
Appendix A –

Landscape Master Plan

Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

LANDSCAPE MASTER PLAN SUBMISSION

JUNE 2026

Landscape Government Submission Consultant

Signed by:



Axxa Group Limited

Mr. Jason TEO, Registered Landscape Architect (R101)



axxa group

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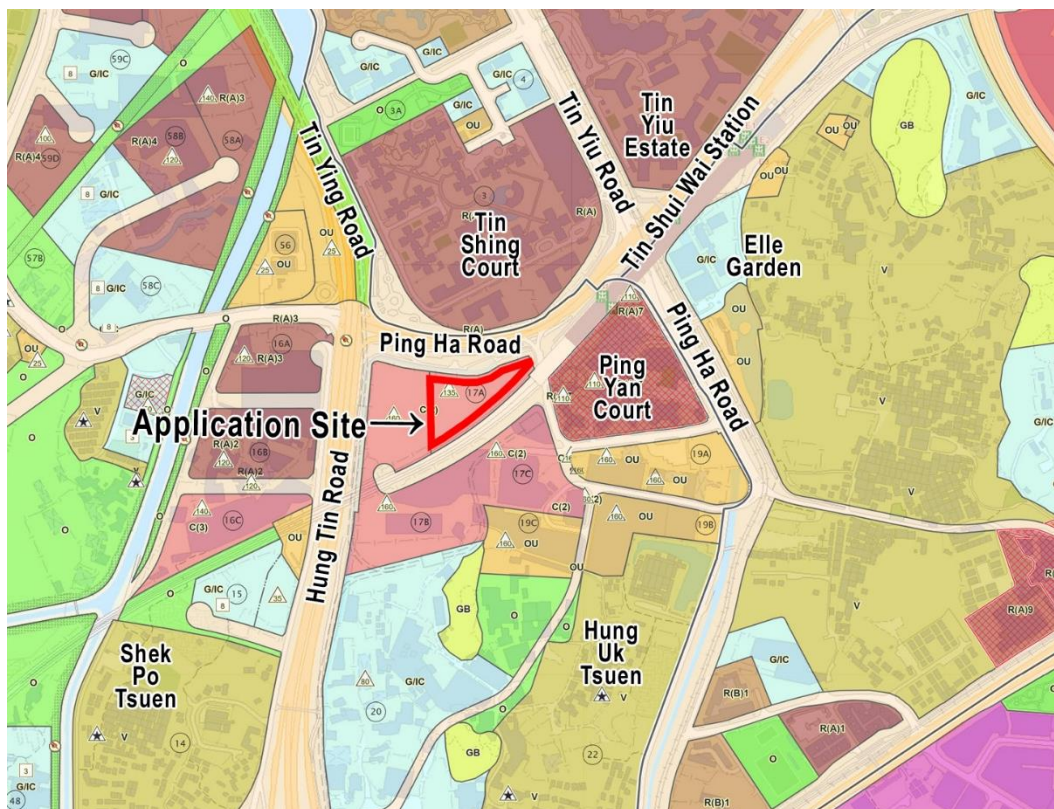
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- APPENDIX A** Landscape Master Plans
- APPENDIX B** Landscape Sections and Elevations
- APPENDIX C** Open Space Demarcation Plan

1.0 INTRODUCTION

- 1.1 This Landscape Master Plan (LMP) is submitted in support of a Section 16 Planning Application under the Town Planning Ordinance (Cap. 131) for a proposed mixed-use development with residential and commercial uses and minor relaxation of building height restriction (the “Proposed Development”) at Lot No. 4354 in D.D. 124, Kiu Tau Wai, Yuen Long (the “Application Site”).
- 1.2 The Application Site, with a site area of approx. 9,946m², is located in the eastern part of the Hung Shui Kiu / Ha Tsuen New Development Area (HSK/HT NDA), immediately southwest of Tin Shui Wai (TSW) MTR Station. According to the Draft Hung Shui Kiu and Ha Tsuen Outline Zoning Plan (OZP) No. S/HSK/3, the site is zoned “Commercial (2)” (“C(2)”) (see **Figure 1**).
- 1.3 To the north of the site, across Ping Ha Road and an existing nullah/channel, the area is predominantly occupied by high-density residential developments, such as Tin Shing Court and Tin Yiu Estate, along with Government, Institution or Community (G/IC) facilities including primary and secondary schools.
- 1.4 Under the Government’s proposal, a planned Smart & Green Mass Transit System (SGMTS) will be introduced to the south to serve the Application Site and its surrounding areas.

Figure 1 Location Plan



2.0 GENERAL DESCRIPTION OF EXISTING TREE GROUPS

- 2.1 There are **no** existing trees identified within the Application Site.
- 2.2 There is **no** endangered tree species identified in the tree survey under the listing in ‘Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)’. Additionally, there are **no** “Champion” trees observed within the Application Site or its periphery during this survey.

3.0 LANDSCAPE OBJECTIVES

3.1 The primary landscape objectives are:

- 3.1.1 To create a green, naturalistic landscape that complements and enhances the built environment of the Proposed Development.
- 3.1.2 To provide a high-quality, comfortable setting for both residents and office users.
- 3.1.3 To respect and respond to the site's natural topography through sensitive design integration.
- 3.1.4 To enhance aesthetic appeal through the use of native and ornamental plant species.
- 3.1.5 To create a safe, calm, and peaceful setting within the development, with well-defined pedestrian circulation that promotes walkability.
- 3.1.6 To provide quality landscape area and adequate open space for future residents.

4.0 LANDSCAPE PROPOSAL

This section provides a broad description of the design, function and amenity provisions for the landscape components. Refer to **Appendices A** and **B** for details.

4.1 Proposed Development

The Proposed Development comprises a residential portion with two 38-storey towers (T1 and T2), and with a maximum building height of not more than 160mPD, and a commercial portion consisting of a 17-storey office tower (T3) with a height not exceeding 106mPD, all 3 blocks situated above a 5-storey commercial/ retail podium. It is currently accessible via Kiu Cheong Road which branches off from Ping Ha Road.

