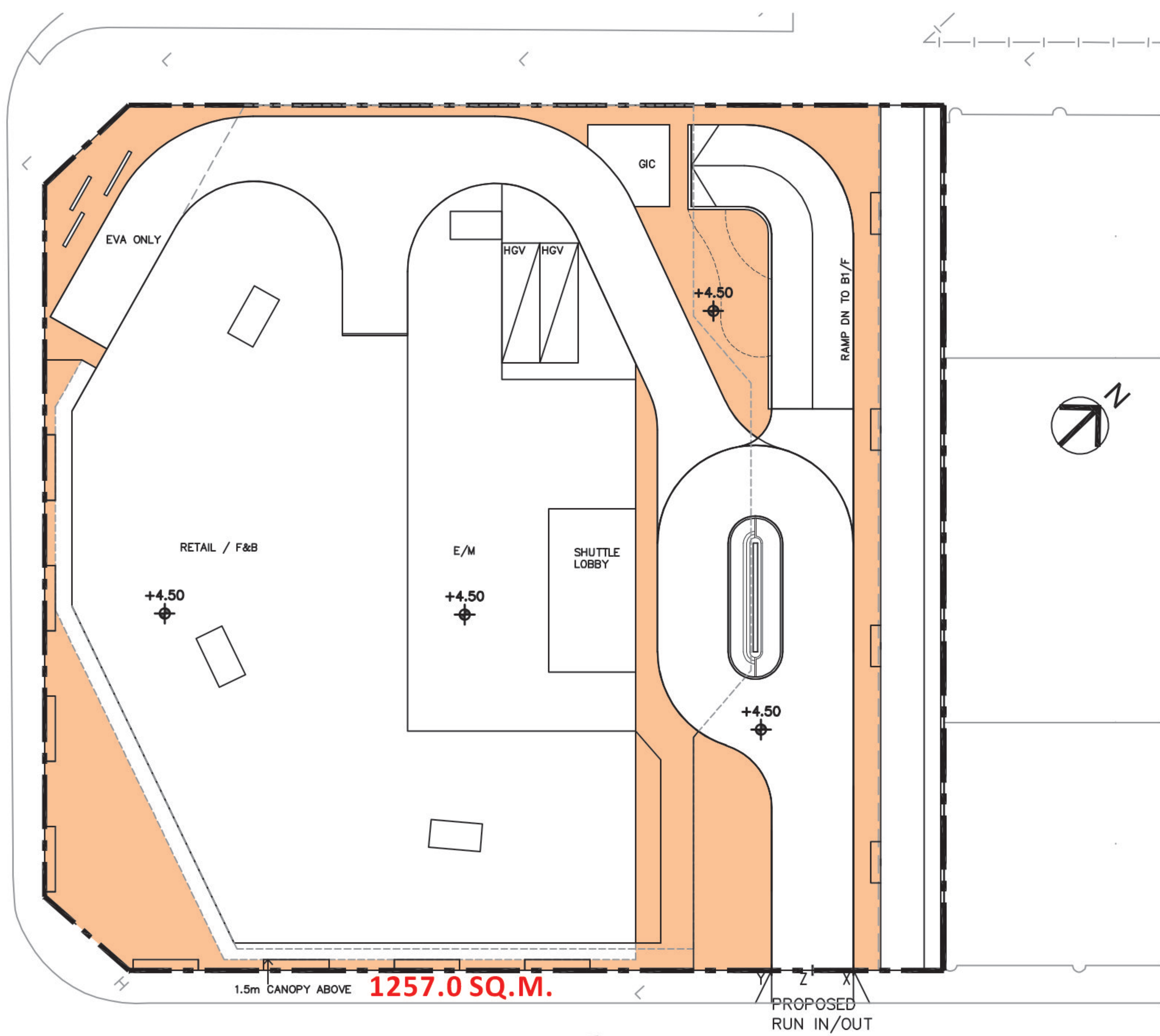
LANDES LIMITED  
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**APPENDIX D**

