Appendix 2

Landscape Proposal

Proposed Flat, Minor Relaxation of Plot Ratio and Building Height Restriction, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories

Landscape Master Plan

7th November 2025

Prepared By:

SCENIC Landscape Studio Limited

Project Title	Proposed Flat, Minor Relaxation of Plot Ratio and Building Height Restriction, Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun, New Territories
Report Title	**Landscape Master Plan**

Revision	Date	Complied by:	Checked by:	Approved by:	Description
-	20251104	Jackson Zhou	Fiona Yu	Chris Foot	Draft to Client
A	20251107	Jackson Zhou	Fiona Yu	Chris Foot	Final to Client

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1.0 Introduction

1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan ("LMP") for the Proposed Minor Relaxation of Plot Ratio and Building Height Restriction for the Residential Development with Shop and Services at Lots 531 RP, 532 S.D. RP and 532 RP in DD 130 and adjoining Government Land in Lam Tei (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 **Figures 5.1** to **5.7**, an elevation of the east facing building facade as **Figure 6.1** and a series of sections **Figures 6.2** to **6.7**.

2.0 Existing Site Description

2.1 The Application Site, zoned "Commercial" ("C"), is situated to the north of Tuen Mun within the Lam Tei area. It is rectilinear in shape, on a north east – south west orientation. The Application Site is around 3,936.347 m^2 and the Development site about 2,200.338 m^2. The existing levels range from +5.1mPD in the north to +6.7mPD in the south.

2.2 The Application Site is bounded to the east by Castle Peak Road – Lam Tei section and to the west by a combination of the MTR West Rail viaduct and an at-grade section of the Light Rail Transit (LRT). The south eastern edge of the site is lined by a wide footpath and cycle track. To the north of the site are the facilities associated with the Lam Tei Vegetable Collection Centre (LTVCC) and immediately adjacent to the northern boundary a series of graves. Part of the southern boundary is formed by the channelized section of the Tuen Mun River and a utility bridge. Further to the west are the sprawling low-rise village settlements of San Hing Tuen and Tuen Mun San Tseun and To Yuen Wai to the east.

2.3 The site would appear to have been vacant for some time and is currently overgrown with a combination of pioneer shrub species of coarse grassland together with new tree growth. The trees are largely dominated by *Cinnamomum camphora* (5 nos) and the invasive species *Leucaena leucocephala* (3 nos) which has colonised the periphery of the site.

3.0 Project Description

3.1 The Proposed Scheme comprises of one 20-storey residential block with a maximum height of +74.425 mPD. Owing to the significant site constraints, the orientation of the tower follows that of the site with the main views extending along the south east and north west axis across the valley floor towards western mountain backdrop beyond the West Rail viaduct and towards the uplands of the Tai Lam Country Park. The run in / out is located to the south of residential block, with the proposed car parking located on G/F and 1/F and the loading / unloading areas are located throughout the site at G/F wherever space and the traffic engineering requirements allow. Owing to the functional requirements of the development, the main landscape spaces will be located in the northern portion of the

Application Site. However, the main landscape space is provided at the roof garden area, where the central area will be available for landscaping.

3.2 The site vehicular access will be from the southern end of the site at a location determined by the existing site constraints and based on a discussion between the project Traffic Engineer and Transport Department. The location provides access from Castle Peak Road whilst minimising disturbance to the proposed CEDD cycle track. The project proponent has existing development rights for a commercial development, which would be required to adopt the same site run in / out arrangement as is shown in this application. This includes the creation of a slow lane to allow safe access from Castle Peak Road. As such the impact on the trees outside the Application Site boundary would be similar for both the compliance scheme for the commercial development and the current proposals.

3.3 In order to address the updated run-in/out for the latest proposed scheme, the survey area has been extended approximately 136m southward along Castle Peak Road.

4.0 Landscape Impact Assessment

Existing Landscape Resources

4.1 There are two distinct Landscape Resources (LRs) within the Development Site which are potentially affected by the Proposed Scheme. **Figure 4.1** maps the LRs within the Application Site, and **Figure 4.2** provides photographs of the LRs.

LR1 Peripheral Green Areas

4.2 This LR, located at the northern, southern and western peripheries of the Development Site, has an area of approximately 1012 m^2. This LR is characterised by light industrial and workshop concerns with a series of shed like structures with areas of hardstanding. The punctuated by specimen trees and small tree groups. Owing to its disturbed nature this area is not considered to be sensitive to change.

LR2 Hardstanding

4.3 Located at the southern portion of the Development Site this LR has an area of approximately 1183.488 m^2. This area is characterised by an area of hard standing with little vegetation except for some weed growth at the margins. There are no trees within this LR, however there are some trees located immediately outside the eastern boundary with canopies which extend into the Site. Owing to the existing site condition this LR is considered to have a low sensitivity to further change.

Landscape Impact Assessment

4.4 This section of the report describes the residual landscape impacts for the identified LRs following the implementation of the proposed landscape measures.

LR1 Peripheral Green Areas

4.5 Approximately 1012 m^2 (100%) of this LR will be affected by the Proposed Scheme and so the magnitude of change will be significant however given the disturbed nature of the existing landscape it is considered that the impacts will not be significant. Its condition will be improved with the implementation of the Proposed Scheme.

LR2 Hardstanding

4.6 The implantation of the proposed Scheme will lead to the enhancement of this LR with the whole area 1183.488 m^2 (100%) being affected by the works. Given the existing condition of this landscape resource the impacts are also not considered to be significant.

4.7 The predicted impacts on the existing LR1 and LR2 within the Application Site boundary and the area affected by the Proposed Scheme will be mitigated to an extent through the proposed planting of approximately 580.5 m^2 of shrubs within the Development Site. The existing trees located to the east of LR will not be significantly affected although minor crown reduction works will be required to accommodate the Proposed Scheme.

4.8 The existing disturbed landscape will be replaced with a well-designed architectural scheme and its associated landscape (**Figures 5.1** to **5.7** refer) which aims to create a pleasant and green environment and emphasises the importance of maximising green coverage and creating a landscape buffer where possible in between the proposals and the surrounding areas.

Existing Trees

4.9 A total of 19 nos. trees were identified in five tree groups (TG01 to TG05) within the Development Site boundary and a further 83 nos. trees in five groups (TGA01 to TGA05) within the area affected by the upgrading of the access road.

4.10 Overall, majority of the existing trees are common exotic and native tree species. Within the development site, the most numerous existing trees are *Cinnamomum camphora* (5 nos.), *Macaranga tanarius* (L.) Müll. Arg. var. tomentosa (4 nos.) and *Leucaena leucocephala* (3 nos.). Other species include *Bombax ceiba, Melia azedarach and Morus alba*. Other species identified are generally present in quantities of less than 3 nos.. There are also 3 nos specimens of the undesirable weed species Leucaena leucocephala within the development site.

4.11 Based on a site observation a high percentage of trees exhibit an average existing form and condition and the remainder have a poor form and condition. Many of the trees are growing in close proximity to one another or structures resulting in leaning main stem and asymmetrical canopies. A high percentage of trees surveyed have a low amenity value. For many of the existing trees their value lies in their effect as group and not as individual specimens.

4.12 There are no trees within the Development Site registered as Old and Valuable Trees (DEVB TC(W) No. 5/2020 Registration of Old and Valuable Trees (OVT) and Guidelines for their Preservation).

4.13 The Development Site does not contain any trees which could be categorized as a "Tree of Particular Interest' (TPI) in accordance with para. 3.3.1 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by DEVB.

Impacts on Existing Trees

4.14 The Proposed Scheme utilises the whole of the site and so unfortunately it would not be possible to retain any of the existing trees within the Development Site. Therefore all 19 nos would be recommended for felling including 3 nos of the invasive species *Leucaena leucocephala*. The implementation of the proposed access road and the corresponding modification of the cycle track / pedestrian footpath alignment would require the removal of some 28 nos of the 83 nos of trees within the survey area immediately outside the Development Site. None of the affected trees make good candidates for transplantation. The majority of these trees which are recommended for felling have an average to poor form, an

average to poor health condition and structural condition and a low amenity value.

4.15 New tree planting proposal shall compensate for the 16 nos. trees affected by the proposal with the planting of a minimum. 16 nos. of good quality heavy standard trees and large palms, representing a replanting ratio of **1 : 1** (new trees planted: trees felled) inside the Application Site.

4.16 A detailed tree preservation and removal proposal and new tree planting proposal will also be submitted in accordance with Lands Administration Office Practice Note Number 6/2023 "Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects".

5.0 Landscape Design Proposal

5.1 The concept underpinning the Landscape Master Plan for the Proposed Scheme, presented as **Figures 5.1** to **5.7** 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.

5.2 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.

6.0 Landscape Design Objectives

6.1 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 residents 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.

7.0 Open Space Proposals

7.1 The Proposed Scheme has sought to provide adequate open space (1m^2 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 **Figures 7.1** to **7.3**.

7.2 The Proposed Scheme will include no less than 874 m^2 of uncovered open space in total for resident's use. Since the current planned total resident population of the project is

approximately 874 persons the proposals adequately satisfy the requirements for 1m^2 per person based on the predicted future population in accordance with the HKPSG.

7.3 All of the open space within the Development Site boundary would be constructed, managed and maintained by the applicant after the completion of Defect Liability Period and Establishment Period.

8.0 Green Coverage

8.1 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 uncovered areas of tree and shrub, lawn and groundcover planting; and an area of vertical greening. The Greening Coverage for the proposed development is shown on **Figures 8.1** to **8.2**.

8.2 The total site area of the Development Site is 2,200.338 m^2 and so the site coverage of greening shall be no less than 440.07 m^2 (20%).

9.0 Landscape Design Components

9.1 The following description seeks to establish some general principles of the landscape design. **Figures 5.1** to **5.7** show the Landscape Master Plan whilst the elevation and sections in **Figures 6.1** to **6.7** show the character and structure of the landscape.

The Boundary Landscape

Landscape Boundary Treatment

9.2 Where space allows the landscape design has sought to introduce a landscape buffer to screen views of the land uses beyond the proposed development particularly the West Rail viaduct to the west and the graves to the north; and soften the proposed architectural scheme in views from the east. This includes an area along the north-eastern boundary of the Development Site which will be planted with a combination of tree and shrub planting. **Figures 5.1** to **5.2** and **6.1** to **6.2** show the proposed treatment of the landscape boundaries.

Landscape Shrub Buffer

9.3 Planting area extending along the western periphery of the Development Site boundary and partially beneath of the MTR West Rail viaduct. Utilises shade tolerate shrub to soften the transition between the Proposed Development and the adjacent space below the viaduct. **Figures 5.1** to **5.2** show the extent of the planted area.

Decorative Planting

9.4 The planter at the southern end of the Development Site is designed to soften the form of the Proposed Scheme in low level views for north bound traffic on Castle Peak Road – Lam Tei and the view available for pedestrians and cyclists as they approach the site from the south. The planting will include decorative flowering shrubs and trees including one with flowering to provide a seasonal change. This planting is also designed to create a more attractive arrival experience for future residents. **Figure 5.2** shows the design of the decorative planting area and **Figure 6.2** its structure.

Driveway Elongated Courtyard

9.5 Although this area is primarily to be utilised for car parking the design has sought to enhance the aesthetic appeal of the space as far as possible. The driveway runs along the back of the residential blocks and provides vehicular access to the site. Whilst respecting functionality, the landscape design also aims to break down the linearity and scale of the driveway and soften it with tree and shrub planting such that it takes on the feel of an elongated, informal courtyard, or linked series of spaces rather than a road. Patterned paving utilises a combination of natural granite and concrete block pavers and functions to break down the perceived scale of this hard surface. The introduction of clusters of trees along the boundary edge of the driveway helps reinforce the impression of a linked series of more intimate spaces arranged along an axis and softens the hard edges of the driveway. **Figure 5.2** shows the design for the Driveway Elongated Courtyard and **Figure 6.2** the enclosure formed by the vegetation to the east and west.

The Arrival and Circulation Landscapes

9.6 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

9.7 The landscape of the main site entrance has been designed in form of a green gateway to disguise its utilitarian function which establish the character of the development at the point of entry and create a sense of arrival. The space is characterised by ornamental tree and shrub planting to create enclosure and frame views of the building edges and soften the building edge at pedestrian level. Decorative paving is used to create threshold. **Figure 5.2** shows the design of the Entrance Gateway.

The Leisure Landscape

9.8 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 largely associated with the club house which are fully connected to the internal pedestrian circulation.

2/F Terrace Garden

9.9 The Terrace Garden located to the north of the Application Site and provides incidental landscape spaces with shaded seating lush tropical planting and hard landscape detailing designed to engender a relaxing atmosphere. The design will utilise ornamental tree and shrub species to form sensory plant associations. Shrub and climbing plants will be utilised to soften the building edge and the fence wall. The garden will be enclosed by canopy trees providing both a sense of enclosure and shading. **Figure 5.4** shows the layout of the 2/F Terrace Garden and the section presented as **Figures 6.3** and **6.7** its structure.

2/F Play and Family Garden

9.10 The Play and Family Garden form an extension of the interior Children's Rood and leads to the 2/F Children's Play Zone. The landscape includes a combination of recycled timber deck and paved surfaces. A planter along the western boundary is designed to contain tree and shrub planting to soften views of the adjacent MTR West Rail viaduct. Shrub and climbing plants will be utilised to soften the building edge and the fence wall. The southern portion of the garden includes a multi-purpose lawn with sculptural seating. The planter in the south western corner of the lawn contains large specimen shrub. **Figure 5.4** shows the design of the Play and Family Garden and the connections with the interior spaces and

Figures 6.5 and **6.7** its character.

2/F Children's Play Zone

9.11 The Chilfren's Play Zone is designed to accommodate a range of play equipment for various age groups. Seating around the edge of the space provides for adult supervision of the children at play. **Figure 5.4** shows the design for the Children's play Zone.