4.2 General Landscape Area

The landscape areas include the following:

- **Landscape at Main Entrance (G/F):** The arrival plaza at +8.00mPD will be framed by flowering feature trees and ornamental shrubs, creating a green distinctive node to the Proposed Development. Feature paving materials and patterns will enhance the sense of welcoming arrival while ensuring a safe, comfortable, and visually engaging pedestrian passageway.
- **Residential Landscape Area (3/F and R/F):** The landscape areas at +27.50mPD and +160.00mPD will offer a variety of thoughtfully designed spaces for relaxation, recreation, and social interaction. The integration of soft and hard landscape elements aims to foster a tranquil and harmonious atmosphere. Key features include outdoor seating areas, children's play zones, an activity lawn with seating, viewing decks, and landscaped courtyards to enrich the overall landscape experience of future residents.
- **Vertical Green Wall** – Vertical greens are proposed at façades of commercial/ retail podium to enhance existing greenery.

4.3 Landscape Areas outside Application Site

- **Possible Nullah Deck for Landscape Area:** The possible nullah deck at +8.00mPD, situated to the north outside the Application Site, is designed as a continuation of the outdoor landscape spaces from within the site. These generous, at-grade areas are envisioned as a cohesive setting and a key node for retail shops, leisure, gathering, and community engagement, enhancing the inclusivity and vibrancy of the public realm. The deck integrates into a district-wide network of interconnected open spaces of varying scales and functions, serving as a green thoroughfare that links proposed footpaths and cycle tracks. It will also function as a green mobility corridor, providing a continuous at-grade connection from Tin Shui Wai Station westward through the site, reinforcing accessibility while promoting sustainability and community interaction.
- **Enhanced Pedestrian Connectivity** – The enhanced pedestrian connectivity is designed to link the Application Site through both at-grade and elevated access, creating a cohesive and accessible network. Direct connections to the Proposed Development will be established via a proposed pedestrian footbridge from Tin Shui Wai Station at +18.50mPD, a proposed footbridge with covered walkway crossing the existing nullah at +8.00mPD, and a potential pedestrian footbridge (subject to further study and detailed design) across Ping Ha Road at +18.50mPD. Together these connections will form a vibrant hub for office, retail, and residential uses, integrating the site with local cycling tracks and surrounding open spaces to provide a green and pleasant walking environment.
- **Streetscape** – A tree-lined avenue along the proposed footpaths and cycle tracks will introduce greenery and shade, fostering a welcoming and comfortable environment. By prioritizing a vehicle-free, pedestrian-friendly setting, the design creates a harmonious balance between walking and cycling spaces, while promoting urban sustainability, recreation, and community interaction.

5.0 HARD LANDSCAPE (PAVING MATERIALS/ FINISHES)

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design.

5.1 Hard Landscape Materials

- 5.1.1 Hardscape materials and design are chosen for durability, sustainability, low maintenance, and reasonable cost.

5.2 Landscape Lighting

- 5.2.1 The landscape lighting will be designed in accordance with the intended use of an area, such as seating areas or play areas and for the safety and security of pedestrian circulation.

5.3 Design Codes, Technical Standards & Safety Provision

- 5.3.1 Hard landscape design works shall be in compliance with the government ordinances, codes and regulations, and relevant international standards.

6.0 SOFT LANDSCAPE

This section provides a description of the soft landscape design and softscape elements together with general information on softscape related aspects of design, including irrigation and maintenance.

6.1 Plant Material Tables

6.1.1 There are no existing trees present on the site that will be affected by the Proposed Development. To enhance the existing greenery and overall aesthetics, 32nos. new trees are proposed to be planted within the application site.

6.1.2 The following list indicates the proposed combination of native and exotic tree species along with suitable ornamental evergreen and flowering species to strengthen the greening/conservation. Carefully selected species will ensure maximum greening effect with minimum maintenance requirements.

6.1.3 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detailed design stage. Refer to **Table 1A** and **1B** below:

Table 1A Proposed New Tree Planting Schedule

Proposed Species	Chinese Name	Size
<i>Bischofia javanica</i> *	秋楓	Size: Standard Size and Heavy Standard Size 4m-5m High; 4m Spread; 4m Spacing
<i>Celtis sinensis</i> *	朴樹	
<i>Cinnamomum camphora</i> *	樟樹	
<i>Crateva unilocularis</i>	樹頭菜	
<i>Ficus benjamina</i>	垂葉榕	
<i>Hibiscus tiliaceus</i> *	黃槿	
<i>Lagestroemia speciosa</i>	大花紫薇	
<i>Liquidambar formosana</i> *	楓香	
<i>Tabebuia rosea</i>	紅花風鈴木	
<i>Terminalia mantaly</i>	細葉欖仁	

Remarks: * Native Species

Table 1B: Proposed Shrubs and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	250-500
<i>Blechnum orientale</i>	烏毛蕨	400 x 400	
<i>Juncus effuses</i> *	燈心草	300 x 300	
<i>Pennisetum alopecuroides</i> *	狼尾草	300 x 300	
<i>Philodendron selloum</i>	春羽	500 x 400	
<i>Rhaphiolepis indica</i> *	車輪梅	600 x 500	
<i>Rhapis humilis</i>	細葉棕竹	600 x 500	
<i>Schefflera actinopylla</i>	輻葉鵝掌柴	600 x 500	
Ground Cover Species			
<i>Asparagus densiflorus</i>	非洲天門冬	300 x 300	150-300
<i>Cuphea hyssopifolia</i>	細葉萼距花	300 x 300	
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 300	
<i>Ophiopogon japonicus</i> *	沿階草	200 x 200	
<i>Phyllanthus myrtifolius</i>	錫蘭葉下珠	200 x 200	
Lawn Species			
<i>Zoysia japonica</i>	台灣草		N/A
<i>Paspalum vaginatum</i> *	海雀稗		N/A

Remarks: * Native Species

6.2 Open Space Provision

As stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines, the minimum standard of 1m² per person shall be provided. With the design population of 3,192, not less than 3,192m² will be provided in the Proposed Development. Refer to **Appendix C**.

6.3 Greenery Provision

In accordance with the requirement of PNAP APP-152, an area of not less than 20% of the total greenery will be provided for the Proposed Development.

