

Appendix 2

Landscape Proposal

**Proposed Residential Development at Various Lots
in D.D. 107 and Adjoining Government Land,
Fung Kat Heung, Yuen Long,
LANDSCAPE PROPOSAL**

PREPARED BY

STEPHEN LAI STUDIO LIMITED

ON BEHALF OF

ALLEX DEVELOPMENT LIMITED

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APPENDIX 1	LANDSCAPE MASTER PLAN PRIVATE OPEN SPACE FIGURE SITE COVERAGE OF GREENERY AREA (FOR INFORMATION ONLY) LANDSCAPE SECTIONS & DETAILS
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INTRODUCTION

1.1 Background

This Landscape Proposal ("LP") seeks to present landscape design for the **Residential Development at Various Lots and Adjoining Government Land in DD107 in Fung Kat Heung, Yuen Long** ("The Application Site") in support of the Section 12A Planning Application for Proposed Rezoning from "Industrial (Group D)", "Residential (Group A)" and "Agriculture" zones to "Residential (Group A)1" zone.

This LP outlines the approach of landscape treatment to the proposed development within the Application Site. Effort is also made to advise on the values of the existing vegetation and the necessary protection approach if any. However, there is **no** existing trees within the Application Site.

The following legislation, standards and guidelines are applicable to the landscape design, tree survey, tree felling, and new planting proposal associated with the proposed works for the project.

- PlanD's Practice Note for Professional Persons No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications
- Joint Practice Note No. 3 – Landscape and Site Coverage of Greenery;
- DEVB TC(W) No.6/2015 – Maintenance of Vegetation and Hard Landscape Features;
- DEVB TC(W) No.5/2020 – Registration of Old and Valuable Trees; and
- LAO Practice Note No.1/2020 & 1/2020A – Compliance of Landscape Clause under Lease;
- LAO Practice Note No.6/2023 – Tree Preservation and Removal Proposal for Building Development in Private Projects – Compliance of Tree Preservation Clause under Lease

1.2 Description of the Site

The Application Site covers a total land area of approximate **7,290m²**. It comprises of various lots and adjoining Government Land in D.D.107 in Fung Kat Heung, Yuen Long, N.T. The Application site is a flat piece of land currently occupied by open parking and container vehicles. Fung Kat Heung Road is located at the Northeast. It is surrounded by temporary structures, mainly from East to South (*refer to Fig.1*). There is **no** existing trees within the Application Site.

1.3 Indicative Rezoning Scheme

The proposed rezoning scheme comprises two residential towers (namely, Tower 1 and Tower 2) on top of one level of basement carpark. (refer to Appendix 1). Upon completion of this rezoning scheme, a total of 1,439 private housing units will be yielded to meet the community needs. If the persons per occupied flat is 2.7, the whole rezoning development will accommodate a total people of about 3,886 persons.

The proposed building height of the two residential towers up to the main roof level is not more than 156mPD; peripheral setbacks are proposed for planting and landscaping treatment purposes; and all communal private open spaces are planned at the ground level.

A new at-grade pedestrian footpath will be provided along portion of local access road leading to the site. Portion of local road improvement works will also be provided through the implementation of this rezoning scheme.

A new landscape and tree proposal has been designed to enhance the landscape quality as far as technically possible, therefore maximizing the possibility on the landscape character and amenity of the site.

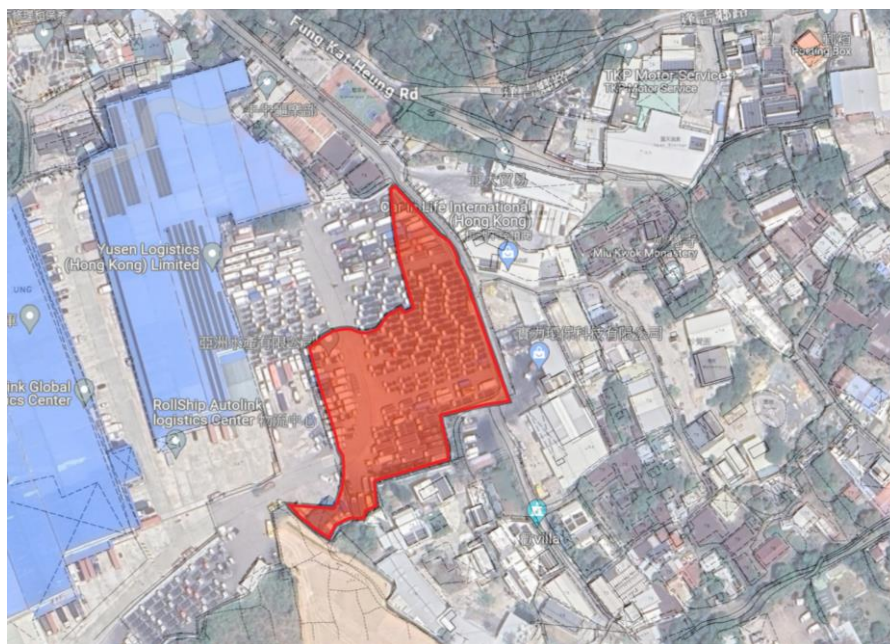


Fig.1 Location Map

2 LANDSCAPE PROPOSAL

2.1 Landscape Design Concept

The design principle of this Landscape Proposal, as presented in **Appendix 1**, aims to provide a proper high-quality landscaping treatment to enhance the visual amenity of the proposed development so as to provide a new landscape enhancement to the surrounding environment at human scale level.

The design proposal has also taken into account the re-provision of public pedestrian footpath and road widening outside the development. The proposed development scheme via. provision of extensive hard and soft landscape treatments clearly defines the function of different land-use yet in an integrated landscape setting manner. The proposed landscape plan is formulated with a view to achieving the following design objectives.

2.2 Landscape Design Objective

The design objectives for the Landscape Plan are to:

- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape contexts;
- Soften the hard-line of the proposed development by using appropriate green measures;
- Create distinctive and high-quality landscape setting for enjoyment of all users;
- Provide a quality and sustainable landscaped environment for the future residents of the development;
- Provide required recreational activity spaces for the future residents, especially on the at grade level;
- Maximise the greenery incorporated within the landscape areas; and
- Maximise opportunities for the planting of new trees and shrubs.