3/F Communal Landscape – Entertainment Space

9.12 The Entertainment Space contains a range of seating and outdoor dining opportunities. The facilities will include a BBQ (gas powered grills. 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 landscape of the 2/F Play and Family Garden. Tree planting at the edge of the 2/F landscape is designed to soften views of the MTR West Rail viaduct to the west. **Figure 5.5** shows the layout of the space and **Figures 6.5** to **6.7** provide sections.

3/F Communal Landscape – Tranquil Space

9.13 The Tranquil Space 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 form the adjacent more active use area on the 3/F to the south and the 2/F to the west and north west. The area overlooks the 3/F lawn area to the west and the northern part of the more passive portion of the 2/F Play and Family Garden. The landscape layout is shown on **Figure 5.5**.

R/F - Roof Garden

9.14 Each of the lift cores leads to a roof garden which is designed to maximise the open space and the area of usable landscape space for the future residents. The areas to the north and south are reserved for E&M facilities subject to detailed design. This space forms a single roof area accessible by residents. The planting on the roof would be based on a combination of lawn, shrubs, hedges and low ground cover plants. **Figure 5.6** shows the design for the Roof Garden.

10.0 Landscape Design Elements

Soft Landscape Design Approach

10.1 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 tree, shrub and groundcover species selected to provide a lush, landscaped area whilst responding to the character of the architecture that embraces it.

10.2 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 Castle Peak 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. Heavy standard sized trees will be used to achieve this objective at an early stage.

10.3 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 flowering species to provide an architectural highlight.

10.4 The species provided in **Table 10.1** will form the basis of the planting design proposals (planting list subject to landscape design proposals). The number of each tree species to be planted is indicated in **Table 6.2: Preliminary New Tree Planting Proposals** of the Tree Preservation Proposal appended to this planning submission.

Table10.1: Planting Species for Amenity Planting Areas

Botanical Name	Tree Size / Shrub Size (mm) (height x spread)	Spacing / Planting Centres
Tree Species		
Bauhinia × blakeana	Heavy standard	5000
Elaeocarpus hainanensis	Heavy standard	5000
Michelia chapensis	Heavy standard	5000
Tabebuia rosea	Heavy standard	5000
Terminalia mantaly	Heavy standard	5000
Xanthostemon chrysanthus	Heavy standard	5000
Washingtonia robusta	Large Palm	3000
Large Specimen Shrubs		
Hibiscus rosa-sinensis	1500 (h) x 1000 (s)	As shown
Hibiscus syriacus	1500 (h) x 1000 (s)	As shown
Lagerstroemia indica	1500 (h) x 1000 (s)	As shown
Murraya paniculata	1500 (h) x 1000 (s)	As shown
Shrub Species		
Bougainvillea sp. 'Mary Palmer'	600 x 600	500
Cordyline terminalis	700 x 500	400
Duranta repens 'Golden Leaves'	300 x 300	250
Ficus microcarpa 'Golden Leaves'	500 x 500	400
Hibiscus rosa sinensis	500 x 500	400
Ixora coccinea 'Sunkist'	250 x 250	200
Pittosporum tobira	600 x 500	400
Rhaphis excelsa	600 x 500	400
Rhododendron mucronatum	300 x 300	200
Rhododendron pulchrum	300 x 300	200
Rhododendron simsii	300 x 300	200
Schefflera arboricola	600 x 600	500
Strelitzia reginae	600 x 600	500
Groundcover Species		
Asparagus densiflorus 'Sprengeri'	300 x 300	250
Cuphea hyssopifolia	250 x 300	250
Hymenocallis americana	300 x 500	400
Iris spp.	150 x 150	100
Lantana montevidensis	300 x 300	200
Nephrolepis exaltata	250 x 400	250
Ophiopogon japonicus	250 x 300	200
Philodendron selloum	700 x 700	500

Botanical Name	Tree Size / Shrub Size (mm) (height x spread)	Spacing / Planting Centres
Phyllanthus myrtifolius	300 x 300	250
Scindapsus aureus	300 x 300	250
Spathiphyllum floribundum	400 x 400	300
Vertical Greening		
Asplenium nidus	200 – 350	Subject to selection of proprietary system
Chamaedorea elegans	200 – 200	
Chlorophytum comosum	200 – 200	
Cocliaeum variegatum Aucubaefolia	200 – 200	
Dieffenbachia Tropic Marianne	200 – 200	
Dracaena marginata 'Colorama'	200 – 200	
Dracaena reflexa cv. Aurea Variegata	200 – 200	
Epipremnum pinnatum Aureum	200 – 200	
Pachira aquatica	200 – 200	
Philodendron congo red	200 – 200	
Schefflera actinophylla	200 – 350	
Schefflera octophylla	200 – 350	
Syngonium podophyllum 'Neon'	200 – 350	
Vriesea Barbara	200 – 200	
Bamboo		
Bambusa textilis	2000-3000 Ht.	250
Pseudosasa japonica	1000-2000 Ht.	250
Climbing Plants		
Ficus pumila	At least 3 shoots per plant. Each shoot at least 1000mm in length.	250
Lonicera japonica		
Parthenocissus tricuspidata		
Philodendron cordatum		
Quisqualis indica		
Lawn		
Axonopus compressus	Turves	

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.

Soil Depth for Planting Areas

10.5 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 of 1200mm facilitating the planting of trees whilst shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively excluding the requirements for drainage.

10.6 The configuration of the typical planting beds including both the proposed planters on structure and at-grade are shown on **Figure 10.1**.

Vertical Greening System

10.7 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. **Figure 6.1** shows the proposed location of the vertical greening. 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.

Irrigation and Drainage

10.8 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 Supplies 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

10.9 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.

10.10 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.

10.11 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 incidental landscape spaces and decks.

10.12 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'.

10.13 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

10.14 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

10.15 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. 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; and

- General safety lighting with the minimum lux level which will last between midnight and early morning.

Site Furniture

10.16 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

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

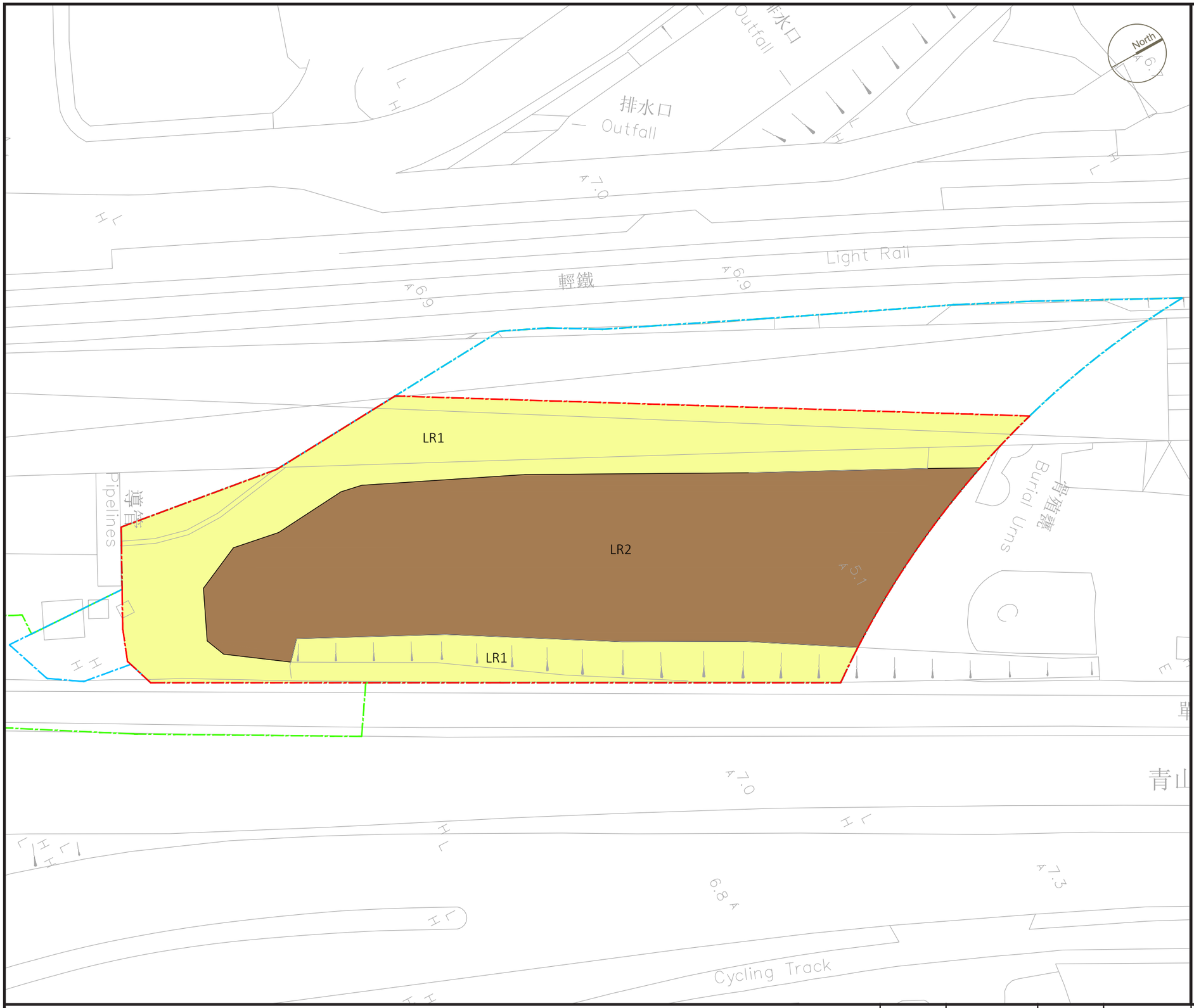
11.0 Landscape Management and Maintenance

11.1 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.

11.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows time for the proper establishment of the plants and the replacement of any losses.

11.3 At the end of the 12-month DLP / EP, subject to the location, the landscape will be managed and maintained by the land owner 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

- Development Boundary
- Site Boundary
- Application Boundary
- LR1 Peripheral Green Areas
- LR2 Hardstanding

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Landscape Resources

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.1	REV	-

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LR1
PERIPHERAL GREEN AREAS

LR1
PERIPHERAL GREEN AREAS

LR2
HARDSTANDING

LR2
HARDSTANDING

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Landscape Resources Photographs

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 4.2	REV	-

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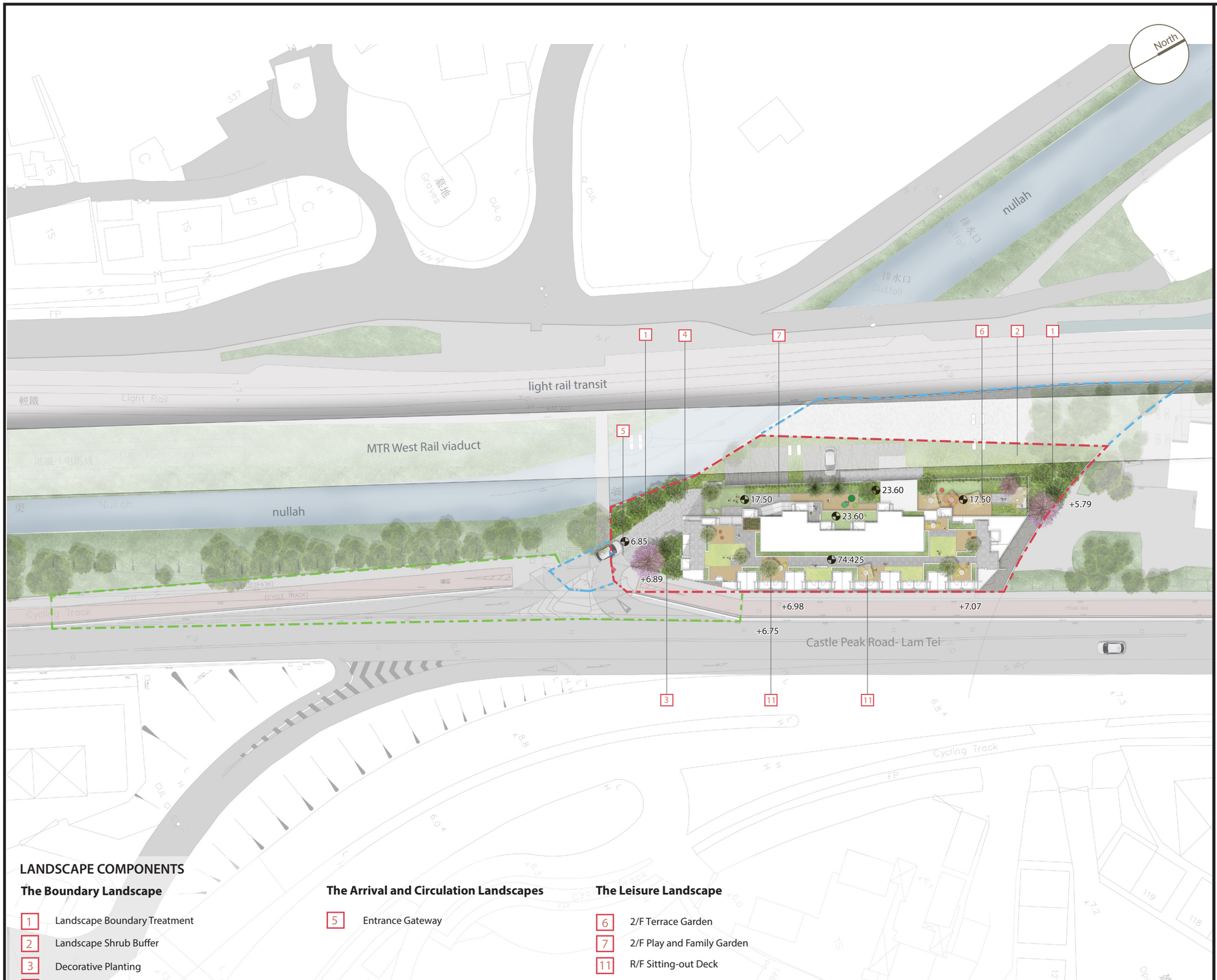

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

The Leisure Landscape

6. 2/F Terrace Garden
7. 2/F Play and Family Garden
11. R/F Sitting-out Deck

LEGEND

- Development Boundary
- Site Boundary
- Application 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)
- Proposed Large Specimen Shrubs
- Proposed Shrub Planting
- Proposed Lawn Area
- Proposed Paving
- Proposed Timber Deck
- Cycle Track

Note: Drawings are indicative subject to detailed design.

