

## Appendix B

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### Landscape Proposal

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## **Landscape Proposal**

**For**

**Amendment of Plan to**

**Rezone from “Residential (Group D)” (“R(D)”), “Residential (Group E)”**

**(“R(E)”) and an area shown as ‘Road’**

**to “Residential (Group C)3) (“R(C)3”)**

**on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11**

**at Various Lots in Demarcation District 210 and Demarcation District 244**

**and Adjoining Government land**

**Ho Chung, Sai Kung, New Territories, Hong Kong**

**Prepared by: Prudential Surveyors International Limited**

**Version: A**

**Date: August 2023**

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## 1. Introduction

1.1.1 This Landscape Proposal (**the Proposal**) is prepared as part of the Section 12A Application for the amendment of plan to rezone to “Residential (Group C)3” (“R(C)3”) to the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 (the Approved OZP) at various lots in Demarcation District 210 (D.D.210) and Demarcation District 244 (D.D.244) and adjoining government land, at Ho Chung, Sai Kung, New Territories.

1.1.1. The Proposal details the principles behind the proposed Conceptual Landscape Plan of the proposed development. It describes design program and treatment of the outdoor spaces of the buildings. A more comprehensive design package will be compiled during the detailed design stage of the project.

1.1.2. The Proposal includes:

- the Conceptual Landscape Plans;
- proposed Green Noise Barrier;
- planting Scheme; and
- greening Calculation Plans.

The Proposal takes into consideration the topographical condition of the Site.

## 2. Site Description

### 2.1 The Site and its Surroundings

2.1.1. The proposed development is situated in Demarcation District 210 (D.D.210) and Demarcation District 244 (D.D.244) and the adjoining government land, at Ho Chung, Sai Kung, New Territories (**the Site**). The Site, with an area of about 3,190 sq.m, is located to the west of the Marine Cove and Hiram’s Highway. It is accessible via Luk Mei Tsuen Road/Ho Chung North Road. The Site is divided into three parts for identification purposes. The majority of the Site is situated to the north of Ho Chung North Road (**Parcel A and B**) and the remaining portion is situated to the south of Ho Chung North Road (**Parcel C**).

2.1.2. The majority of the Parcel A and B of the Site appears to be occupied by open storage, vehicle repair workshop and other workshop activities in similar nature; while the northeastern part of the Parcel A and B are occupied by the existing Luk Mei Tsuen Road (side road) and an association namely “西貢區惠州同鄉孟蘭勝會”. Parcel C of the Site is mainly occupied by an open car park with some temporary structures. Only a few low-rise vegetation can be found in the northeast corner of the Site.

2.1.3. The surrounding landscape characters of the Parcel A, B and C of the Site are different. The Parcel A and B are mainly surrounded by storage building and open car park with limited plantation, while the Parcel C is mainly surrounded by undeveloped green space.

## 3. Proposed Development

3.1.1. The Proposed Development is to develop a low-rise and low-density residential development with 8 no. of 3 storeys over one storey of carport and private garden with each house. Internal access road/EVA and the common landscape area would also be created. [refer to **Figure 3.1**] The Proposed Development could facilitate improving and upgrading the surrounding areas and phase out existing industrial uses with high-quality residential development.

- 3.1.2. The proposed development includes 8 nos. of residential houses with building heights of about 12m. The landscape design concept will adopt a modern style. It will use organic forms and shapes as the main elements in order to soften the hard lines of the built forms. Each house has its private garden with a combination of soft and hard landscapes, creating different gathering, recreational and fitness spaces to enrich daily life of the future residents. Plants with different heights and densities are mainly provided along the boundaries of the Site, strengthening privacy and providing shaded for residents. Proposed trees and greenery would be intermixed with the overall landscape design. [refer to **Figure 3.2**].
- 3.1.3. The topographical condition of the Site has been considered in the overall design. Since, Parcel A and B of the site is convex in shape with southern portion and northern portion higher than the central portion. Following the natural lay of the land, the carport would be located in the central portion (lower part) of the site to maintain a lower overall building height and to allow the Proposed Development to merge with the natural profiling of the surroundings.
- 3.1.4. To enhance the local walkability and accessibility, it is proposed to strategically setback the proposed residential development by 1.5 m along the east and north boundaries of the Parcel A and B to create a footpath for public use.