2.3 Landscape Design Components

With reference to **Appendix 1** Landscape Proposal and relevant landscape sections and details, the landscape design components are summarized below:

- Peripheral new trees and shrub plantings are proposed around the development site boundary and alongside the alignment of the EVA to recapture the rural green setting in the area;
- Creation of the planting areas with different depth and width to bring in the area more interesting walking experience; and
- Recreational activity spaces are planned intermixing with the new planting/landscape areas, including grand lawn, swimming pool, children play area, fitness areas, BBQ areas, urban farms, sitting-out area and jogging path, etc.

2.4 Open Space Proposal

Proper on-site private open space will be provided in accordance with the requirements set out in the HKPSG Chapter 4, Recreation, Open Space and Greening i.e. a minimum of 1m² per person of local open space as stipulated in the HKPSG.

Location of all on-site Private Open Space is shown in **Dwg. No. LP_002 (refer to Appendix 1)**. Total communal private open space are not less than minimum **3,886m²** as required in accordance with HKPSG).

2.5 Site Coverage of Greenery (SCG) (For Information Only)

Upon full establishment of the greening proposal within the development, refer to **Site Coverage of Greenery Figure (Dwg. No. LP_003) in Appendix 1**, the proposed development will provide not less than minimum 20% of Site Area (**7,290 m²**) as site coverage of greenery in the current practice (**approx. 1,458 m²**).

2.6 Landscape Design Elements

Soft Landscape

The landscape design will maximise opportunities for tree and shrub plantings to enhance the semi-rural context. The basis for the proposed planting scheme is to provide a green and comfortable environment for enjoyment of future residents and at the same time, to make use of such soft landscaping treatments to integrate the development into this specific semi-rural local setting as well as to enhance the visual amenity of the proposed development in the area. The selected plant species will provide different colours throughout the year to celebrate the changing of selected seasons. Native tree and shrub species will also be selected to take care of the local ecosystem needs. Thus, together with other new planting trees and shrubs, creates an adaptable and friendly habitat for the local ecosystem in a sustainable neighbourhood soft landscape planning and design approach.

There is **no** existing trees within site. Approx. 57nos. new trees will be planted within the Development Area as illustrated in **Dwg. No. LP_001 (refer to Appendix 1)**. In order to achieve an instant greening effect at the initial stages, heavy standard sizes of selected tree species will be recommended. **Tables 1 and 2** outline the detail of the proposed trees, shrubs and groundcover planting species.

The proposed species and sizes for new tree planting are given below **Table 1**. Note that this is an indicative list and will be developed further during detailed planting design in line with the selection criteria given above.

Table 1 Summary of Proposed Tree Species

Code	Tree Species (Botanical Name)	Tree Species (Chinese Name)	DBH (mm)	Crown Spread (m)	Overall Height (m)	Spacing (m)	Live- Crown Ratio
CB	<i>Cinnamomum burmannii</i>	陰香	100	3.5	4	5	0.4
CT	<i>Celtis sinensis Pers</i>	朴樹	100	3.5	4	5	0.4
CU	<i>Crateva unilocularis</i>	樹頭菜	120	3.5	4	5	0.4
DD	<i>Dracontomelon duperreanum Pierre</i>	人面子	120	3.5	4	5	0.4
IR	<i>Ilex rotunda Thunb. var. microcarpa</i>	小果鐵冬青	100	3.5	4	5	0.4
LF	<i>Liquidambar formosana Hance</i>	楓香	100	3.5	4	5	0.4
OF	<i>Osmanthus fragrans</i>	桂花	100	3	3.5	5	0.4
SS	<i>Sapium sebiferum</i>	烏桕	100	3	3.5	5	0.4
TM	<i>Terminalia Mantaly</i>	小葉欖仁	120	3.5	4	5	0.4

NOTE: Species highlighted in **BOLD** text denote Native plant species.

Table 2 Summary of Proposed Shrub and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)	Density (nos/m2)
Shrub Species				
<i>Cuphea ignea</i>	雪茄花	200 x 300	150	51.59
<i>Epipremnum aureum</i>	黃金葛	200 x 300	150	51.59
<i>Hedera helix</i>	金葉石菖蒲	250 x 350	150	51.59
<i>Phyllanthus myrtifolius</i>	錫蘭葉下珠	200 x 250	150	51.59
<i>Coleus hybrida</i>	洋紫蘇(紅心綠邊)	250 x 200	200	29
<i>Duranta repens cv. Marginata'</i>	黃邊金露花	300 x 300	200	29
<i>Trachelospermum asiaticum</i>	花葉絡石	300 x 300	200	29
<i>Zanthoxylum piperitum</i>	胡椒木	300 x 300	200	29
<i>Asplenium nidus 'Avis'</i>	雀巢芒	400 x 400	250	18.4
<i>Fagraea ceilanica</i>	非洲茉莉	900 x 500	350	9.57
<i>Ixora chinensis</i>	龍船花(粉紅)	500 x 400	350	9.57
<i>Rhapis excelsa</i>	細葉棕竹	1500 x 600	450	5.72
<i>Philodendron selloum</i>	春羽	600 x 500	450	5.72
Ground Cover Species				
Botanical Name	Chinese Name	Thickness (mm)	Spread (mm)	
<i>Ophiopogon japonicus f. nanus</i>	玉龍草	50	100	
<i>Zoysia japonica</i>	朝鮮草	50	-	

Soil Depth for Planting Areas

Excluding drainage layer, a minimum clear soil depth of 1200mm for the tree planting areas; 600mm for the shrub planting; and 300mm for lawn areas are recommended.

Irrigation and Drainage

The proposed soft landscape area will be irrigated manually with tap water from lockable water points at 40m centres throughout the entire site. The proposed source

of water supply will be subject to final approval from the Water Services Department. Sub-soil drainage shall be provided for all planting areas.

Feature Paving

The paving will be an important element of the open space both in aesthetic and function terms. Appropriate colour scheme and paving materials will be provided at the detailed building design stage to tally with the overall building facade and external finishing designs.

Non-slip paving materials and barrier free access system will be recommended for all on-site private communal open spaces in accordance with relevant mandatory requirements and regulations.