0 6 12 18 24 30M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - All Levels

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.1	REV	-

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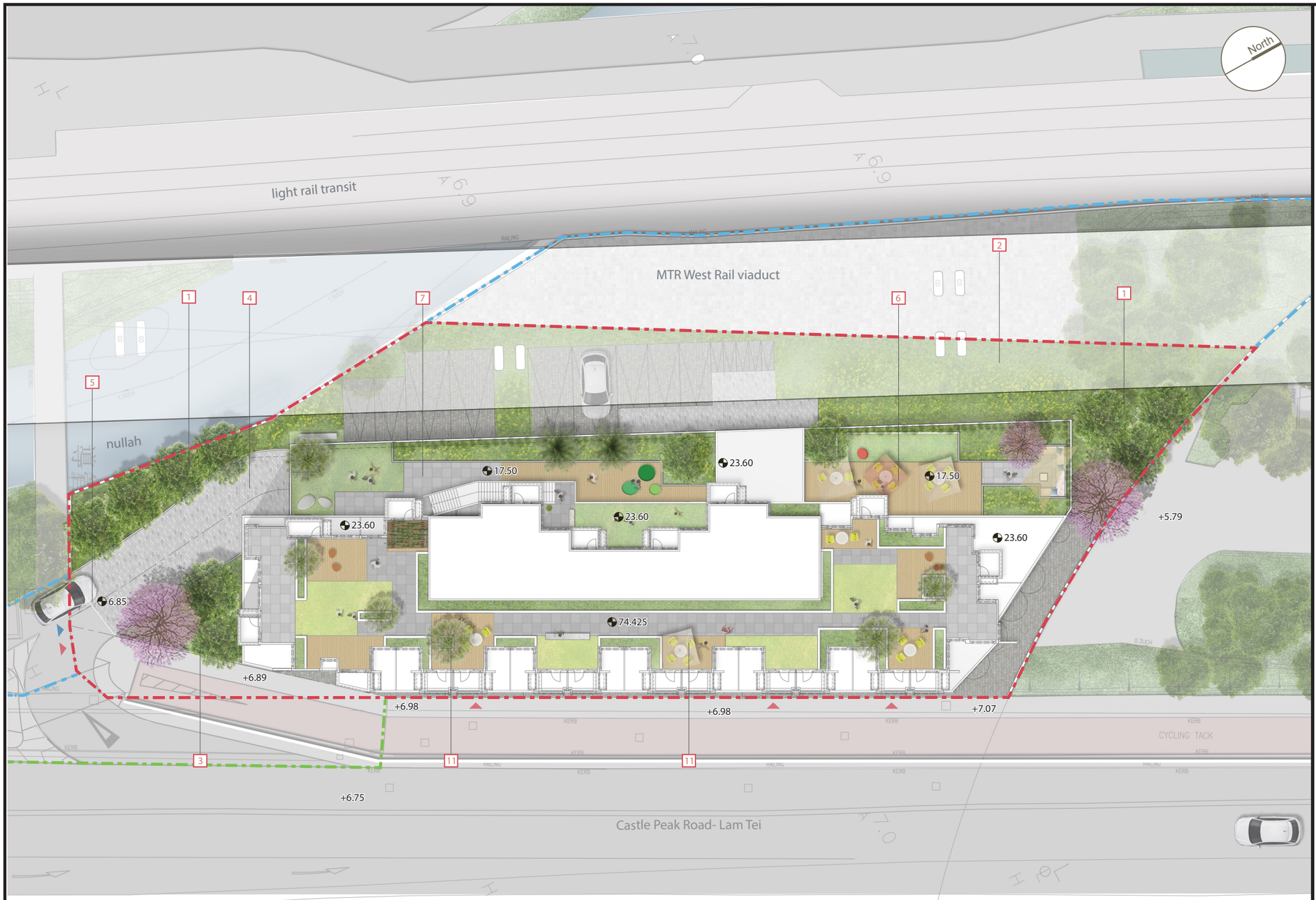

LEGEND

- Development Boundary
- Site Boundary
- Application 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)
- Proposed Large Specimen Shrubs
- Proposed Shrub Planting
- Proposed Lawn Area
- Proposed Paving
- Proposed Timber Deck
- Cycle Track

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

The Leisure Landscape

6. 2/F Terrace Garden
7. 2/F Play and Family Garden
11. R/F Sitting-out Deck

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - All Levels

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.2	REV	-

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LEGEND

- Development Boundary
- Site Boundary
- Application 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)
- Proposed Shrub Planting
- Proposed Paving
- Cycle Track

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Ground Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.3	REV	-

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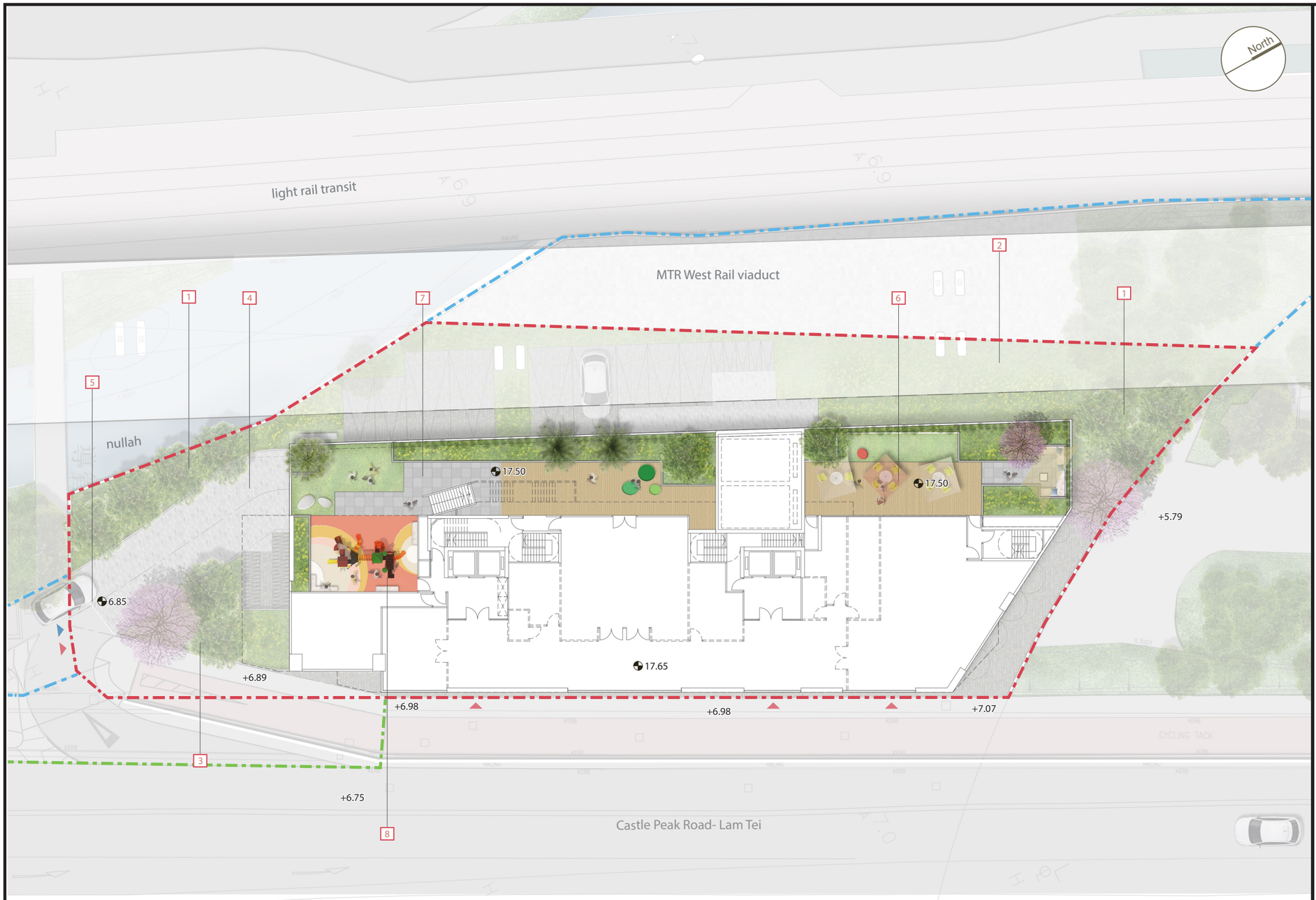

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Proposed New Tree Planting (Landscape Framework)
- Proposed New Tree Planting (Feature Trees)
- Proposed Large Specimen Shrubs
- Proposed Shrub Planting
- Proposed Lawn Area
- Proposed Paving
- Proposed Timber Deck

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

The Leisure Landscape

6. 2/F Terrace Garden
7. 2/F Play and Family Garden
8. 2/F Children's Play Zone

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Second Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.4	REV	-

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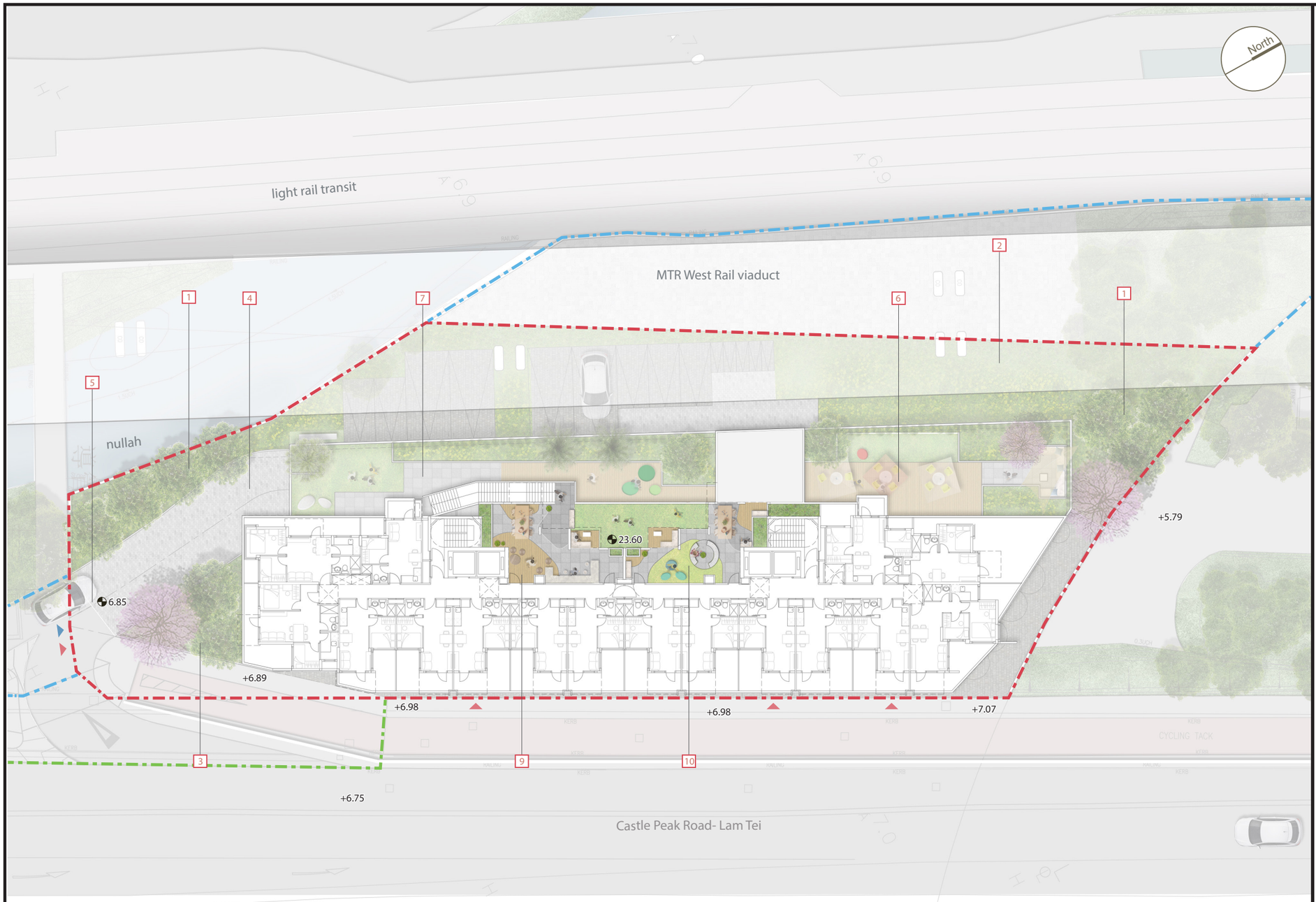

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx Existing Levels
- xx.xx Proposed Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Proposed Shrub Planting
- Proposed Lawn Area
- Proposed Paving
- Proposed Timber Deck
- Proposed Artificial Lawn

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

The Leisure Landscape

6. 2/F Terrace Garden
7. 2/F Play and Family Garden
9. 3/F Communal Landscape - Entertainment Space
10. 3/F Communal Landscape - Tranquil Space

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Third Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.5	REV	-