6.4 Soil Depth and Drainage Provision for the Planted Area

6.4.1 The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:

- Trees: 1200mm
- Shrub: 600mm
- Lawn/ Groundcover: 300mm

6.5 Irrigation and Proposed Source of Water Supply

6.5.1 Water points (not more than 40m apart c/c) are located throughout the Application Site for irrigation.

Appendix A

Landscape Master Plans



LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED VERTICAL GREEN
- PROPOSED NEW TREES (Outside Application Site)
- PROPOSED NEW TREES (Within Application Site)
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED LAWN
- PROPOSED PAVING
- ACCESS ROAD / EVA
- FEATURE SCULPTURE
- ROAD (Outside Application Site)
- +8.00 PROPOSED LEVEL
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- ACCESS TO/FROM FOOTBRIDGE
- POSSIBLE NULLAH DECK FOR LANDSCAPE AREA
- FENCE WALL
- INDICATIVE FUTURE FOOTBRIDGE CONNECTION

LANDSCAPE COMPONENTS:

- 1 Arrival Plaza
- 2 Outdoor Seating Area
- 3 Children Play Area
- 4 Activity lawn with Seating
- 5 Landscape Courtyard
- 6 Viewing Deck

REMARKS:

- All levels shown in mPD.
- * Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

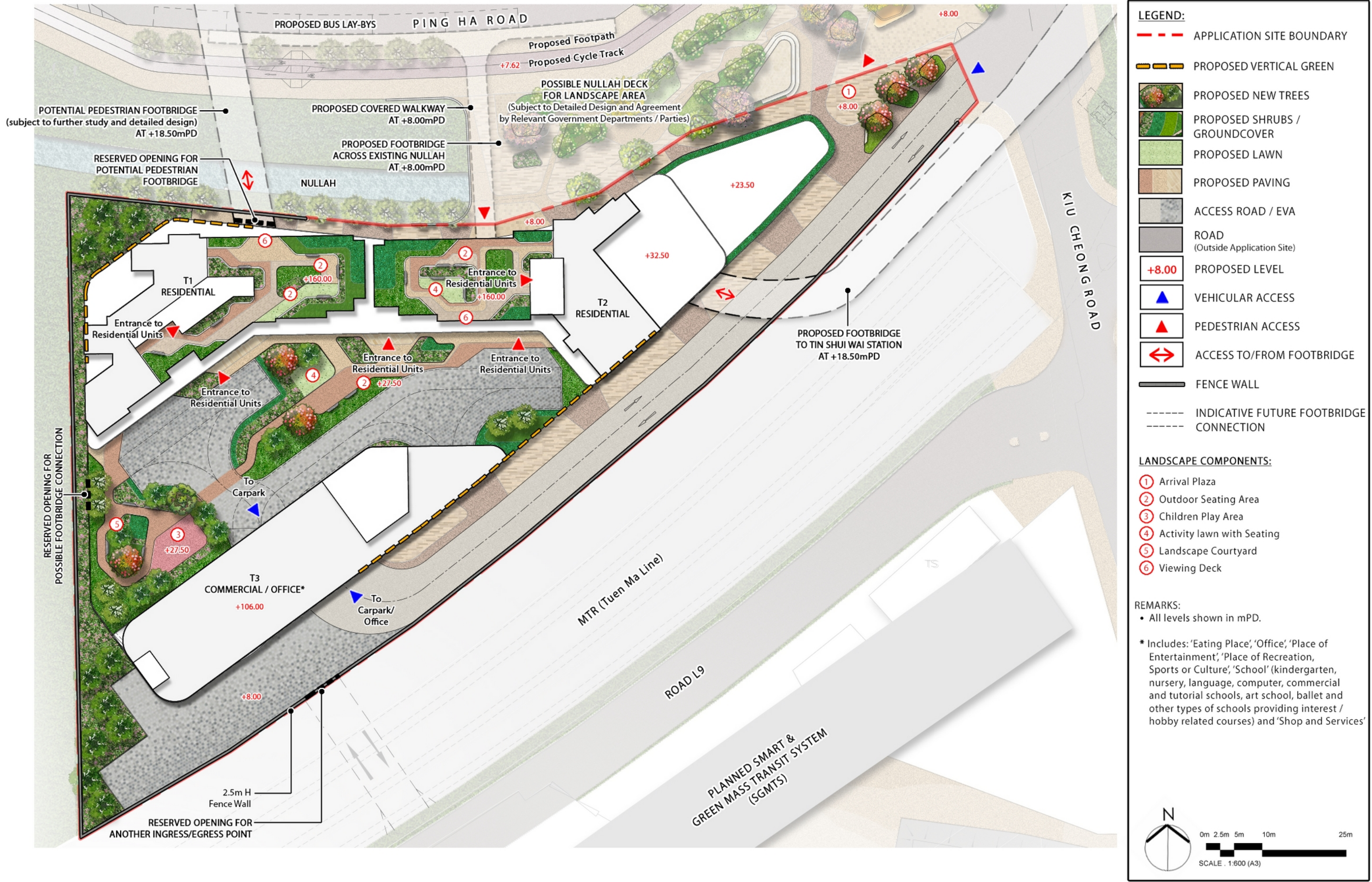
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Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
 Landscape Master Plan - Overall Plan