Lighting

The lighting concept for the landscaped areas will be designed to contribute to the quality of the development in nocturnal views while using minimum aesthetic lighting design to minimise light spillage and disturbance to the adjacent areas. The lighting will provide an aesthetically pleasing landscape through the highlighting of landscape elements and ensure the safety of users. All the accessible points and open space areas will be provided with sufficient illumination to meet the required lighting standards. Safety lighting with the minimum lux level lighting for safety will last between midnight until early morning.

2.7 Landscape Management and Maintenance

Upon completion of the construction works, a 12-months defect liability period will be implemented which applies to both hard and soft landscape works. The soft landscape specialist contractor will be responsible for the maintenance of planting during this first year following practical completion to ensure proper establishment of planting works. General maintenance Schedule refer to **Para.3**.

3 FUTURE MAINTENANCE AND MANAGEMENT

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Soft Landscape Maintenance Schedule

Watering:	Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.
Pruning:	Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist disease attack.

- Fertilizing:** Two to three times annually, emphasis shall be in the March application.
Test soil in January to analyse quality ameliorates as necessary
- Fungicide / Insecticide:** Spray only as necessary with approved chemical
- Weeding:** Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.
- Securing:** Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.
- Mulching:** Top up the mulching inside all planting beds twice a year and as necessary.
- Thinning:** Reduce overcrowding and transplant as necessary at selected periods:
- Evergreens: Spring
 - Deciduous: Winter
 - Palms: June to August

Table 3: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	●	●	●	●	●	●	●
Pruning		D	GC									
Fertilizing	Soil test			x							x	
Fungicide / Insecticide									x			x
Weeding		x	x	x	x	x	x	x		x		x
Securing			x									
Thinning			EG								D	

***Remarks:**

Tree risk assessment will be conducted by future property management at appropriate time for appropriate tree as instructed by the owner in accordance with the Handbook of Tree Management by DEVB.

Schedule Legend:

GC Groundcover EG Evergreen D Deciduous

● Size proportional to quantity x Application

4 CONCLUSION

The landscape design of the Project as presented in this Landscape Proposal will provide the following key benefits:

- Softening of building hard-lines and enhancement of the visual amenity of the proposed development;
- Optimizing the greening (not less than minimum required 1,458m²) and private open space (not less than minimum required 3,886m²);
- Peripheral new trees and shrub plantings are proposed around the development site boundary and alongside the alignment of the EVA to recapture the rural green setting in the area;
- Creation of the planting areas with different depth and width to bring in the area more interesting walking experience; and
- Recreational activity spaces are planned intermixing with the new planting/landscape areas, including grand lawn, swimming pool, children play area, fitness areas, BBQ areas, urban farms, sitting-out area and jogging path, etc.

The overall landscape treatment will complement the development as well as the surrounding area, providing extensive greenery, landscape treatments and proper high-quality landscaping treatment to enhance the visual amenity of the proposed development so as to provide a new landscape enhancement to the surrounding environment at human scale level.

Appendix 1

LANDSCAPE PROPOSAL PLAN

PRIVATE OPEN SPACE FIGURE

SITE COVERAGE OF GREENERY FIGURE (FOR INFORMATION ONLY)

LANDSCAPE SECTIONS & DETAILS



- Landscape Amenities
- 1 Welcoming Plaza
 - 2 Green Roof on Sewage Treatment Plant Room
 - 3 Courtyard Plaza
 - 4 Entrance Footbath
 - 5 Pool Deck Area
 - 6 Play Pool Area
 - 7 Lap Pool
 - 8 Shallow Pool Area
 - 9 Cabanas
 - 10 Children's Play Area
 - 11 Fitness Area
 - 12 Elderly Fitness Area
 - 13 Grand Lawn
 - 14 Taichi & Gathering Plaza
 - 15 Pavilion
 - 16 Stepped Seating
 - 17 Barbeque Area
 - 18 Urban Farm
 - 19 Dedicated Jogging Lane
 - 20 Clubhouse

Rev. Date Amendment Purpose

LEGEND

- SITE BOUNDARY
- THE THIRD PARTY LOT TO BE ACQUIRED
- BOUNDARY METAL FENCE WALL
- METAL CAR GATE & PEDESTRIAN GATE
- PROPOSED LEVELS
- NEW TREES (QTY-57 NOS)
- PLANTING AREA
- LAWN
- EVA / DRIVEWAY
- ASPHALT DRIVEWAY
- SAFETY MAT (EPDM)
- HARD PAVED
- WOOD DECK
- VEHICULAR ENTRANCE/EXIT
- PEDESTRIAN ENTRANCE/EXIT