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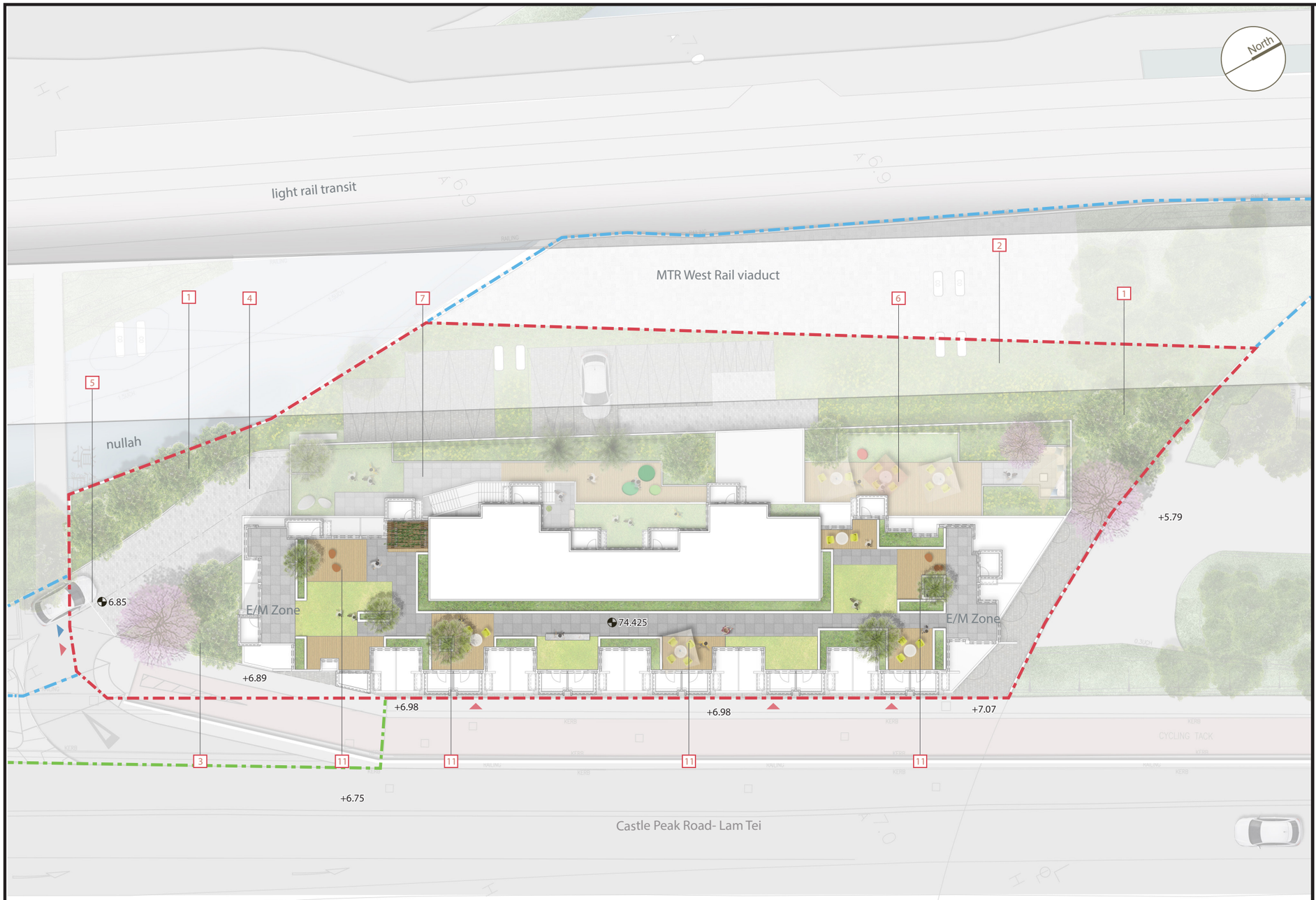

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx Existing Levels
- xx.xx Proposed Levels
- Pedestrian Entrance / Exit
- Vehicular Entrance / Exit
- Proposed Architectural Scheme
- Proposed Large Specimen Shrubs
- Proposed Shrub Planting
- Proposed Lawn Area
- Proposed Paving
- Proposed Timber Deck

LANDSCAPE COMPONENTS

The Boundary Landscape

1. Landscape Boundary Treatment
2. Landscape Shrub Buffer
3. Decorative Planting
4. Driveway Elongated Courtyard

The Arrival and Circulation Landscapes

5. Entrance Gateway

The Leisure Landscape

6. 2/F Terrace Garden
7. 2/F Play and Family Garden
11. R/F Sitting-out Deck

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Roof Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.6	REV	-

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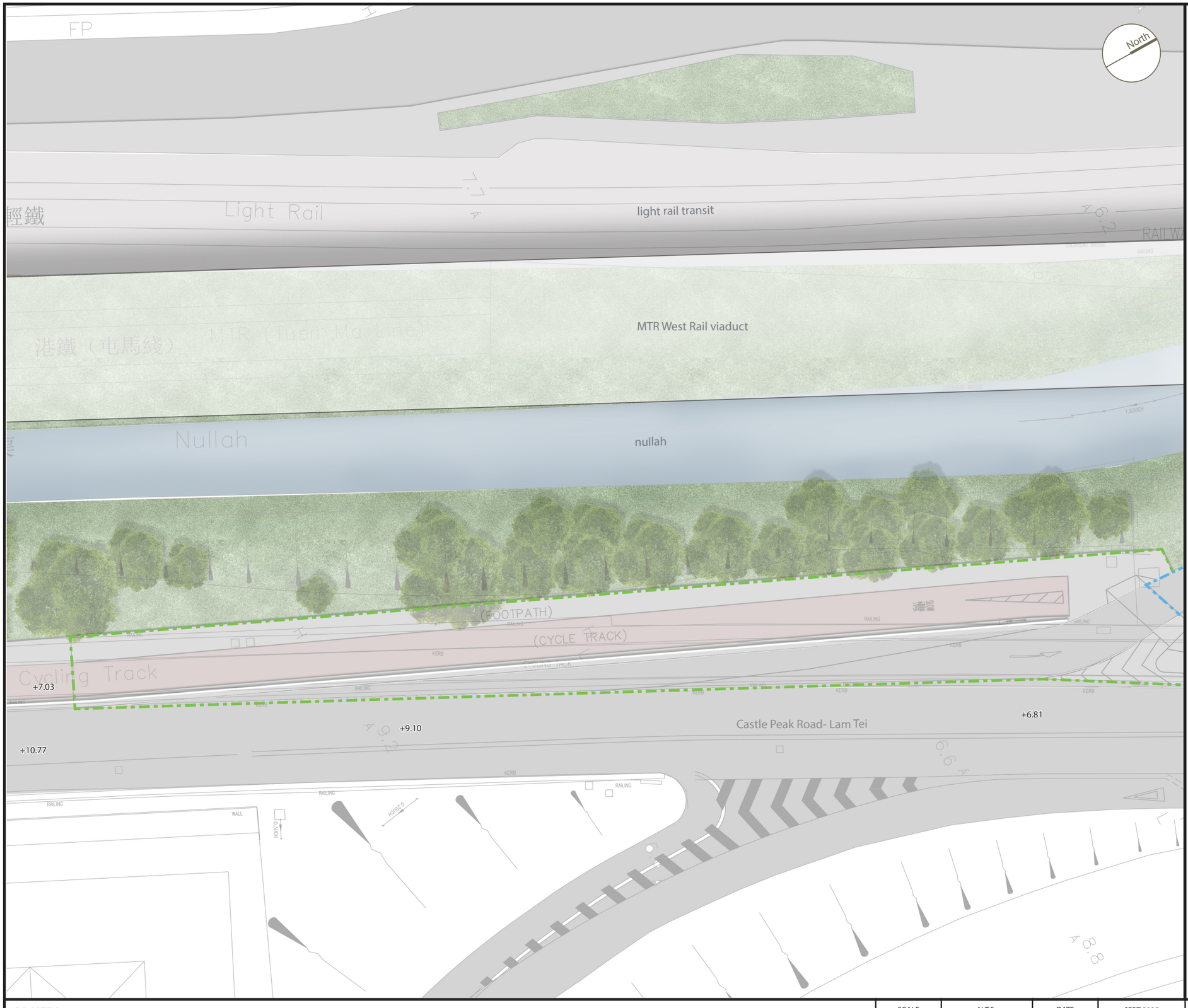

LEGEND

- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Existing Vegetated Slope
- Existing Retained Tree
- Cycle Track

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Master Plan - Road Scheme

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 5.7	REV	-

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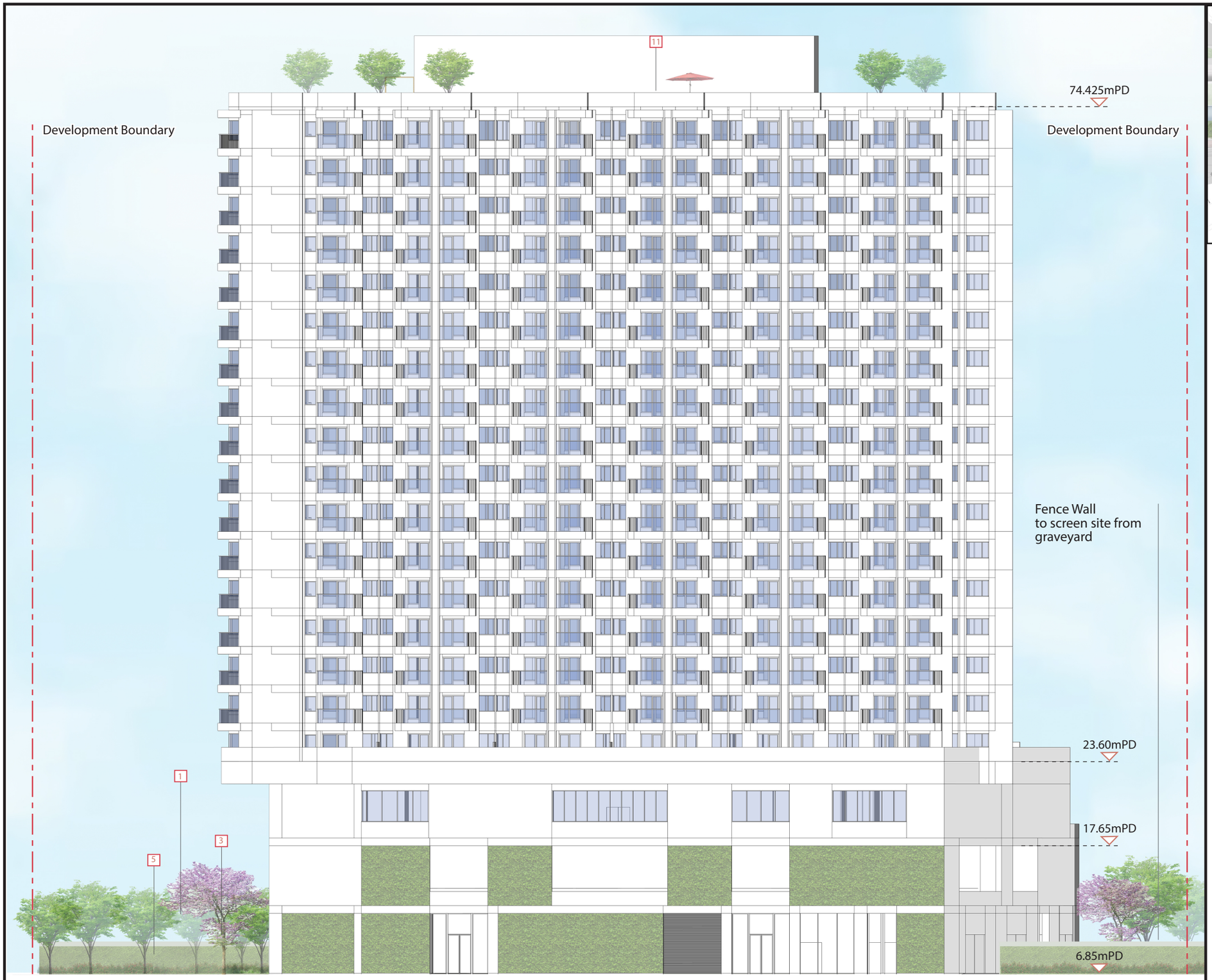
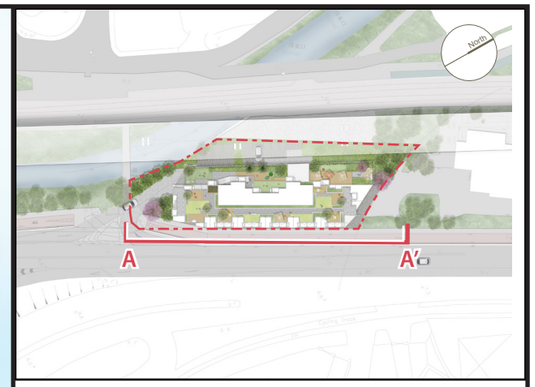


Elevation A-A'



LEGEND

- Section Line
- Development Boundary
- XX.XX Typical Levels
- Proposed Planter
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Vertical Greening

LANDSCAPE COMPONENTS

1. Landscape Boundary Treatment
3. Decorative Planting
5. Entrance Gateway
11. R/F Sitting-out Deck

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Elevation A-A'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.1	REV	-