## **4. Landscape Design Concepts**

### **4.1. Landscape Design**

- 4.1.1. The aim of the landscape proposals is to not only respond to site conditions, building form and function but to also create private gardens for the future residents. The main factors to be taken into consideration are:
- response to the site context, both in terms of landscape character and visual amenity;
  - maximise the opportunities of greening;
  - create soft greenery barriers around the Site to enhance privacy and reduce noise pollution from surroundings; and
  - careful consideration of future maintenance requirements.
- 4.1.2. The detail design of the landscape layout should consider the following relevant guidelines/legislations:
- Hong Kong Planning Standards and Guidelines (HKPSG);
  - Technical Guidelines on Landscape Treatment and Bio-engineering for Man-made Slopes and Retaining Walls (GEO Publications No. 1/2011);
  - Design Manual: Barrier Free Access 2008 (Building Department);
  - DEVB TCW No. 3/2012 – Site Coverage of Greenery for Government Building Projects;
  - DEVB TCW No. 4/2020 – Tree Preservation; and

- DEVB TCW No. 6/2015- Maintenance of Vegetation and Hard Landscape Features.

4.1.3. The principles mentioned below, describe the guidelines applied in formulating the landscape design.

*Response to the Surrounding Context and the Overall Character*

4.1.4. The landscape design takes the impacts of the Ho Chung North Road and surrounding industrial uses into full consideration. Through providing boundary walls with vertical greenings along the site boundaries, green noise barriers along Ho Chung North Road would be created to minimise the potential air and noise impact of the road and surroundings industrial uses on the proposed development. Also, the landscape design aims to help integrate the proposed development with its surrounding, while enhancing the landscape and visual amenity at the public frontage. The design of the green noise barrier and its landscape treatment are proposed in **Figure 4.1**. At the same time, tall evergreen trees would be planted along the boundaries to ensure privacies of the residents.

4.1.5. With reference to the observation during the site visit on 5<sup>th</sup> July 2023, there were no mature trees local on the site and upon checking on the Register of Old Valuable Tree records on 27<sup>th</sup> July 2023 there are no Old and Valuable Trees on the Site.

4.1.6. It is proposed that trees be incorporated into the overall landscape design, while also enhancing the landscape amenity and users' experience. Reference photos to landscape features and vegetation are provided in **Figure 4.2**.

*Minimal Excavation and Filling of Land Works for the Proposed Development*

4.1.7. To minimise the disturbance to the land, existing trees and plantations outside the site boundary, the proposed finished levels of the development will vary within the Site which shall comply with the existing ground profiles. This will significantly reduce the amount of excavation and filling of land works that would be required.

*Creation of Private Gardens for Recreational and Amenity Purposes*

4.1.8. The private gardens serve as the continuation of living space for the residents. A combination of soft and hard landscape elements is proposed for not only aesthetic but also functional purpose, providing open space for residents to enjoy and use for different amenity activities. Moreover, these planting provisions will help softening the hard lines of the built forms.

*Planting Design Approach*

4.1.9. Overall planting design will be consisted of a mix of practicable, ornamental trees, evergreen hedges, and flowering shrubs. Most trees with different heights are proposed along the boundaries of the Site to enhance the privacy of the Site while other soft landscape measures will be provided to ensure the hard lines of the built form being visually softened and screen off unpleasant structures such as the guard houses and the private refuse collection points (PRCP).

4.1.10. For the proposed plant species to survive, adequate soil depth must be provided accordingly. In general, minimum 1200mm clear soil depth, excluding the drainage layer



will be provided for heavy standard tree planting while shrubs and groundcover shall have minimum 450 mm depth.

*Provides a Landscape Plan in compliance with APP-152 and HKPSG*

4.1.11. The Landscape Proposal in support of the proposed development is prepared. The aim of the landscape proposal is to respond to the site conditions, building form and function and to provide a quality landscape scheme. In summary, the proposed development has achieved a site coverage of greenery of over 20% in accordance with the APP-152 and with private open space of no less than 32 sq.m in accordance with HKPSG.

4.1.12. The private open space is located next to the loading/unloading bay for light goods vehicles (LGV). A pocket garden is proposed in the private open space to offer an enclosed resting area for the future residents. The proposed water feature, outdoor furniture and plantings will be used as visual features to blend and partially screen the private open space. These features will also aid to provide sufficient privacy to the residents living adjacent to it.