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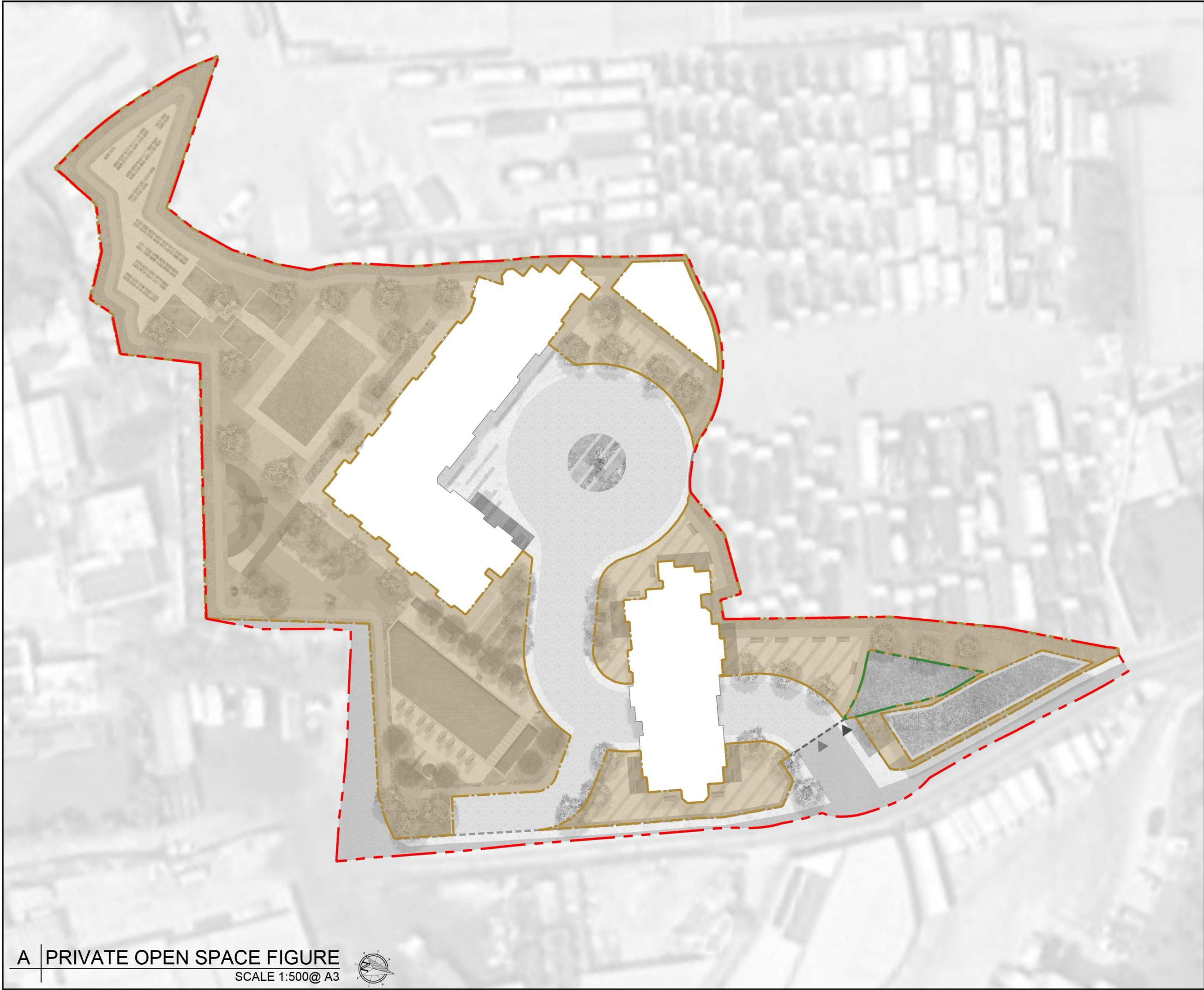
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Proposed Residential Development at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long

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MS	SL	SL
Authorized Person - Architect		

Consultant Logo

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Rev.	Date	Amendment	Purpose

LEGEND

--- SITE BOUNDARY

--- THE THIRD PARTY LOT TO BE ACQUIRED

PRIVATE OPEN SPACE

CURRENT PROPOSED PRIVATE OPEN SPACE NOT LESS THAN MIN. 3,886 SQM

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PRIVATE OPEN SPACE FIGURE

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Rev.	Date	Amendment	Purpose
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- LEGEND**
- SITE BOUNDARY
 - THE THIRD PARTY LOT TO BE ACQUIRED
 - PLANTER AREA SOIL DEPTH
MIN. 1200mm FOR TREES
MIN. 600mm FOR SHRUBS
MIN. 300mm FOR LAWN & GROUNDCOVERS
EXCLUDING DRAINAGE LAYER

CURRENT PROPOSED SITE COVERAGE OF GREENERY (SCG) NOT LESS THAN MIN. 1,458 SQM.

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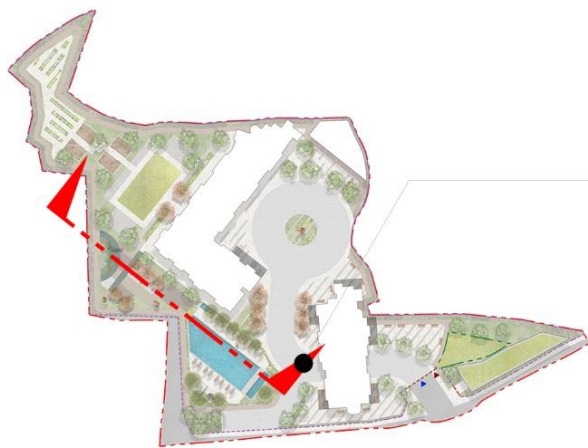
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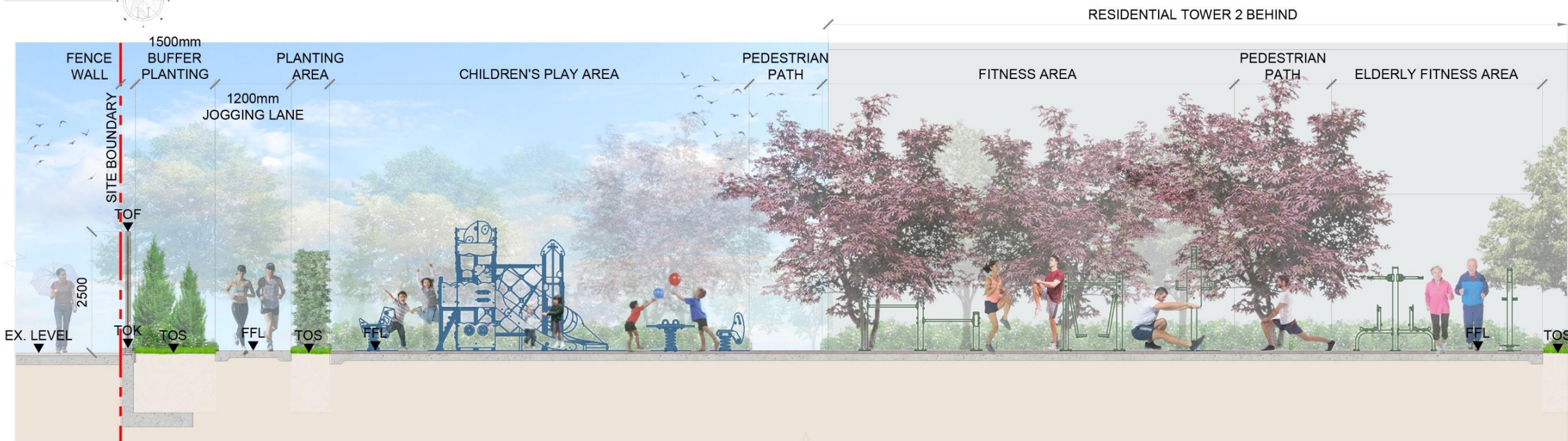
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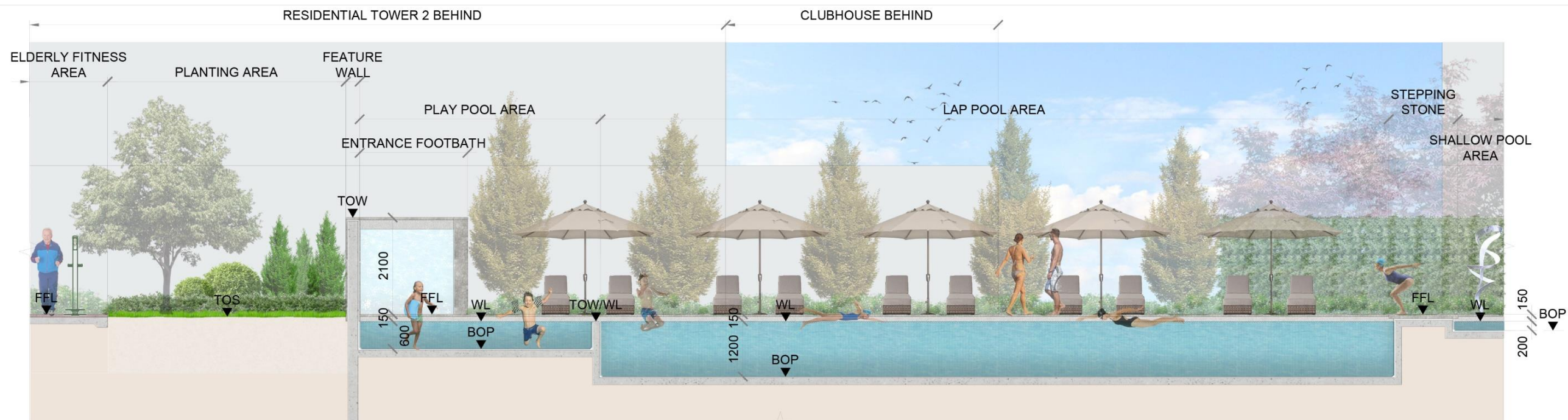
LANDSCAPE
SECTION 01