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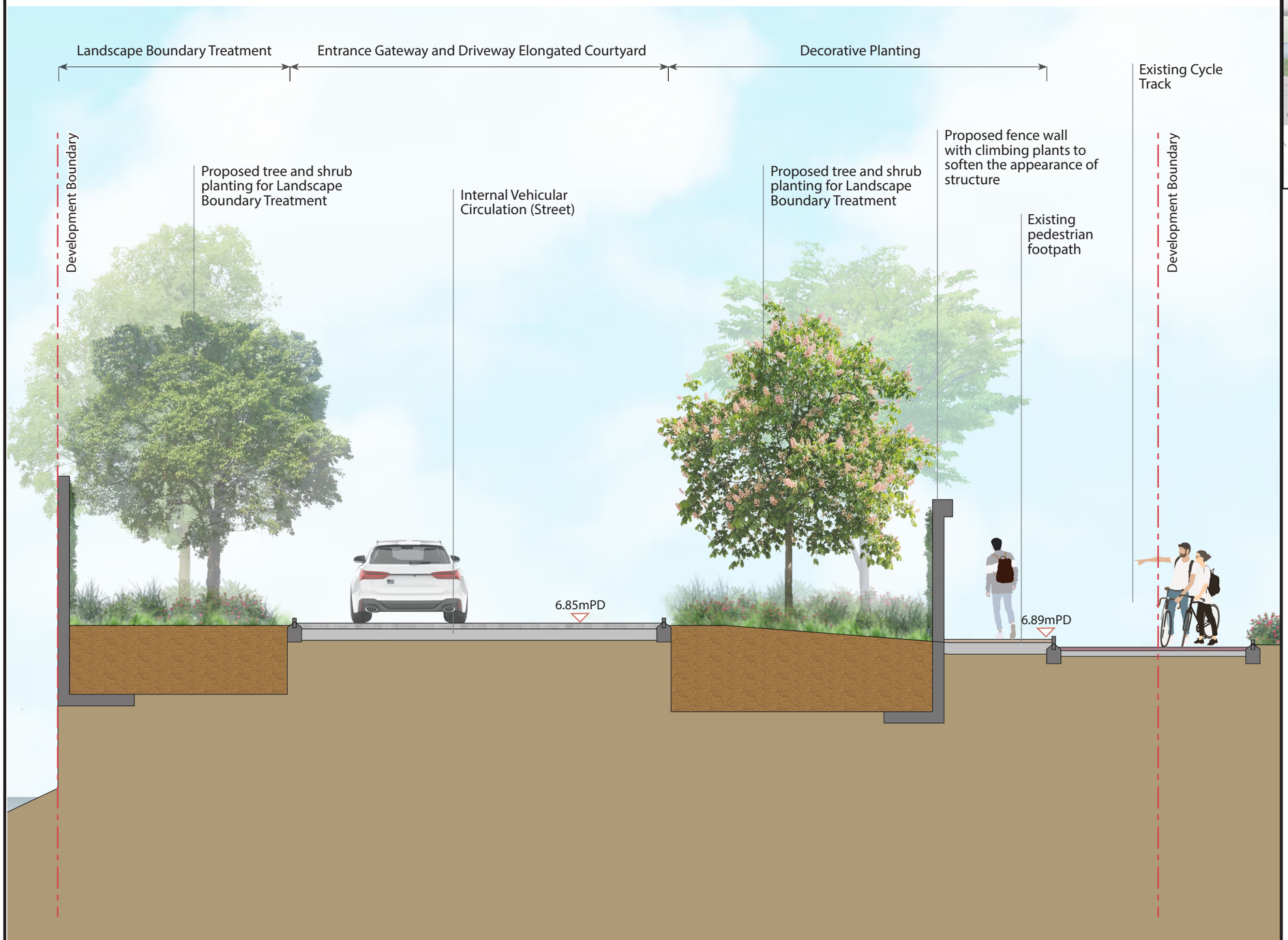
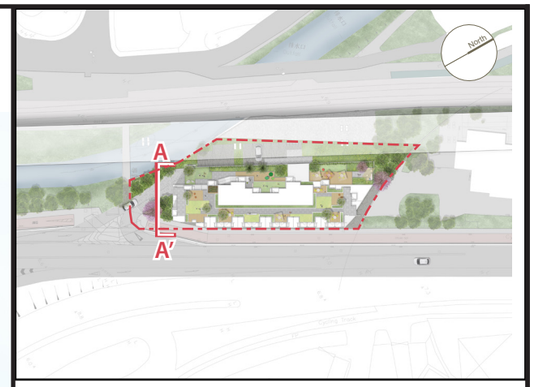


Section A-A'



LEGEND

- Section Line
- Development Boundary
- XX.XX Typical Levels
- Proposed Planter
- Proposed Tree Planting
- Proposed Shrub Planting

Note: Drawings are indicative subject to detailed design.

0 1 2 3 4 5M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Section A-A'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.2	REV	-

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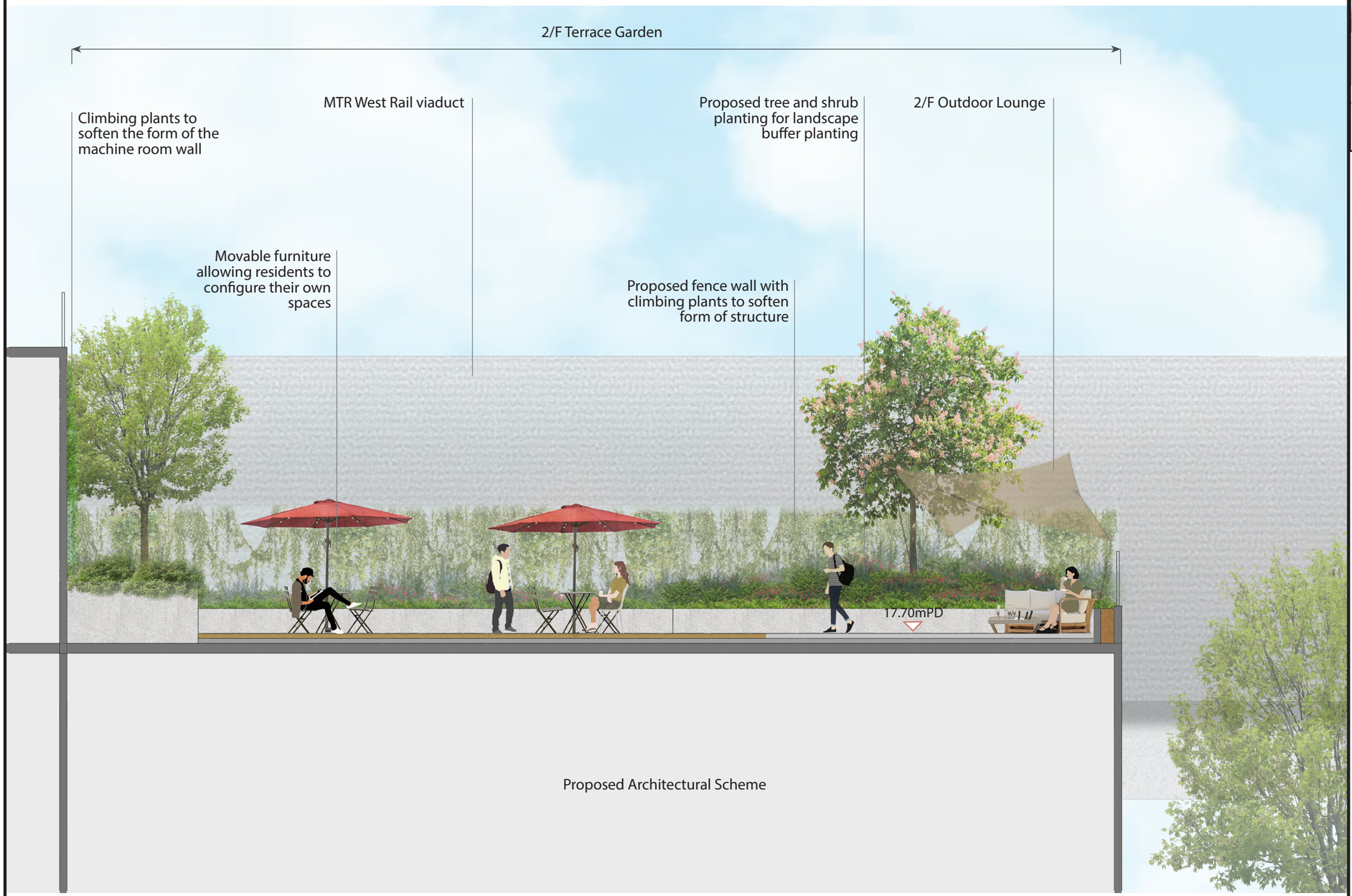

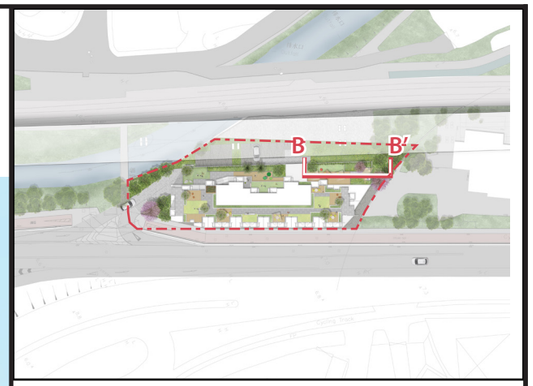

LEGEND

- Section Line
- Development Boundary
- Typical Levels (XX.XX)
- Proposed Planter
- Proposed Tree Planting
- Proposed Shrub Planting

Note: Drawings are indicative subject to detailed design.

0 1 2 3 4 5M

Section B-B'

FIGURE TITLE	Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun **Landscape Section B-B'**	SCALE	N.T.S.	DATE SEPT 2025
		CHECKED	CJF	DRAWN JZ
		FIGURE NO.	Figure 6.3	REV -

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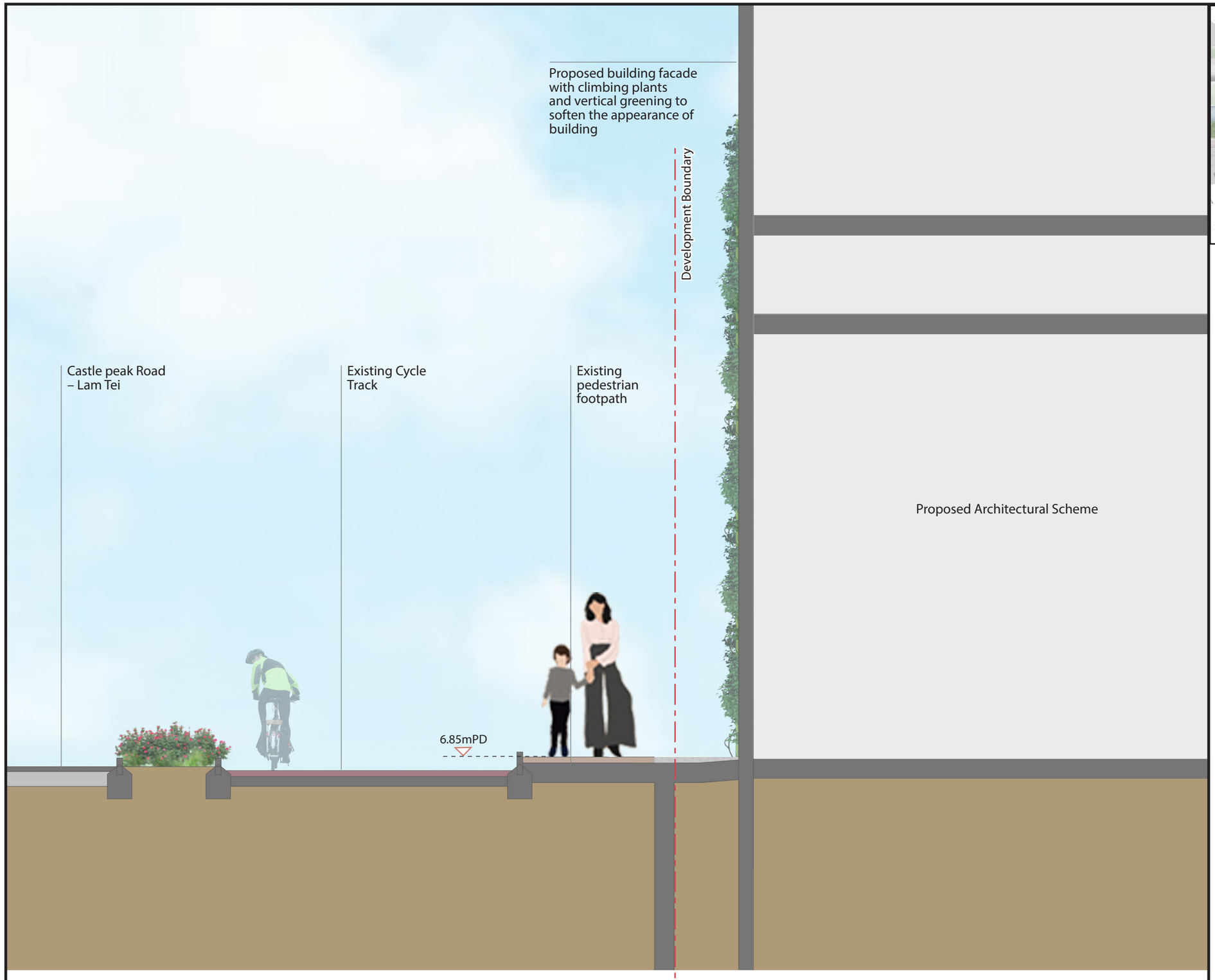
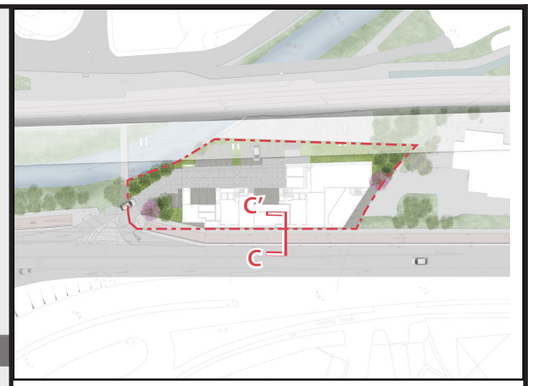


Section C-C'



LEGEND

- Section Line
- Development Boundary
- XX.XX Typical Levels

Note: Drawings are indicative subject to detailed design.