Dwg. No. : 2025208-S16-LMP-01a

Date : JUN 2026
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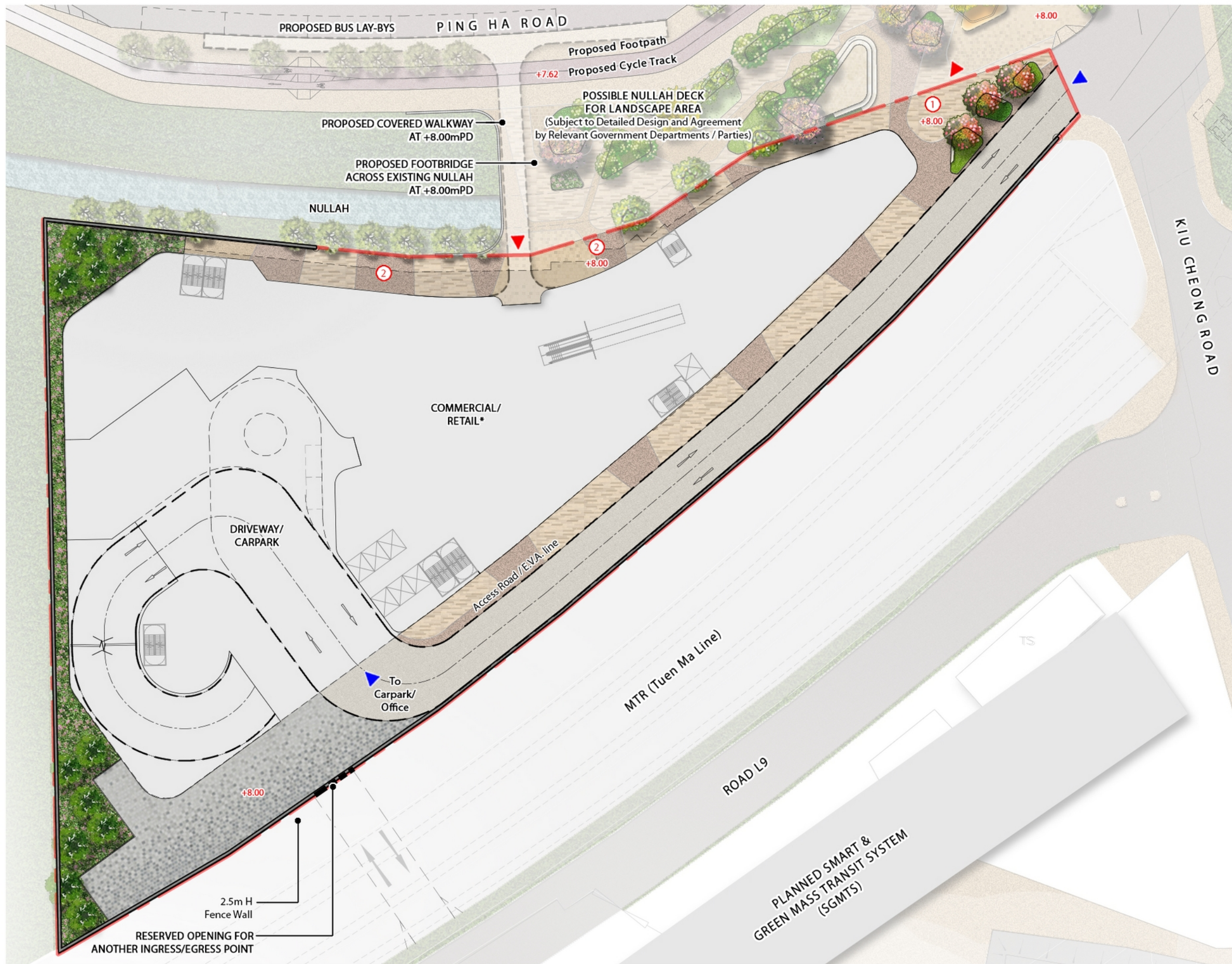


Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
Landscape Master Plan - Composite Plan

Dwg. No. : 2025208-S16-LMP-02a

Date : JUN 2026
 (A3-size)





LEGEND:

- - - APPLICATION SITE BOUNDARY
- PROPOSED NEW TREES
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED PAVING
- ACCESS ROAD / EVA
- ROAD (Outside Application Site)
- +8.00 PROPOSED LEVEL
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- FENCE WALL

LANDSCAPE COMPONENTS:

- ① Arrival Plaza
- ② Outdoor Seating Area

REMARKS:

- All levels shown in mPD.

* Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'

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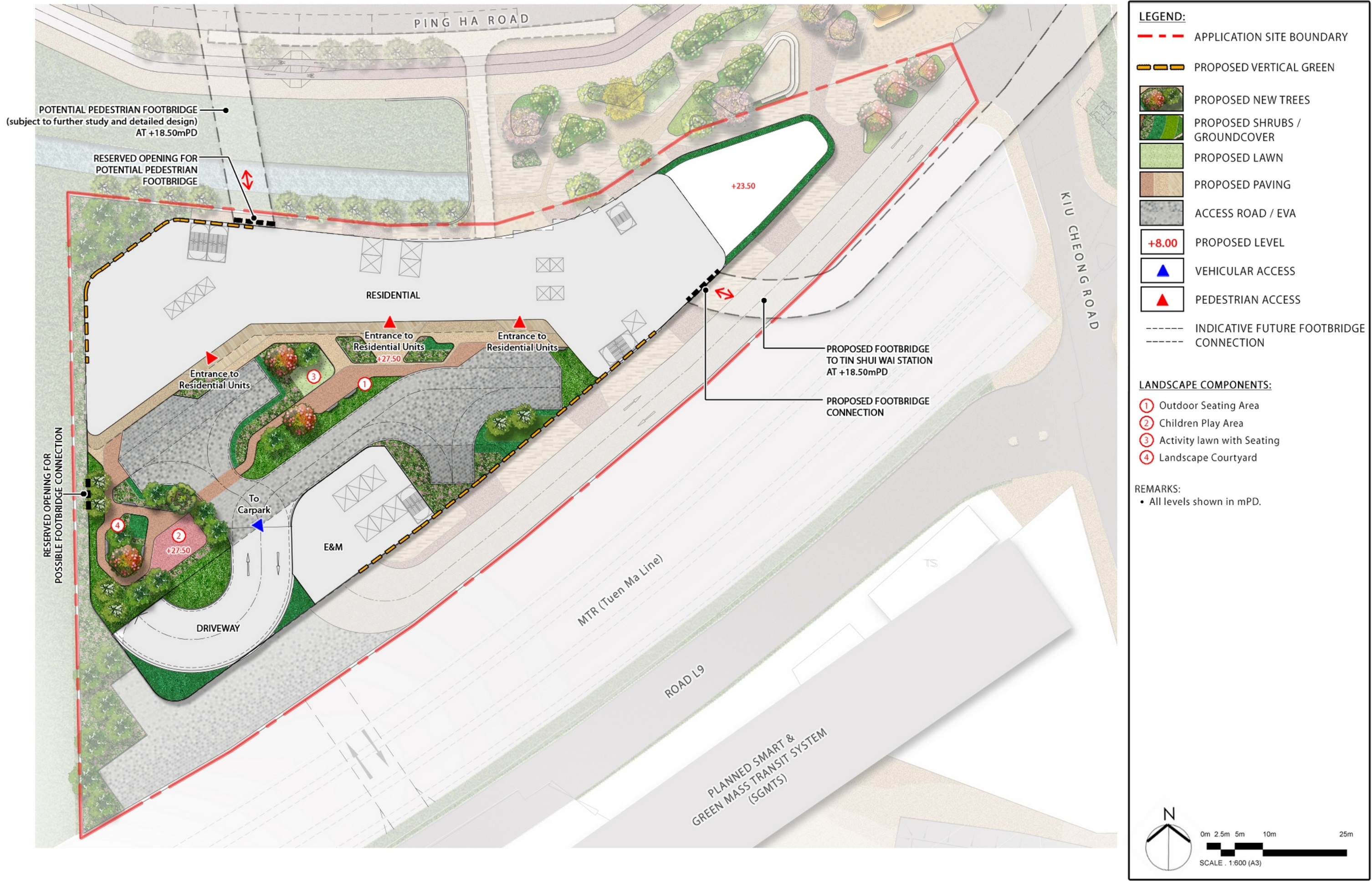
Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Master Plan - G/F (+8.00mPD)