A/B LS



A LANDSCAPE SECTION 01

SCALE 1:100



B LANDSCAPE SECTION 01

SCALE 1:100

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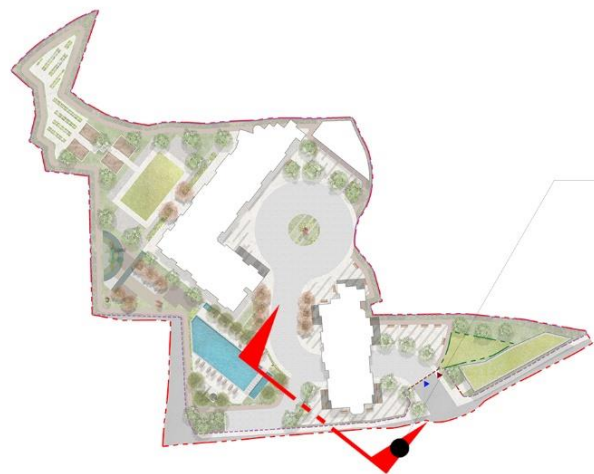
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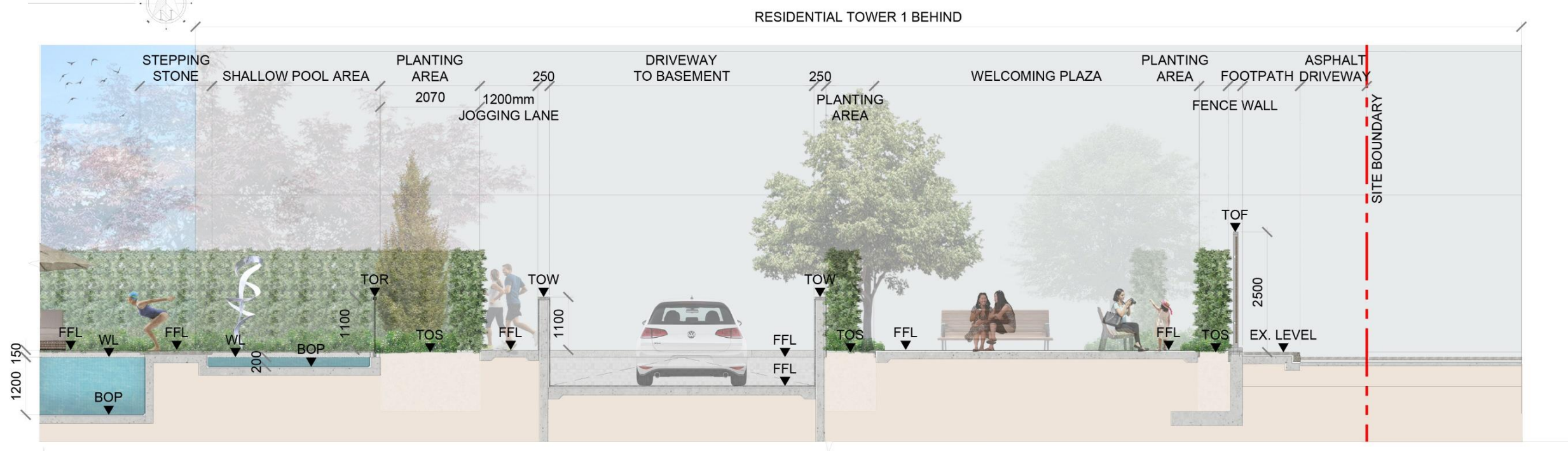
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LANDSCAPE
SECTION 01