0 0.5 1 1.5 2 2.5M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Section C-C'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.4	REV	-

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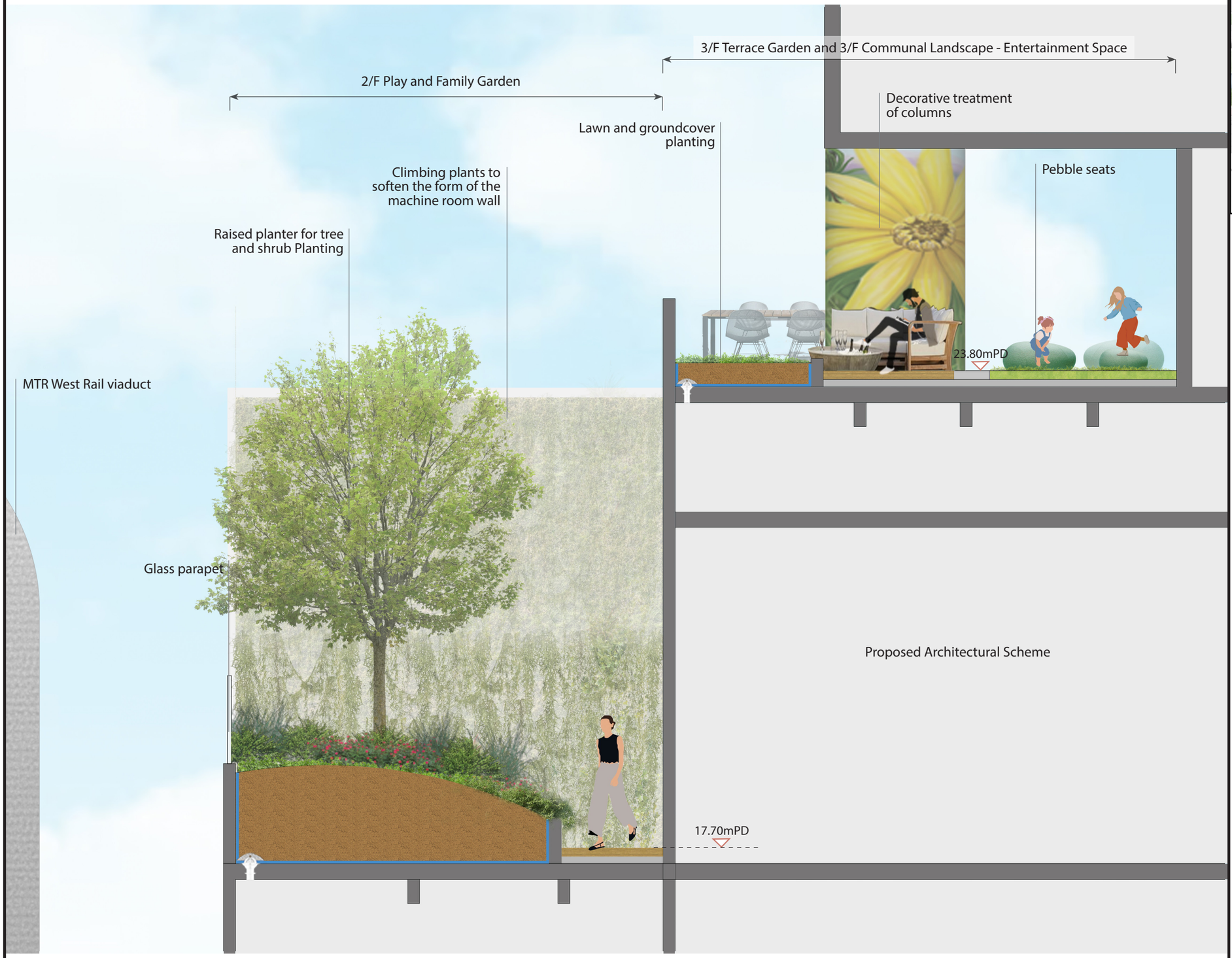
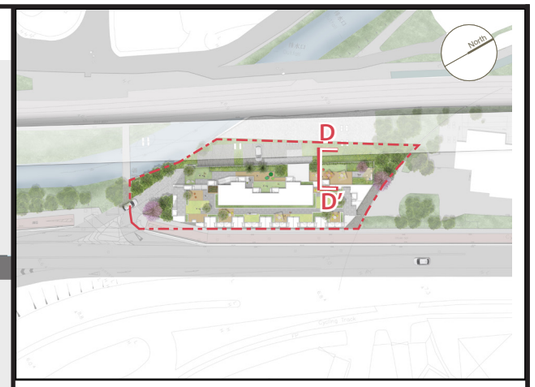


Section D-D'



LEGEND

- Section Line
- Development Boundary
- Typical Levels (xx.xx)
- Proposed Planter
- Proposed Tree Planting
- Proposed Shrub Planting

Note: Drawings are indicative subject to detailed design.

0 0.5 1 1.5 2 2.5M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Section D-D'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.5	REV	-

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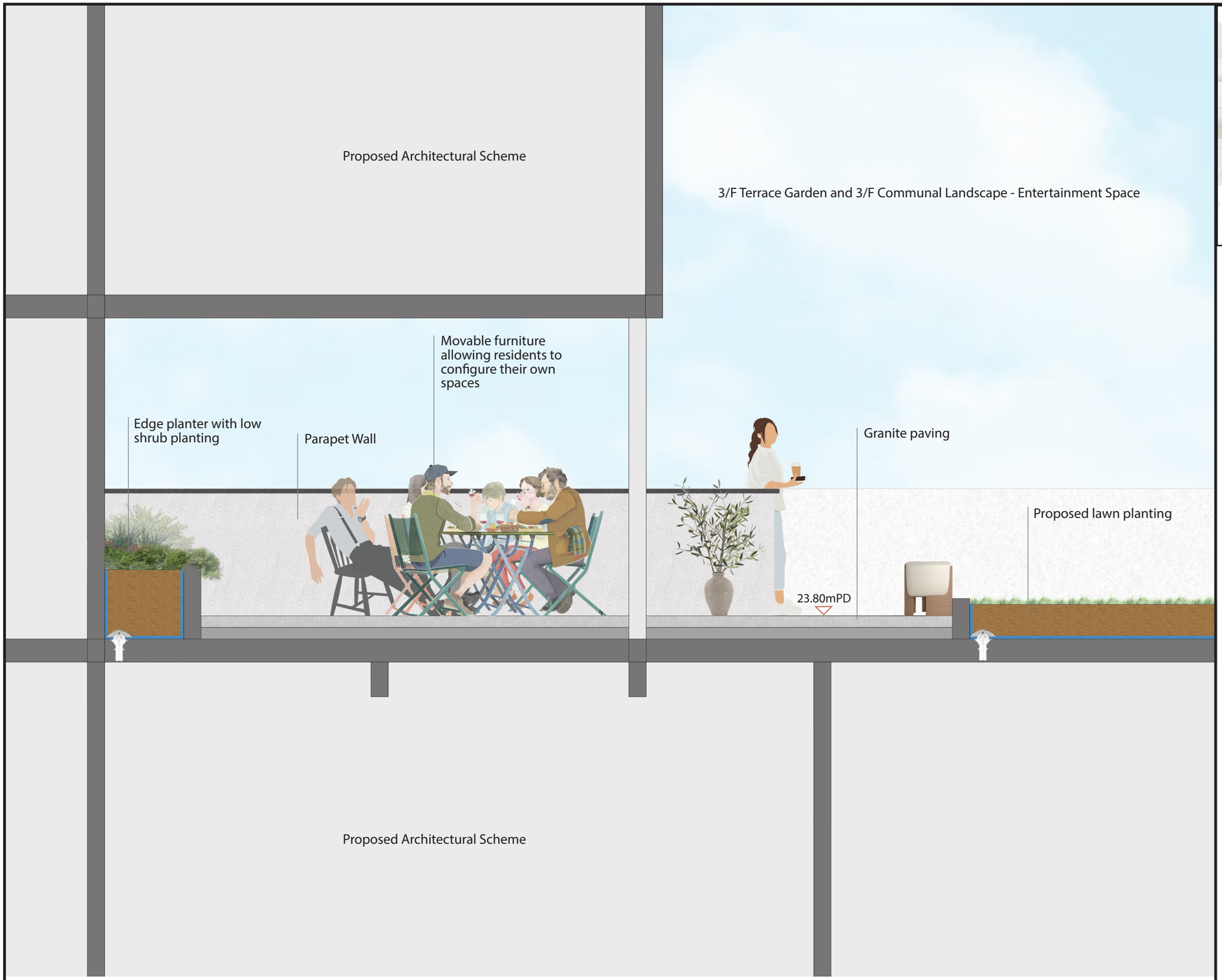

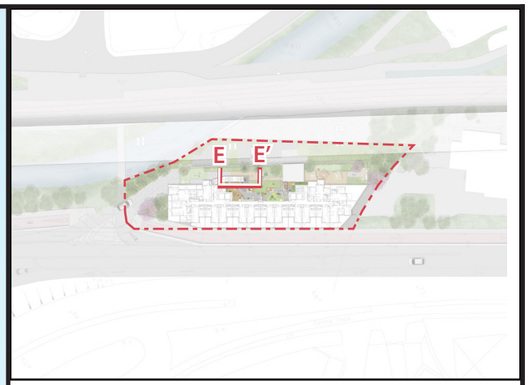

LEGEND

- Section Line
- Development Boundary
- XX.XX Typical Levels
- Proposed Planter
- Proposed Shrub Planting

Note: Drawings are indicative subject to detailed design.

0 0.5 1 1.5 2 2.5M

Section E-E'

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Section E-E'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.6	REV	-

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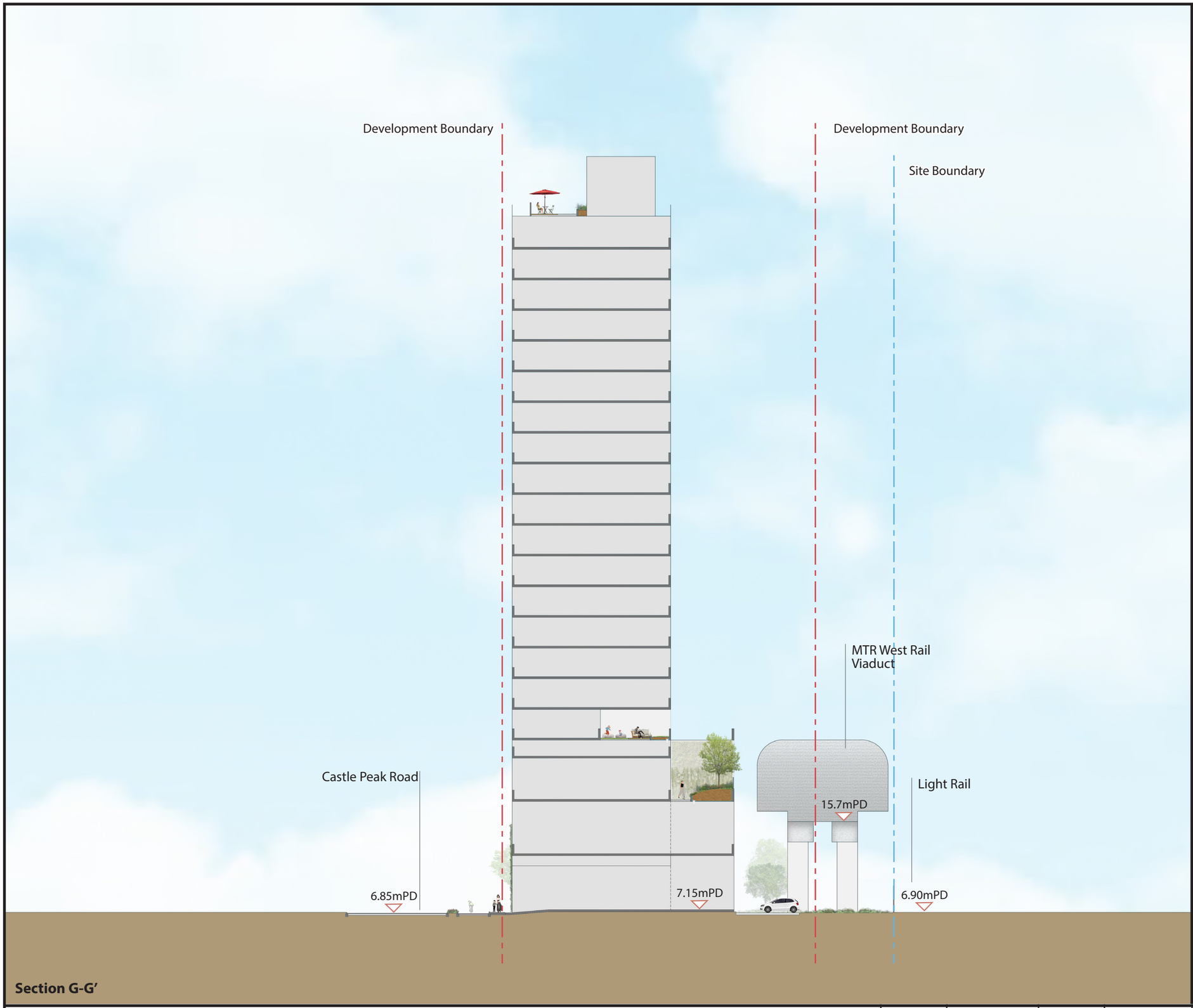
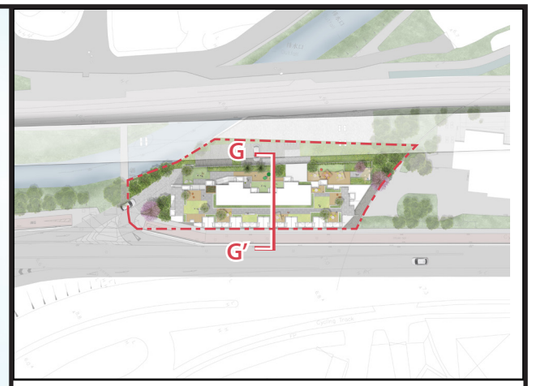


Section G-G'



LEGEND

- Section Line
- Development Boundary
- XX.XX — Typical Levels
- Proposed Planter
- Proposed Tree Planting
- Proposed Shrub Planting