**COMMUNAL OPEN SPACE**

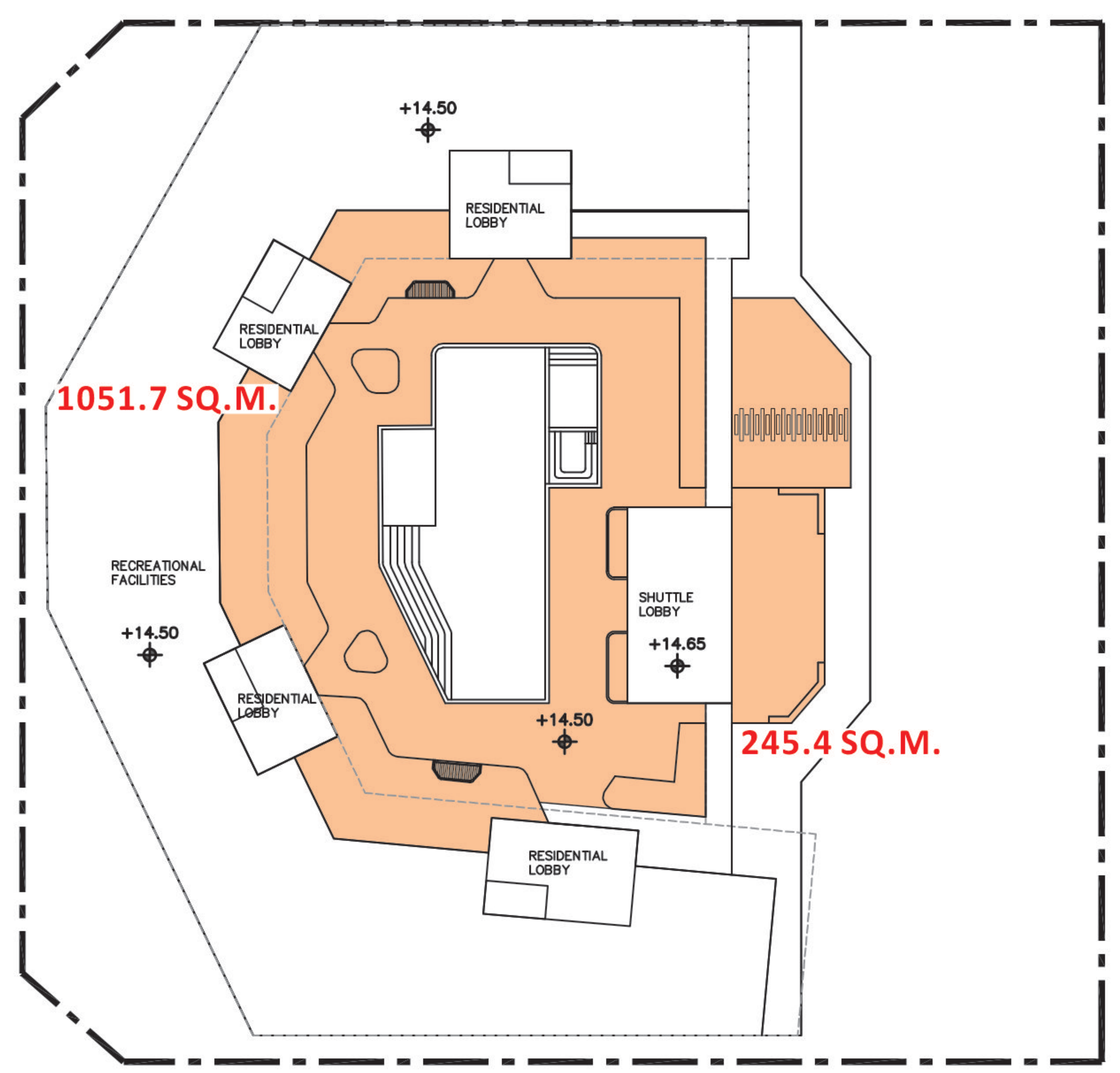


LEGEND:  
 - - - - - APPLICATION SITE BOUNDARY  
 ■ COMMUNAL OPEN SPACE  
 +14.75  
 ⚓ PROPOSED LEVEL

**Target Population: = 2,850 persons**  
**Provided Open Space: 2,968.3 sq.m. (>2,850 sq.m.)**

**A COMMUNAL OPEN SPACE AT G/F**  
 SCALE 1:800

**B COMMUNAL OPEN SPACE AT 1/F**  
 SCALE 1:800



**C COMMUNAL OPEN SPACE AT 2/F**  
 SCALE 1:800



PROJECT :  
 PROPOSED RESIDENTIAL DEVELOPMENT WITH  
 MINOR RELAXATION OF PLOT RATIO  
 RESTRICTION IN "COMMERCIAL (2)" ZONE AT  
 8 LAM CHAK STREET

DRAWING TITLE :  
 OPEN SPACE PROVISION  
 (G/F & 2/F)

PROJECT No. C2519

DRAWING No. OS01

SCALE : 1:800

DATE OF ISSUE : AUG 2025

CAD FILENAME : C2519-OS01

A	GENERAL AMENDMENT	NOV 2025
REV	DESCRIPTION	DATE
	DESIGN BY : TEL	
	DRAWN BY : CAD	
	CHECKED BY : TEL	
	APPROVED BY : TEL	

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