KEYPLAN



A LANDSCAPE SECTION 01
SCALE 1:100

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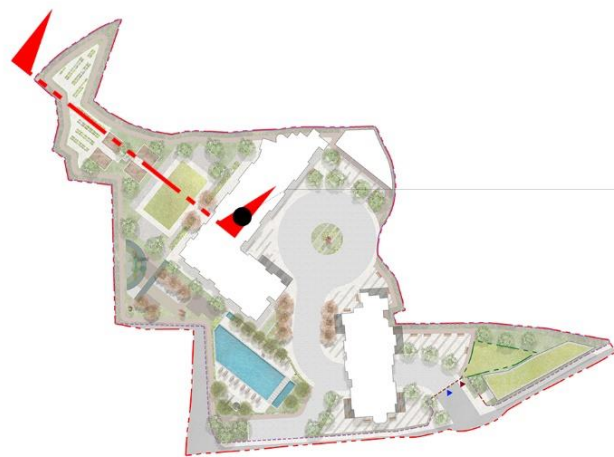
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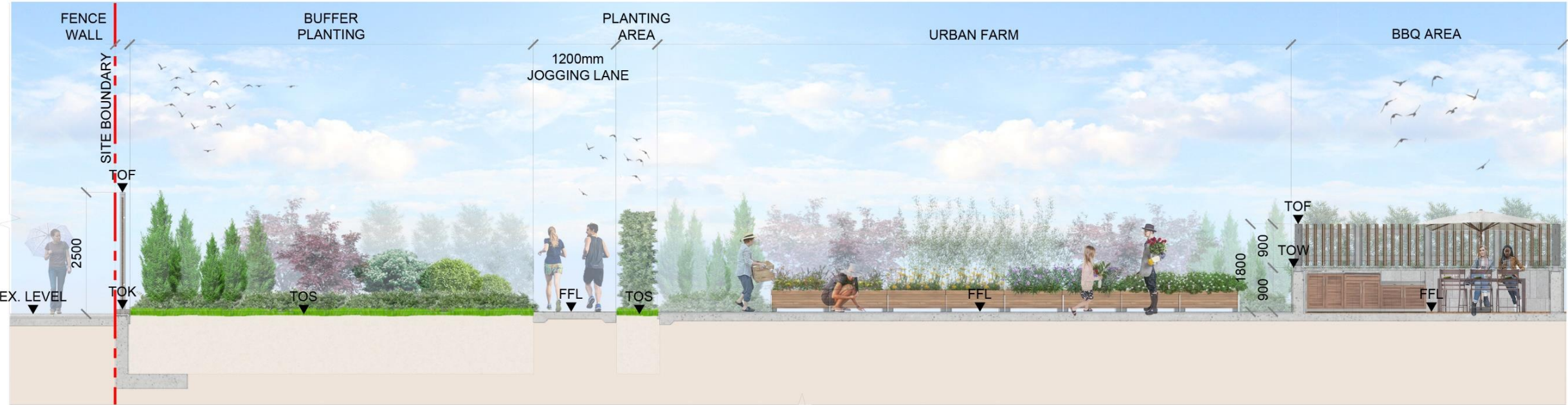
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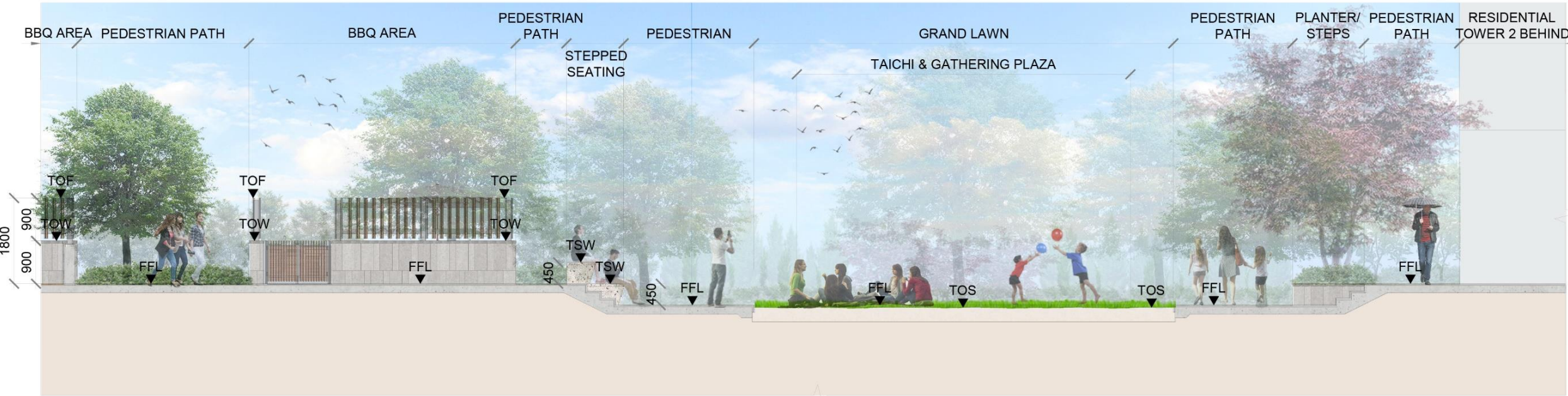
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A/B LS