0 2 4 6 8 10 12M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Landscape Section G-G'

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 6.7	REV	-

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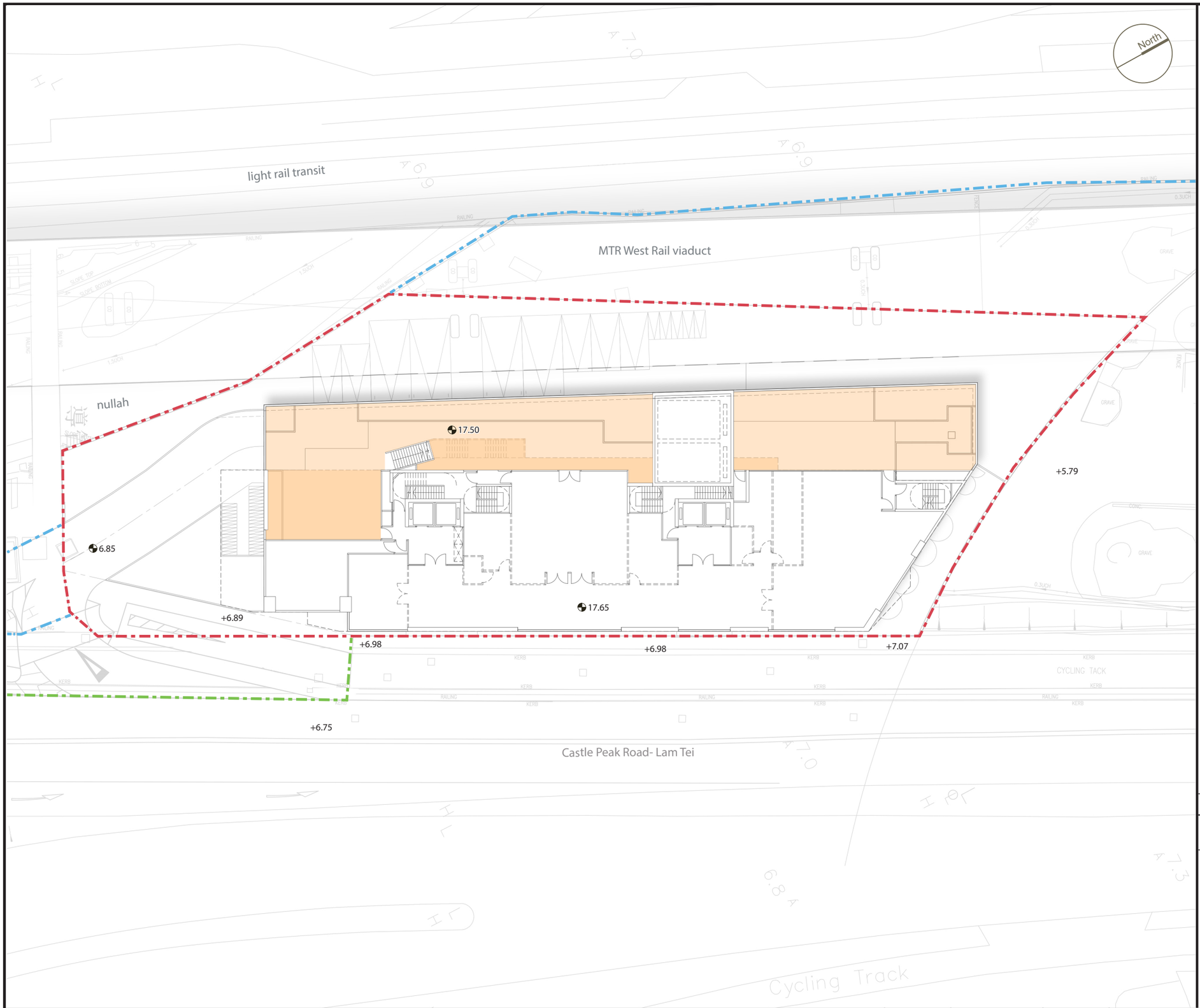

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Uncovered Private Open Space
- Covered Private Open Space

Open Space

Private Open Space	no less than 874m²

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Open Space- Second Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.1	REV	-

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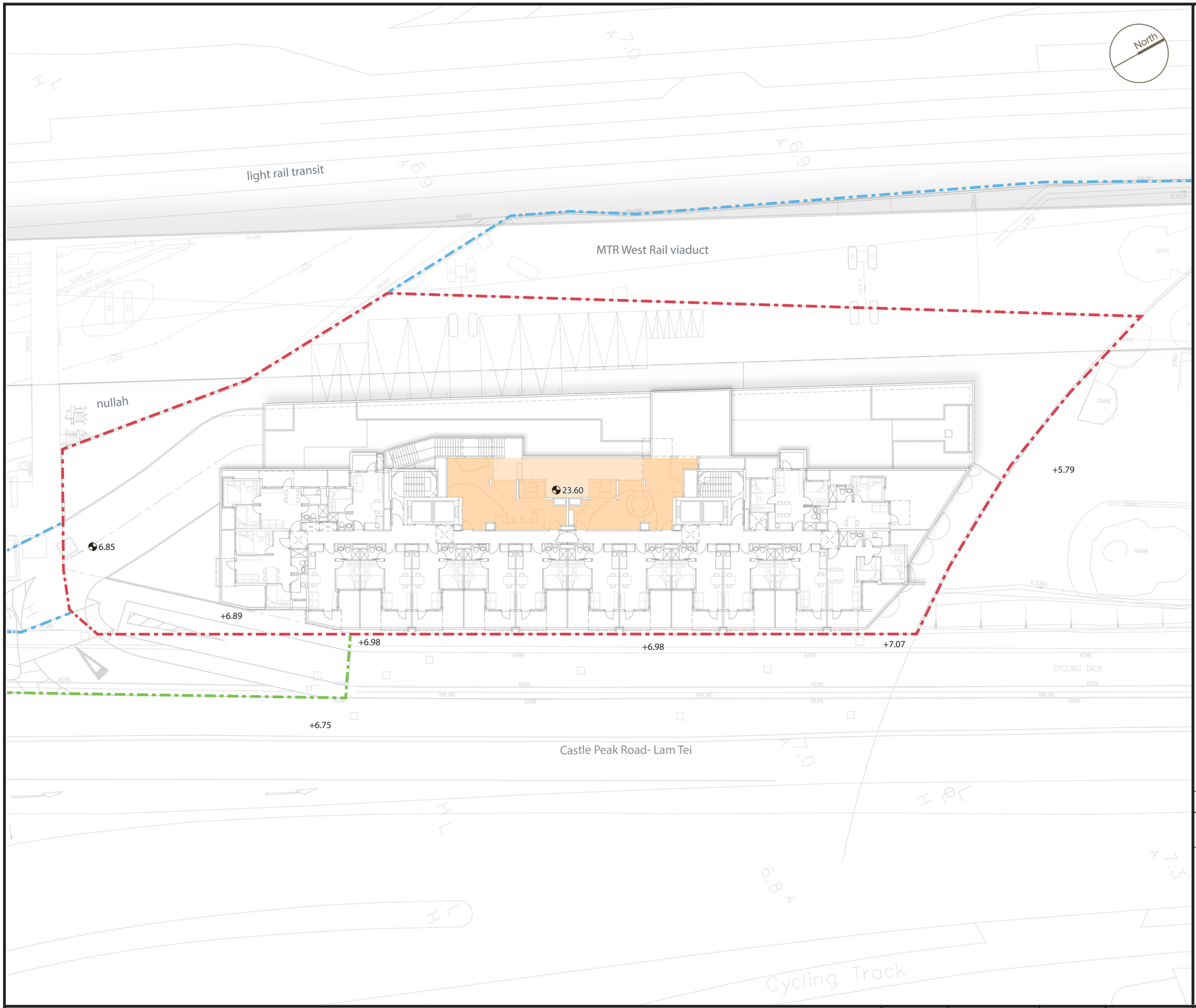

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Uncovered Private Open Space
- Covered Private Open Space

Open Space

Private Open Space	no less than 874m²

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Open Space- Third Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.2	REV	-

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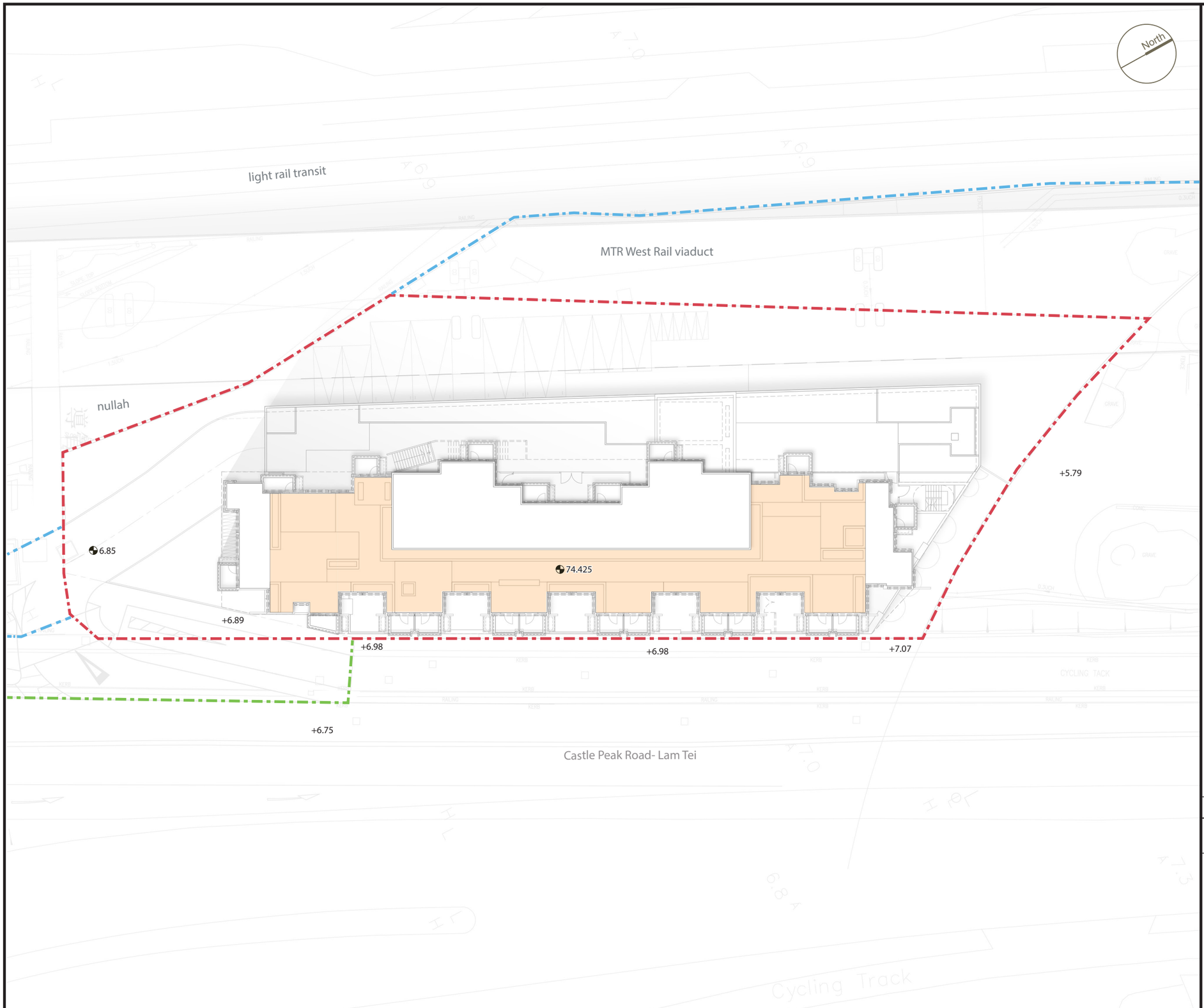

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Uncovered Private Open Space

Open Space	
Private Open Space	no less than 874m²

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Open Space- Roof Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 7.3	REV	-

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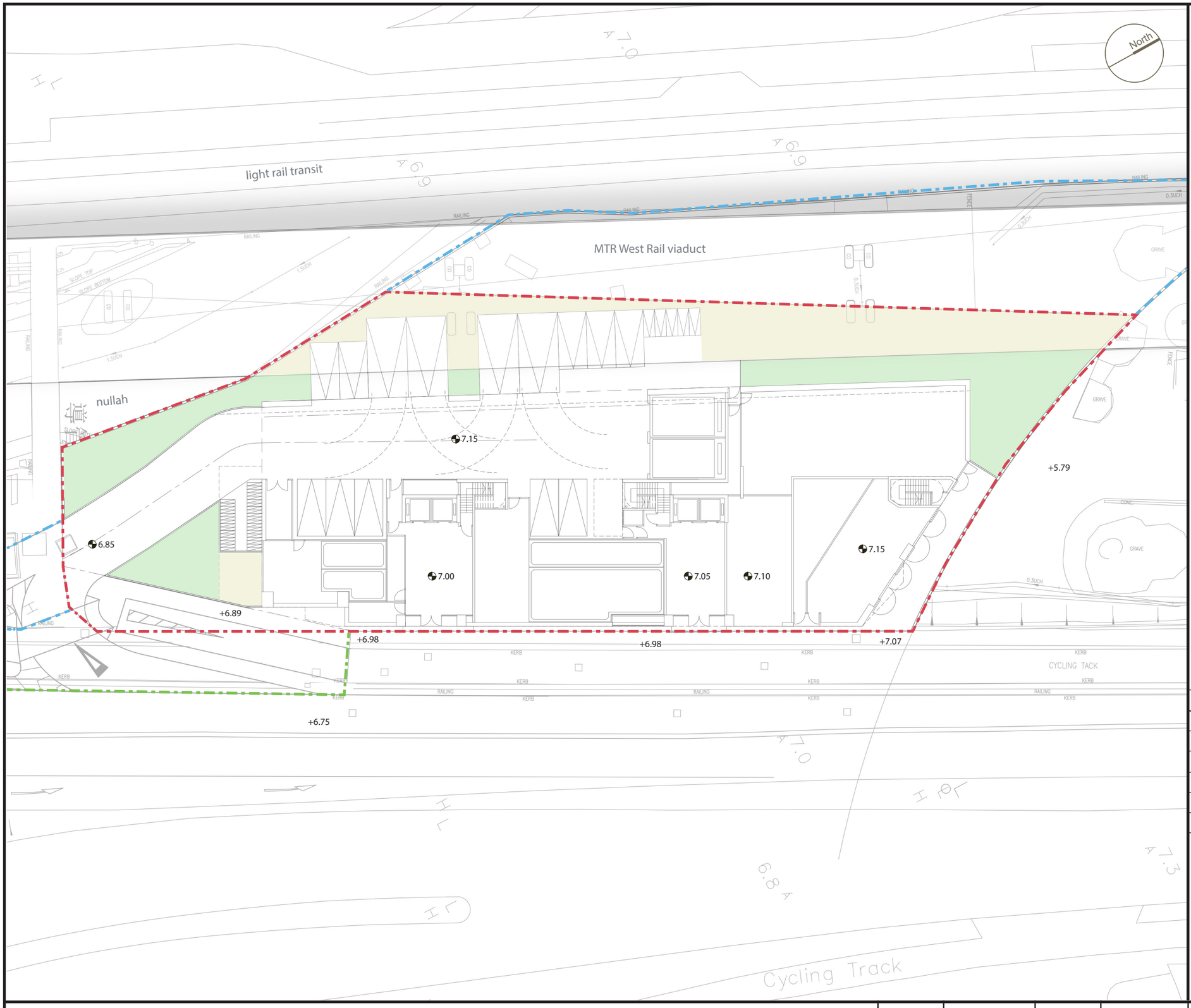