**4.2. Irrigation**

4.2.1. The proposed irrigation system will be using lockable manual water points with a maximum coverage of 30 M radius. Irrigation design shall be subject to final approval from the Water Services Department.

**4.3. Soil Depth and Drainage for Planting**

4.3.1. The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screening exclusive is listed below:

<b>Planting Type</b>	<b>Soil Depth (Minimum)</b>
Tree/Palm tree	1200mm
Shrub	600mm
Groundcover/climber	450mm
Turf	300mm

Table 4.1: Soil Depth of Planting Types

4.3.2. All Planting areas on slab shall be provided with sub-soil drainage system with drainage cell layer.

**4.4. Future Maintenance**

*Hard Landscape Elements*

4.4.1. Maintenance for hard landscape elements shall be carried out by lot owner of the development with maintenance guidelines 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**

4.4.2. For the proposed development, the soft landscape contractor will be responsible for the maintenance of the planting during the maintenance period specified in the construction contract. This is usually for the first year after the completion of the construction. This will ensure that the plants are in a healthy condition upon full handover to the management team of the owner.

**5. Planting Proposal**

5.1.1. In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposals and will satisfy the following criteria:

- To provide effective screening effect from possible noise and air pollution from the nearby road network and industrial uses;
- To soften the architectural hardlines of the proposed development as well as reducing the visual impact;
- To maximise the greenery coverage; and
- Low maintenance requirement.

5.1.2 The proposed planting species list is shown as follows and reference landscape photos are shown in Figure 4.2.

Botanical Name	Chinese Name	Size (mm)	Quantity	Spacing (cm)
<b><u>TREES</u></b>		Height x Spread x DBH		
<i>Plumeria obtusa</i> (PLOB)	鈍葉雞蛋花	2500 x 2000 x 100	19	As indicated on Plan
<i>Ficus benjamina</i> var . <i>princess</i> (FIBE)	花葉垂榕	2000×3000×300	11	As indicated on Plan
<i>Ravenala madagascariensis</i> Sonn (RAMA)	旅人蕉	5000×5000×150	5	As indicated on Plan
<b><u>SHRUBS AND GROUND COVERS</u></b>				
<i>Loropetalum chinense</i> var. <i>rubrum</i>	紅花欖木	1500×1500	To be confirm (TBC)	120-150

Botanical Name	Chinese Name	Size (mm)	Quantity	Spacing (cm)
<i>Alpinia zerumbet 'Variegata'</i>	花葉艷山姜	1000×500	TBC	60-90
<i>Duranta erecta</i>	假連翹/ 金露花	1500×1500	TBC	250
<i>Codiaeum variegatum (L.) A. Juss.</i>	變葉木	1500×1000	TBC	300
<i>Camellia japonica L</i>	山茶	1000×700	TBC	200
<i>Murraya paniculata</i>	九里香	600 x 500	TBC	350
<i>Bougainvillea spectabilis</i>	勒杜鵑	900 x 900	TBC	350
<b>CLIMBING PLANTS</b>				
<i>Parthenocissus himalayana</i>	爬牆虎	1000X300	TBC	500
<b>LAWN</b>				
<i>Eremochloa ophiuroides</i>	假儉草	-	-	-

Table 5.1: Proposed Planting Schedule

## 6 Greening Calculation

- 6.1.1 The proposed scheme will provide greenery area of approximate 854 sq.m, giving a total greenery ratio of over 20% (refer to **Figure 3.2**).

