

APPENDIX 4

SUMMARY OF UPDATED LANDSCAPE DECK GUIDELINES

- i) Locational criteria: Flats and condominiums zoned with a GPR of more than 1.4 in the Master Plan with a minimum 0.4 hectare site area, and not located within or abutting existing safeguarded landed housing areas
- ii) Envelope: Deck structures should start outside the planting strip/green buffer, while fully contained within a 1:2.5 gradient envelope
- iii) Height cap: The height of the landscape deck is to be kept within 5m, as measured from the existing platform level
- iv) Greenery provision: A minimum 30% of deck surface is to be greened, with a minimum 500mm of soil for planting purposes
- v) Site coverage: Landscape decks are not counted as site coverage as long as the deck structure are fully within the 1:2.5 gradient. The residential blocks on top of the deck would still be subject to the prevailing site coverage control
- vi) Boundary fence: The boundary fence should be kept porous
- vii) Earth berms and/or vertical greening (*new*):
 - a) At least 50% of the basement wall area is to be covered by means of earth-berms/earthfills and/or vertical greening to screen and to mitigate the visual impact of the landscape deck. Any earth-berms/earthfills proposed are to be contained within the 1:2.5 envelope.
 - b) Openings (basement access points/ventilation openings) and/or hard surfaces of the basement wall (untreated with vertical green) cannot exceed 50% (max) of the basement wall area.
 - c) Elevation plans showing the treatment of the basement walls is to be provided, with the computation of the areas (in square metres) covered by earth-berm or landscaping in relation to the extent of the basement walls proposed.
 - d) A detailed landscaping plan is to be submitted, including the proposed schedule and layout of the plant species. For vertical greenery systems, please provide details of the system via section cuts, accompanied by perspectives of the elevation.
 - e) Earthfills are allowed within the planting strips/green buffers. However, excessive earthfill to raise the landscape deck height (as measured from the existing platform level) to beyond 5m is not allowed.