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone

G/F Green Coverage	
Uncovered Greening	238.6 m^2
Covered Greening	236.5 m^2
2/F Green Coverage	
Uncovered Greening	164.4 m^2
Covered Greening	7.5 m^2
Total Green Coverage	**525 m^2 (23.9%)**

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Green Coverage- Ground Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ
FIGURE NO.	Figure 8.1	REV	-

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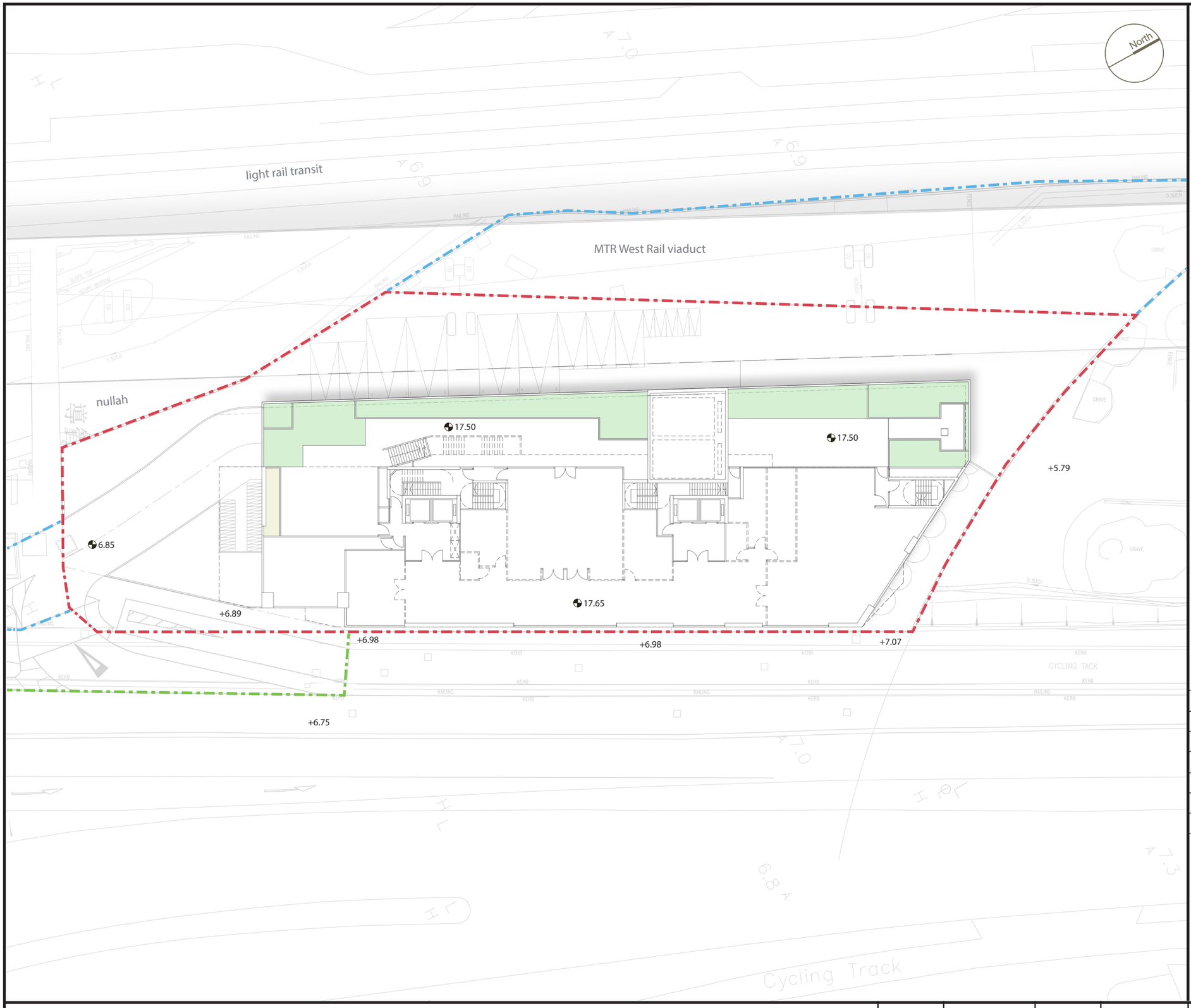

LEGEND

- Development Boundary
- Site Boundary
- Application Boundary
- + xx.xx — Existing Levels
- xx.xx — Proposed Levels
- Uncovered Greening at Primary Zone
- Covered Greening at Primary Zone

G/F Green Coverage	
Uncovered Greening	238.6 m^2
Covered Greening	236.5 m^2
2/F Green Coverage	
Uncovered Greening	164.4 m^2
Covered Greening	7.5 m^2
Total Green Coverage	**525 m^2 (23.9%)**

Note: Drawings are indicative subject to detailed design.

0 3 6 9 12 15M

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP in DD 130, Lam Tei, Tuen Mun

Green Coverage- Second Floor

SCALE	N.T.S.	DATE	SEPT 2025
CHECKED	CJF	DRAWN	JZ

FIGURE NO. Figure 8.2 | REV -

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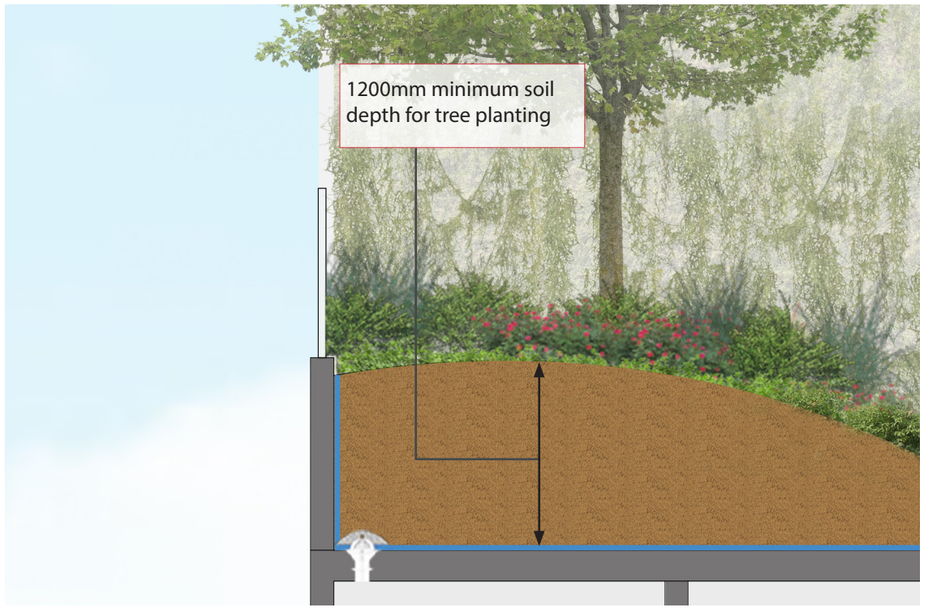
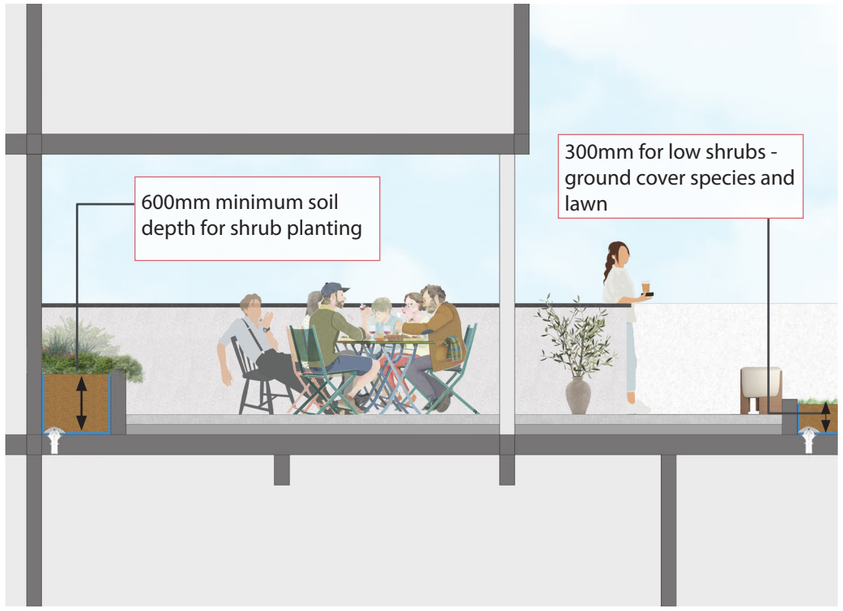
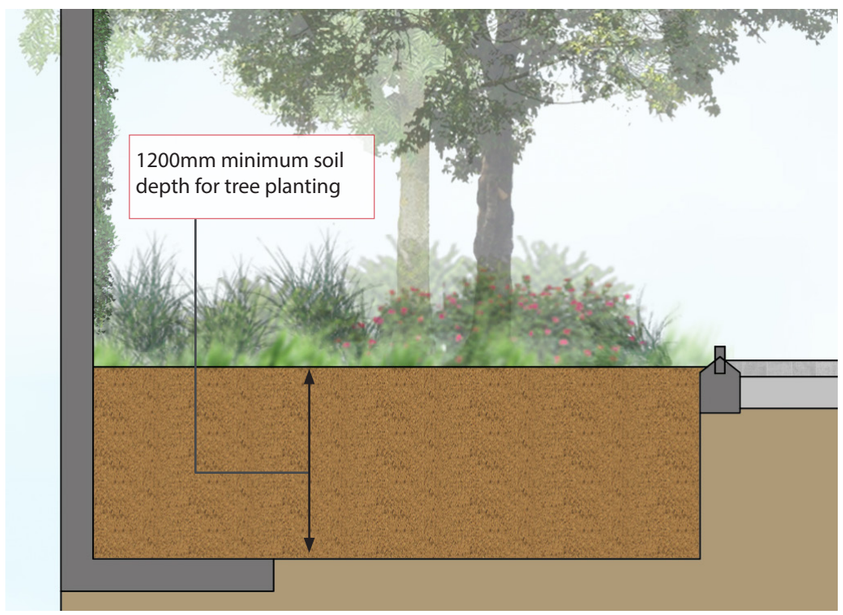


A2. Section showing the proposed tree planting (on structure)

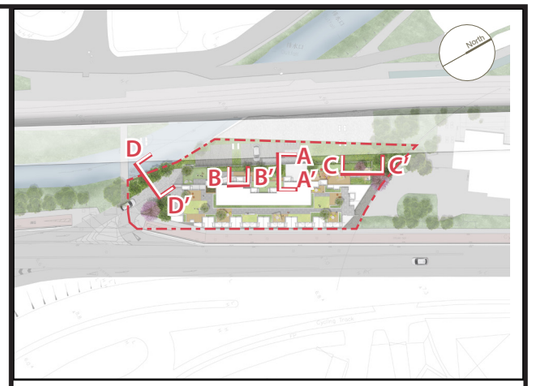


B2. Section showing the proposed climbing plant and ground cover planting (on structure)

C2. Section showing the proposed shrub planting (on structure)



D2. Section showing the proposed tree planting (at-grade)



LEGEND

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

Note:

- Light and dark grey and yellow granite finishes for the planter walls and coping.

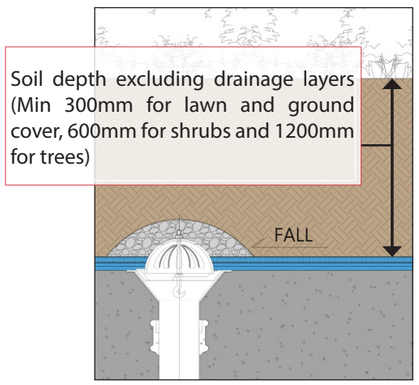


Diagram showing the Drainage outlet detail

FIGURE TITLE

Proposed Residential Development at Lot 531RP, 532SDRP & 532RP
in DD 130, Lam Tei, Tuen Mun

Typical Section showing Planter Soil Depth and Drainage Arrangement

SCALE	N.T.S.	DATE	SEPT 2025
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FIGURE NO.	Figure 10.1	REV	-

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