A LANDSCAPE SECTION 02

SCALE 1:100



B LANDSCAPE SECTION 02

SCALE 1:100

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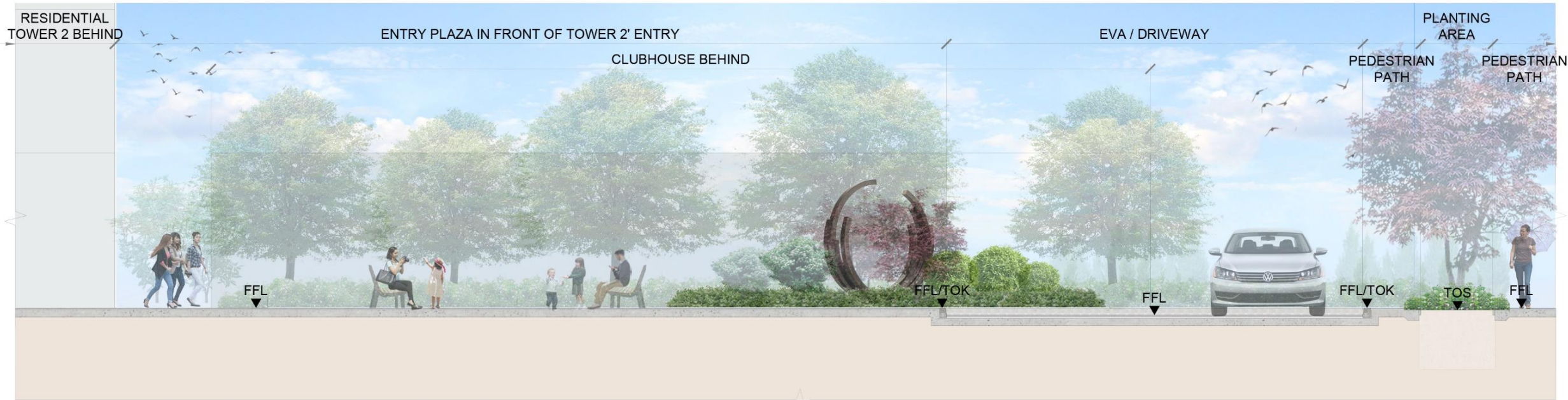
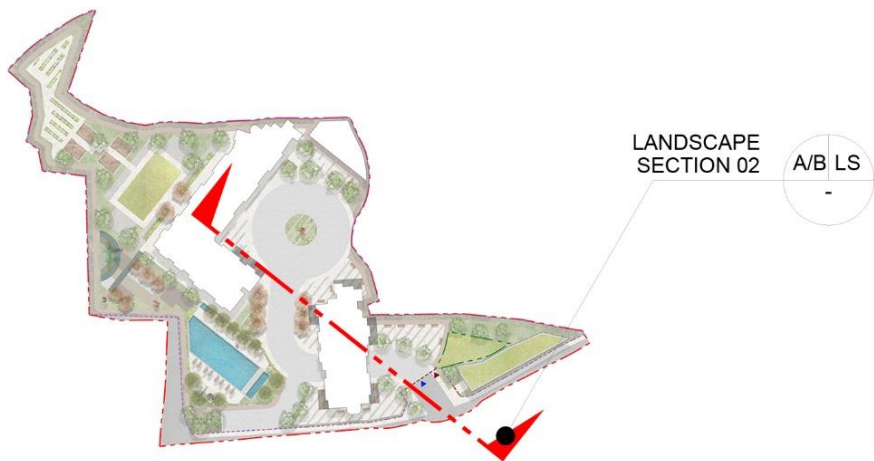
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A LANDSCAPE SECTION 02
SCALE 1:100



B LANDSCAPE SECTION 02
SCALE 1:100

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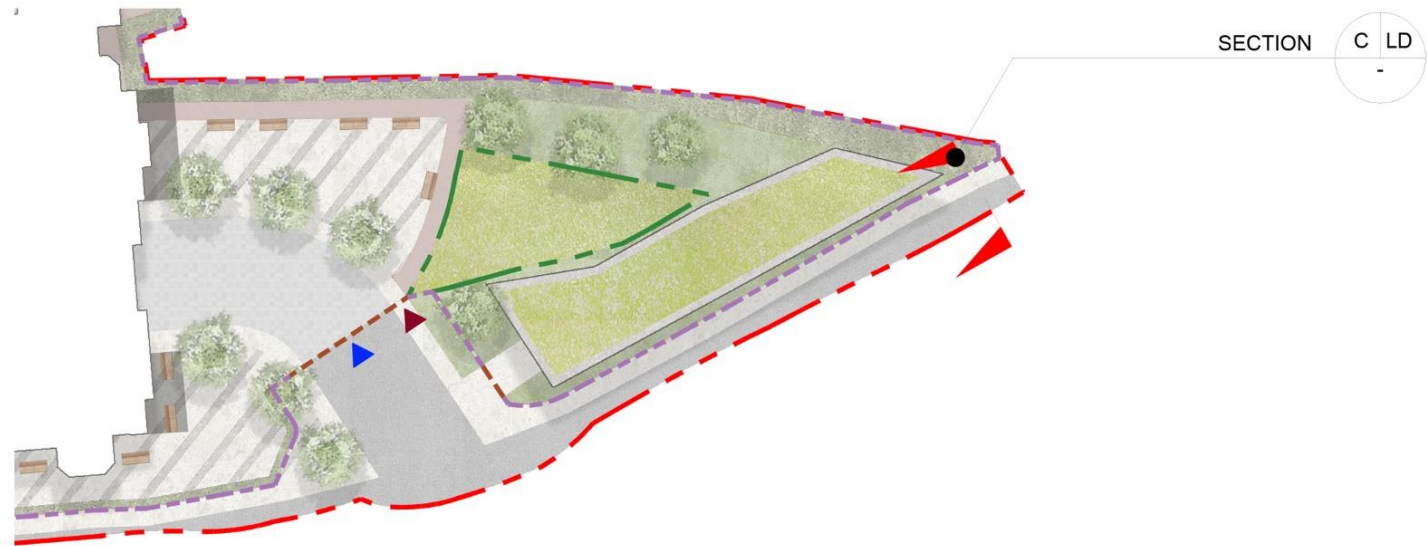
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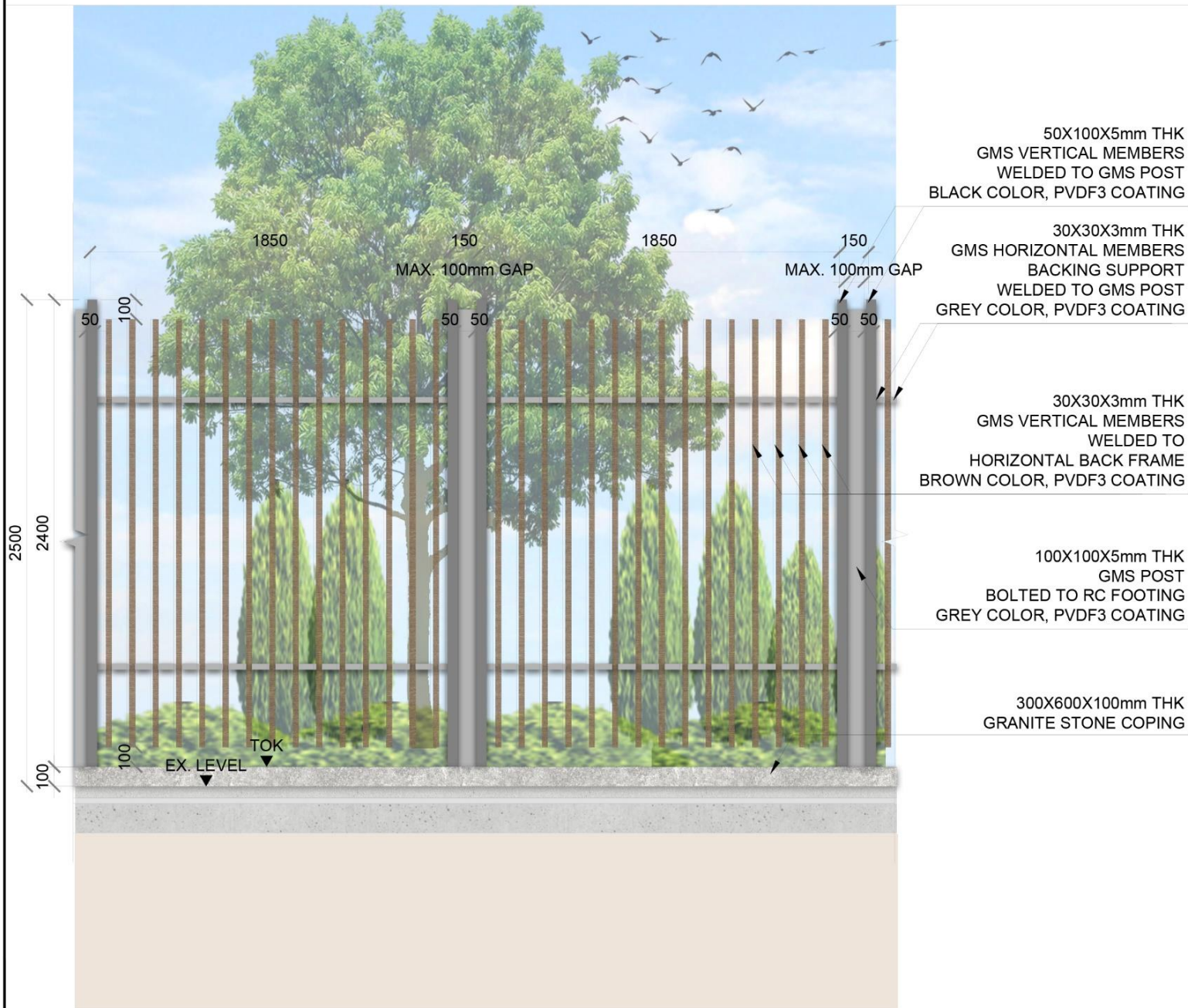
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A BLOW-UP PLAN
SCALE 1:500