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Date : JUN 2026
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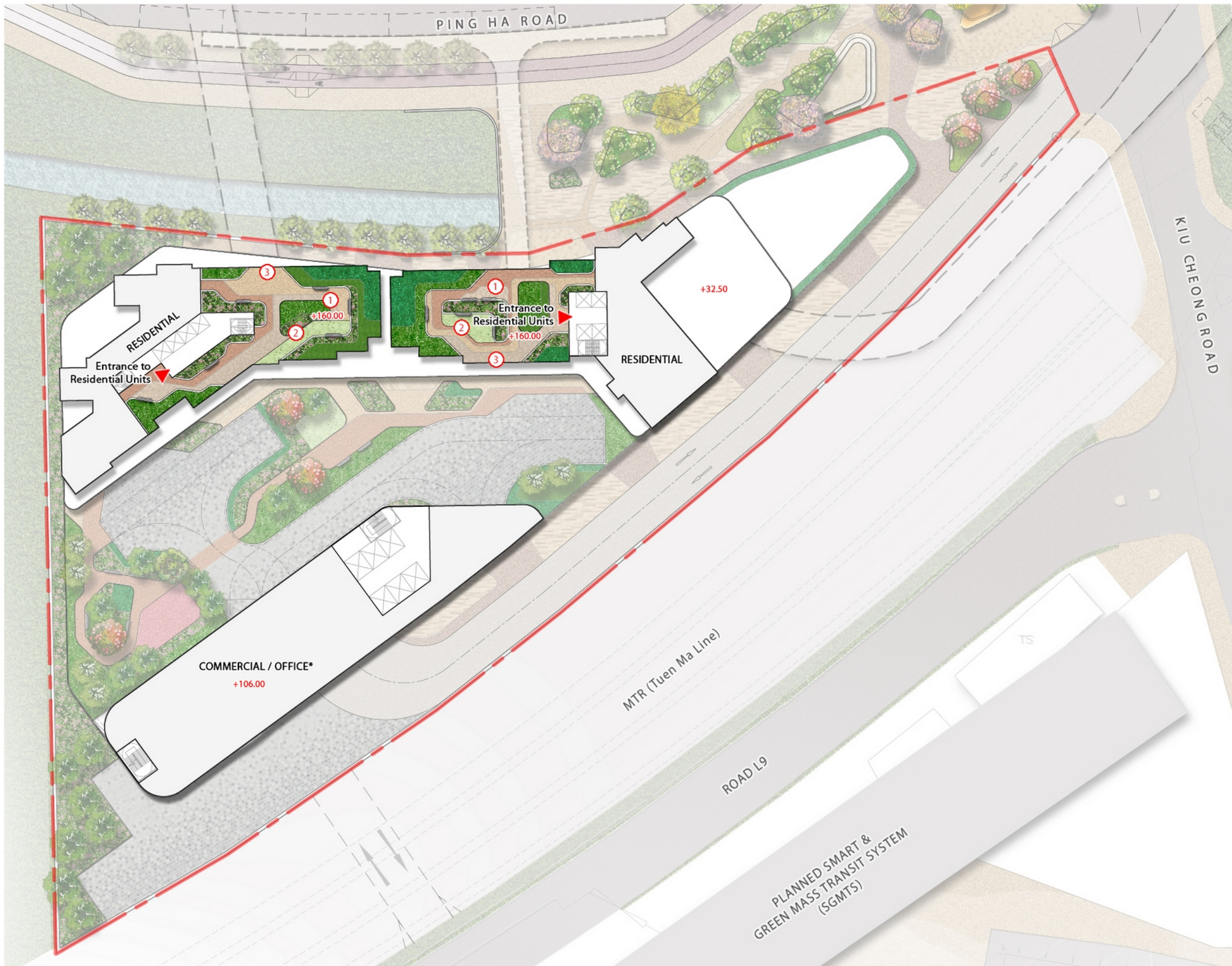
Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Master Plan - 2/F (+23.50mPD) & 3/F (+27.50mPD)

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Date : JUN 2026
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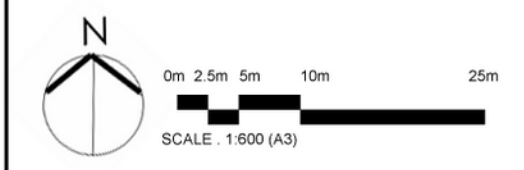


- LEGEND:**
- - - APPLICATION SITE BOUNDARY
 - PROPOSED SHRUBS / GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED PAVING
 - +8.00 PROPOSED LEVEL
 - PEDESTRIAN ACCESS

- LANDSCAPE COMPONENTS:**
- ① Outdoor Seating Area
 - ② Activity lawn with Seating
 - ③ Viewing Deck

REMARKS:

- All levels shown in mPD.
- * Includes: 'Eating Place', 'Office', 'Place of Entertainment', 'Place of Recreation, Sports or Culture', 'School' (kindergarten, nursery, language, computer, commercial and tutorial schools, art school, ballet and other types of schools providing interest / hobby related courses) and 'Shop and Services'



Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
 Landscape Master Plan - R/F (+160.00mPD)
 Dwg. No. : 2025208-S16-LMP-05



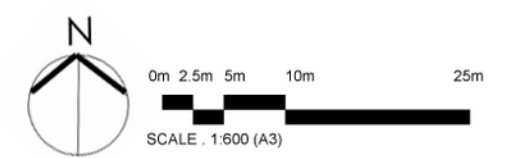


- LEGEND:**
- - - APPLICATION SITE BOUNDARY
 - POSSIBLE NULLAH DECK FOR LANDSCAPE AREA
 - PROPOSED NEW TREES (Outside Application Site)
 - PROPOSED SHRUBS / GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED PAVING
 - FEATURE SCULPTURE
 - ROAD (Outside Application Site)
 - +8.00 PROPOSED LEVEL
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS

- LANDSCAPE COMPONENTS:**
- 1 Arrival Plaza
 - 2 Grand Public Deck
 - 3 Iconic Landmark
 - 4 Event Stage
 - 5 Outdoor Seating Area
 - 6 Pet Garden

REMARKS:

- All levels shown in mPD.



Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Master Plan - Possible Nullah Deck for Landscape Area (+8.00mPD)

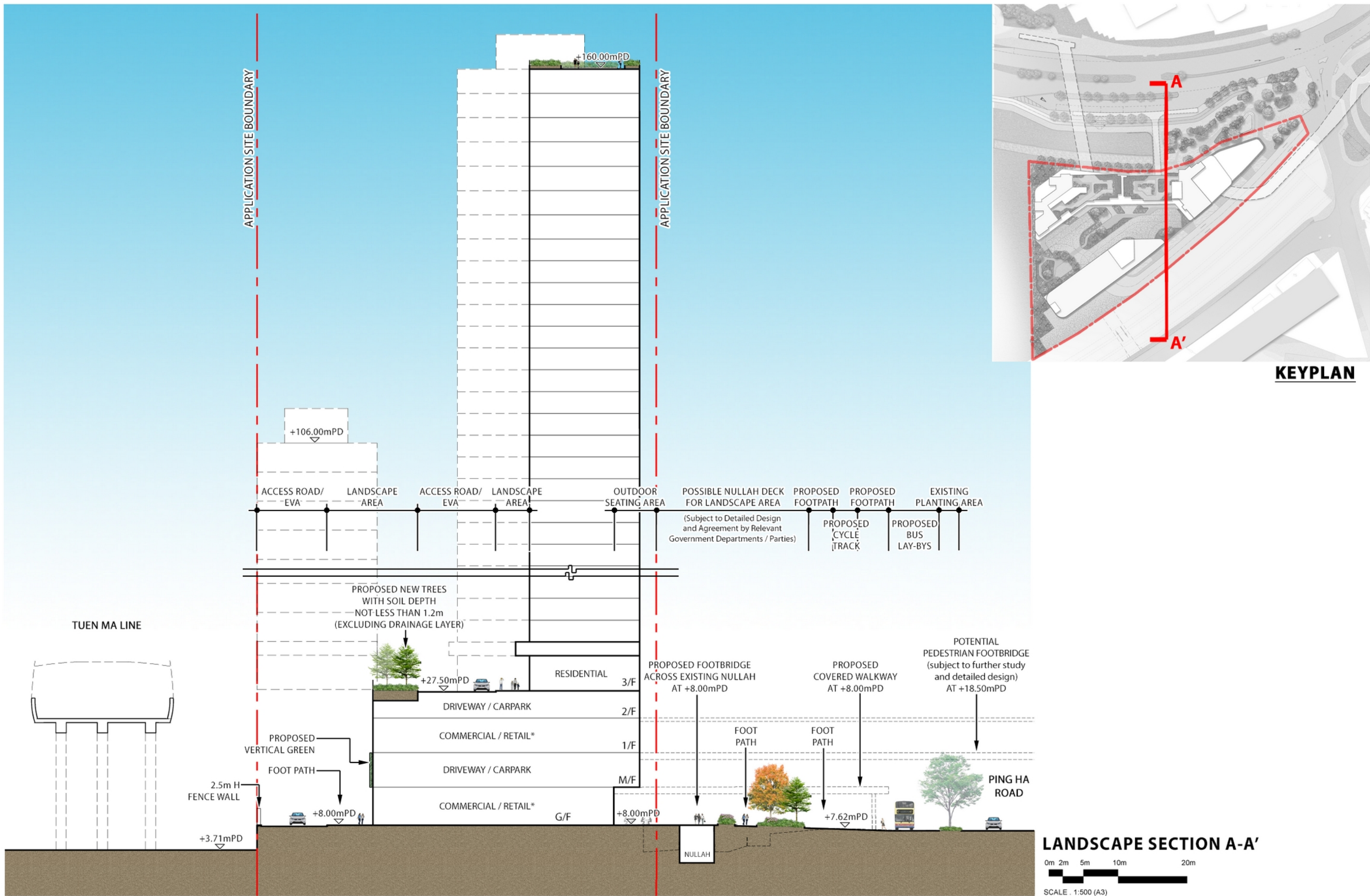
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Date : FEB 2026
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Appendix B

Landscape Sections and Elevations



Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Section A-A'