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## Figures

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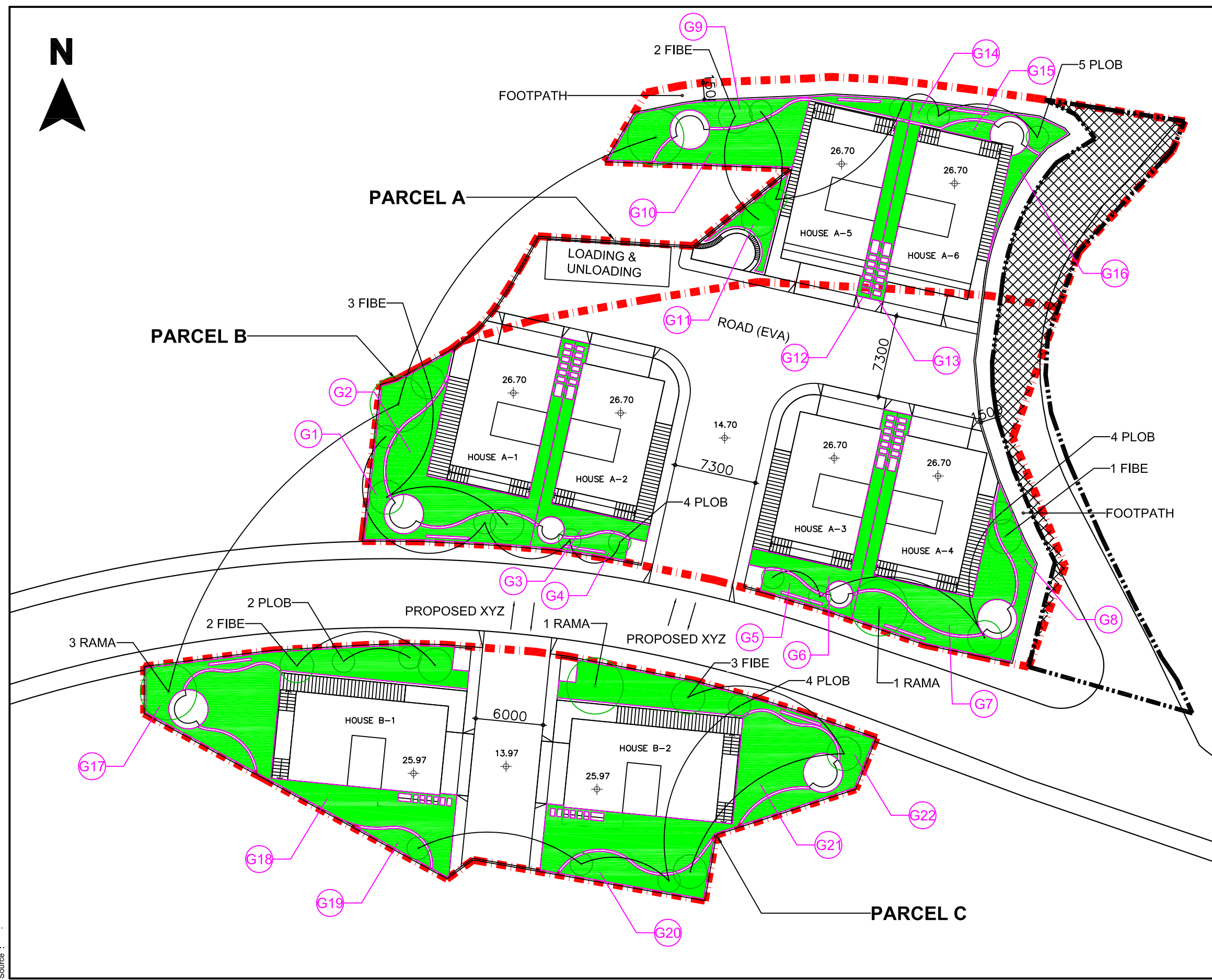


### LEGEND

- SITE BOUNDARY
- AREA TO BE DEDICATED AS RIGHT OF WAY
- GREEN NOISE BARRIER
- LAWN
- DECKING
- PAVING PATTERN 1
- PAVING PATTERN 2
- PAVING PATTERN 3
- PAVING PATTERN 4
- PROPOSED SHRUB
- PROPOSED TREE
- WATER FEATURE
- FEATURE WALL

File Name :  
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title <b>CONCEPTUAL LANDSCAPE PLAN</b>			Drawn CN	Date 26/07/2023	Drawing No. <b>FIGURE 3.1</b>	
				Checked RT	Approved RT	Scale 1:350 @ A3	Rev.		
				Rev.	Description	Date			



**LEGEND**

- SITE BOUNDARY
- AREA TO BE DEDICATED AS RIGHT OF WAY
- PROPOSED TREE
- PROPOSED SITE COVERAGE OF GREENERY (APPROX. 854.66 SQ.M)
- PROPOSED PAVED AREA (PATIO)
- PROPOSED PLANTER KERB