B ELEVATION
SCALE 1:30



C SECTION
SCALE 1:30

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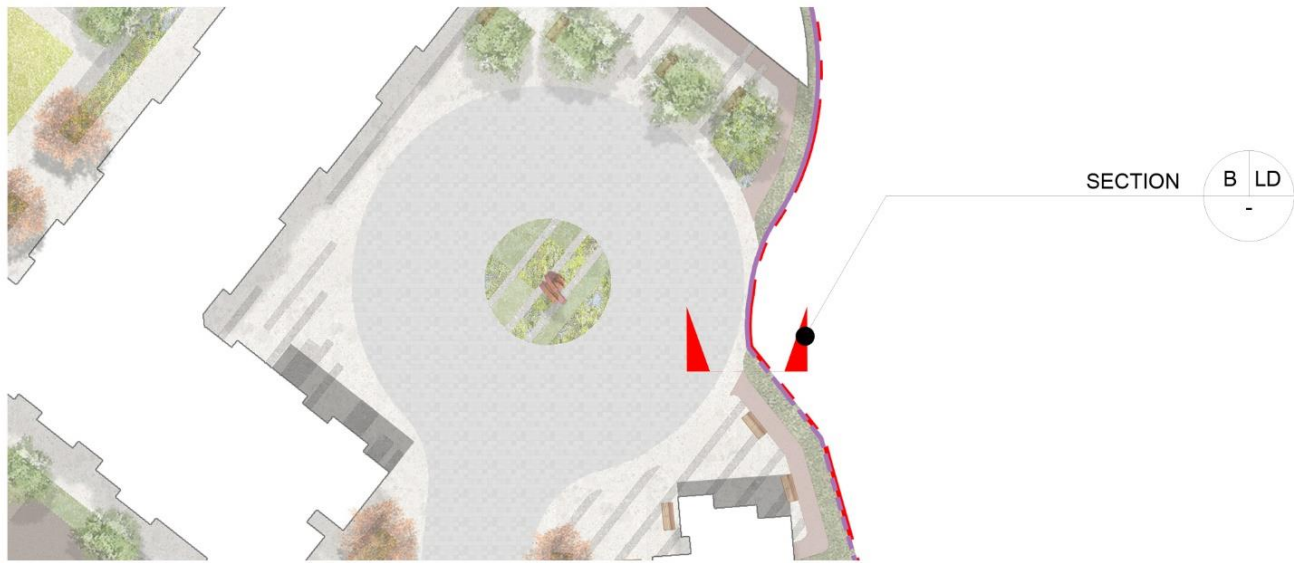
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METAL FENCE WALL
GREENERY FIGURE
SECTION & ELEVATION

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S L S L



A BLOW-UP PLAN
SCALE 1:500



B SECTION
SCALE 1:30

Rev.	Date	Amendment	Purpose
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- Check and verify all dimensions on site.

Client
ALLEX DEVELOPMENT LIMITED

Project
Proposed Residential Development at Various Lots in D.D. 107 and Adjoining Government Land, Fung Kat Heung, Yuen Long

Drawing Title
METAL FENCE WALL
SECTION TO SHA PO PUBLIC HOUSING DEVELOPMENT

Job No.	Drawing No.	Revision No.
HKA-01206	LD_002	-
Scale	Date	CAD Ref.
AS@A3	APR 2025	LD_002
Drawn	Checked	Approved
MS	SL	SL

Authorized Person - Architect

Consultant Logo

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