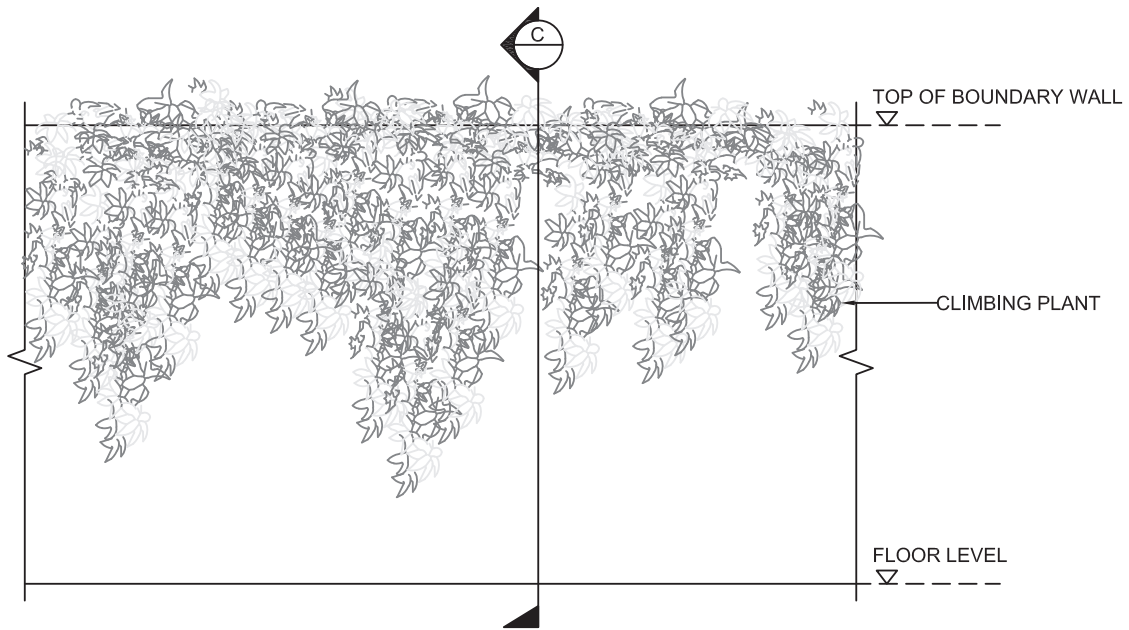
**Green Coverage**

Name	Area (sq. m)
G1	57.76
G2	67.57
G3	29.84
G4	10.99
G5	11.39
G6	29.74
G7	57.52
G8	44.05
G9	42.69
G10	39.79
G11	14.78
G12	15.02
G13	15.02
G14	17.97
G15	4.98
G16	7.77
G17	75.26
G18	94.67
G19	8.82
G20	27.51
G21	110.19
G22	71.32
<b>Total</b>	<b>854.66</b>

File Name :  
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title PROPOSED TREE PLANTING & GREENING CALCULATION PLAN	Drawn CN	Date 08/08/2023	Drawing No. Figure 3.2
				Checked RT	Approved RT	
				Scale 1:350 @ A3	Rev.      Date      Description      Date	

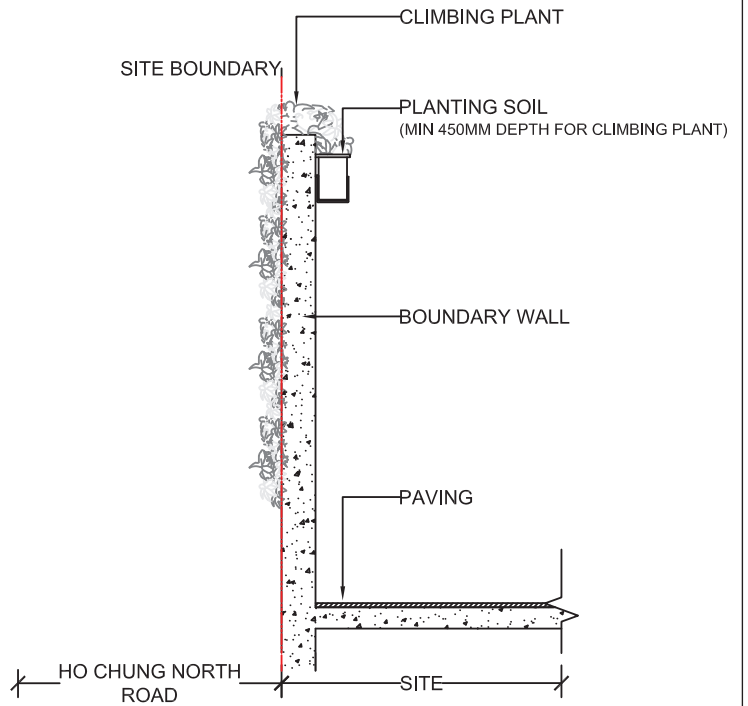




**A** TYPICAL ELEVATION OF GREEN NOISE BARRIER  
NOT TO SCALE



**B** REFERENCE IMAGE OF GREEN NOISE BARRIER  
SOURCE : <https://3dbaza.com/virginia-creeper-4-112506>



**C** SECTION OF GREEN NOISE BARRIER  
NOT TO SCALE

File Name :  
Source :

	JOB TITLE:	Drawing Title	Drawn	Date	Drawing No.
	Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)"), "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C3)" ("R(C3)") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	PROPOSED GREEN NOISE BARRIER	CN	25/07/23	
			Checked	Approved	FIGURE 4.1
			RT	RT	
				Scale	Rev.
	Rev	Description	Date		

**REFERENCE IMAGES**

**WATER FEATURE**



**FEATURE WALL**



**PLANTING IMAGES**

**TREES**



*Plumeria obtusa* 雞蛋花

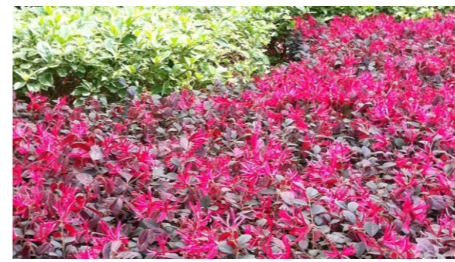


*Ficus benjamina* 花葉垂榕



*Ravenala madagascariensis* Sonn  
旅人蕉

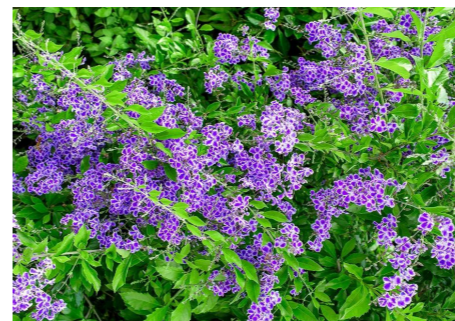
**SHRUBS & GROUND COVER**



*Loropetalum chinense var. rubrum*  
紅花繼木



*Alpinia zerumbet* 花葉艷山姜



*Duranta erecta* 金露花



*Codiaeum variegatum* 變葉木



*Camellia japonica* 山茶

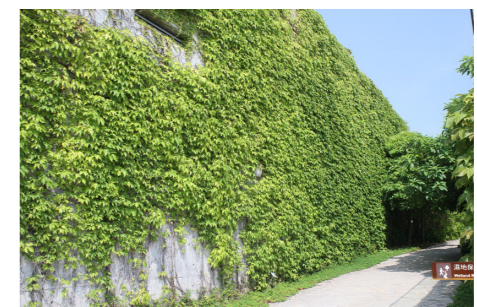


*Murraya paniculata* 九里香



*Bougainvillea spectabilis* 簕杜鵑

**CLIMBING PLANTS**



*Parthenocissus himalayana*  
爬牆虎

File Name :  
Source :

	ADDRESS: 2/F & 3/F TUNG HIP COMMERCIAL BUILDING 244 DES VOEUX ROAD CENTRAL HONG KONG TEL: 2507 8333 FAX: 2598 6576	JOB TITLE: Amendment of Plan to Rezone from "Residential (Group D)" ("R(D)", "Residential (Group E)" ("R(E)") and an area shown as "Road" to "Residential (Group C)3" ("R(C)3") on the Approved Ho Chung Outline Zoning Plan No. S/SK-HC/11 at Various Lots in Demarcation District 210 and Demarcation District 244 and Adjoining Government land, Ho Chung, Sai Kung, New Territories, Hong Kong	Drawing Title REFERENCE LANDSCAPE PHOTOS			Drawn CN	Date 28/07/23	Drawing No. FIGURE 4.2
			Checked RT	Approved RT	Scale	Date	Rev.	