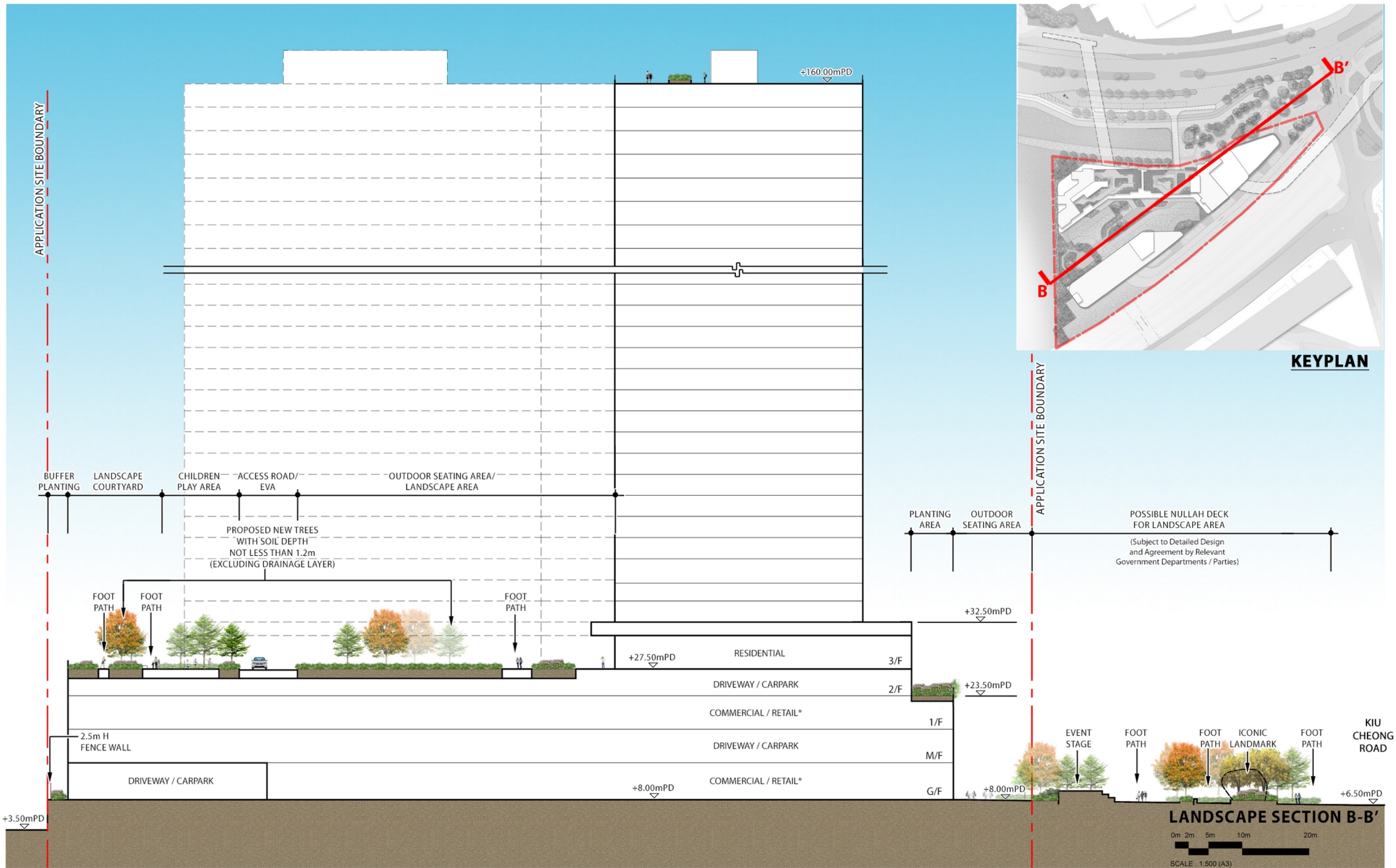
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Date : JUN 2025

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Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Section B-B'

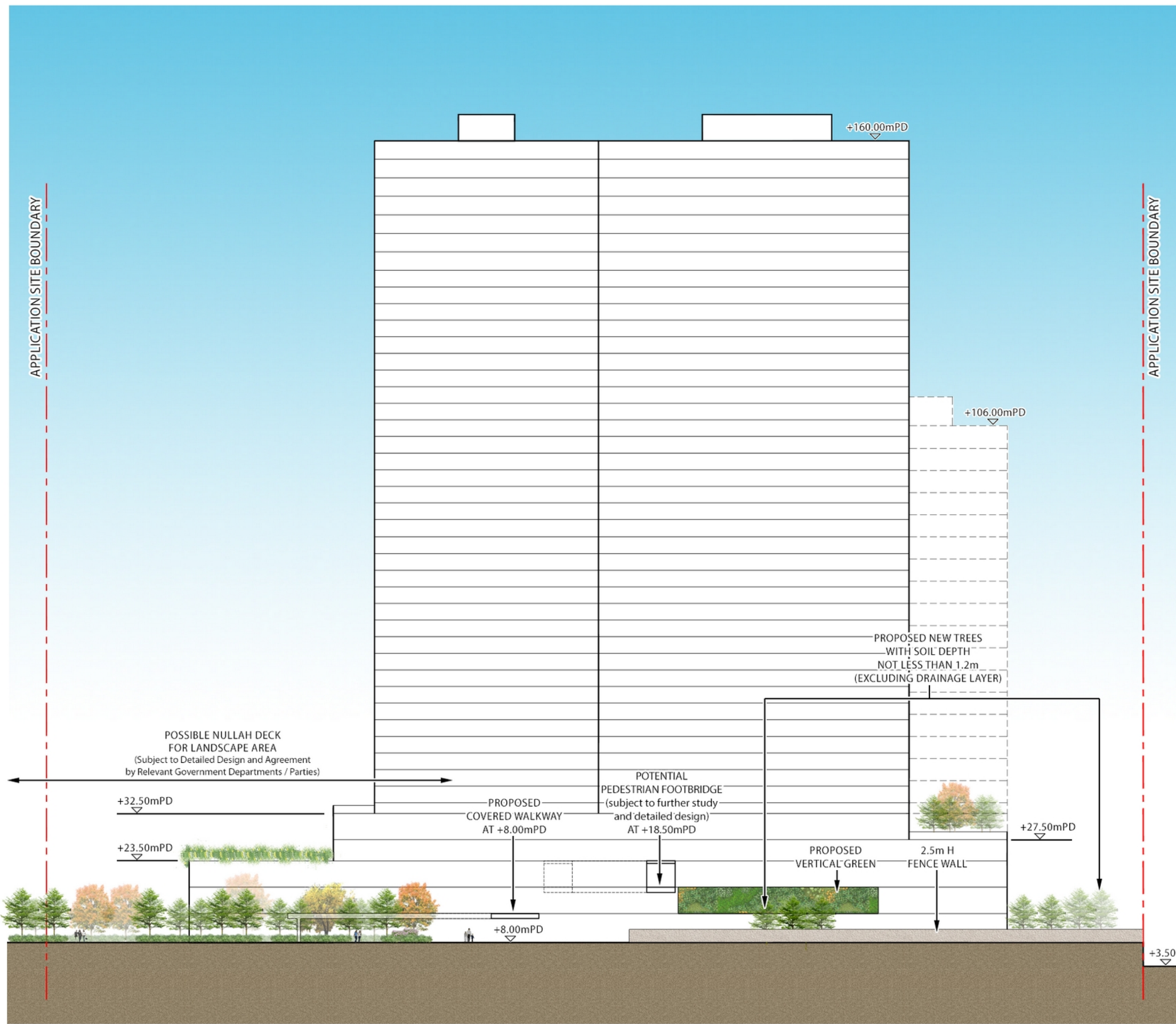
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Date : JUN 2025

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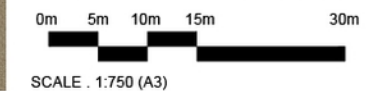


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KEYPLAN

LANDSCAPE ELEVATION A



SCALE : 1:750 (A3)

Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction

at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Elevation A

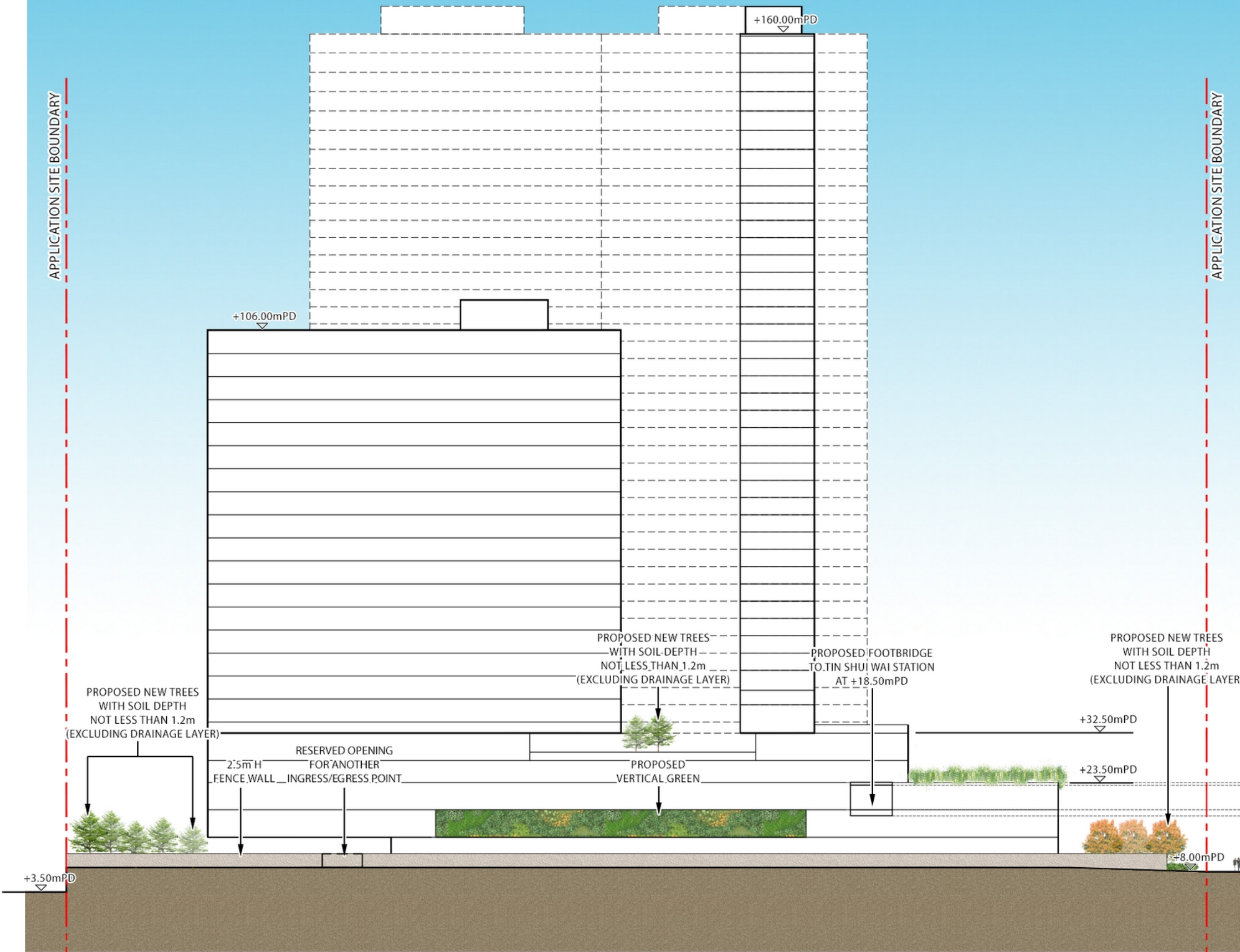
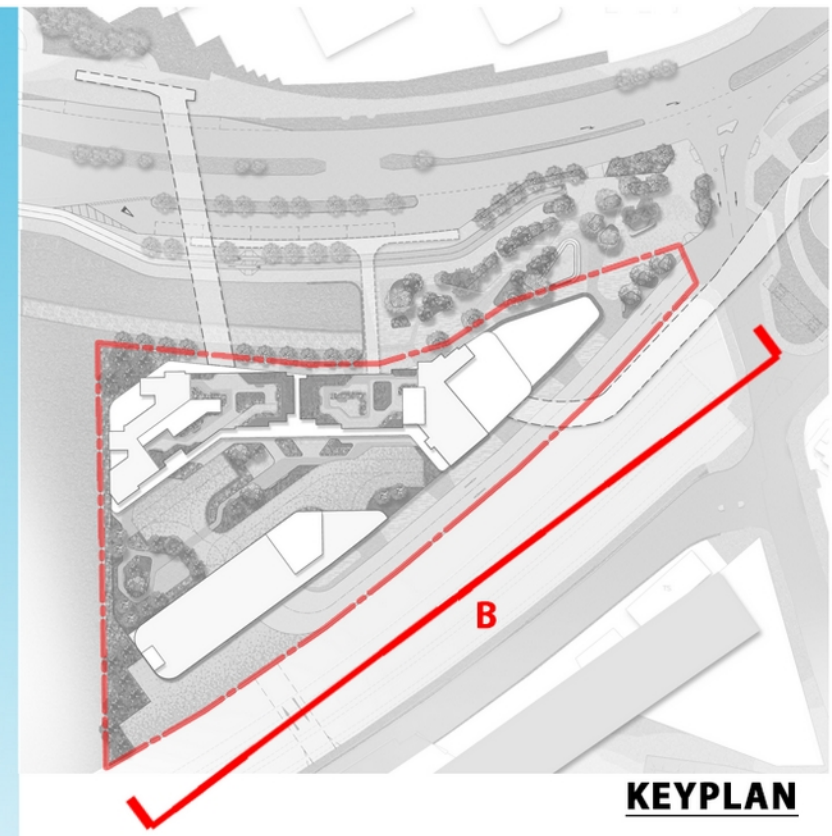
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Date : JUN 2025 (A3-size)



APPLICATION SITE BOUNDARY

APPLICATION SITE BOUNDARY



LANDSCAPE ELEVATION B

0m 5m 10m 15m 30m

SCALE : 1:750 (A3)

Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long

Landscape Elevation B

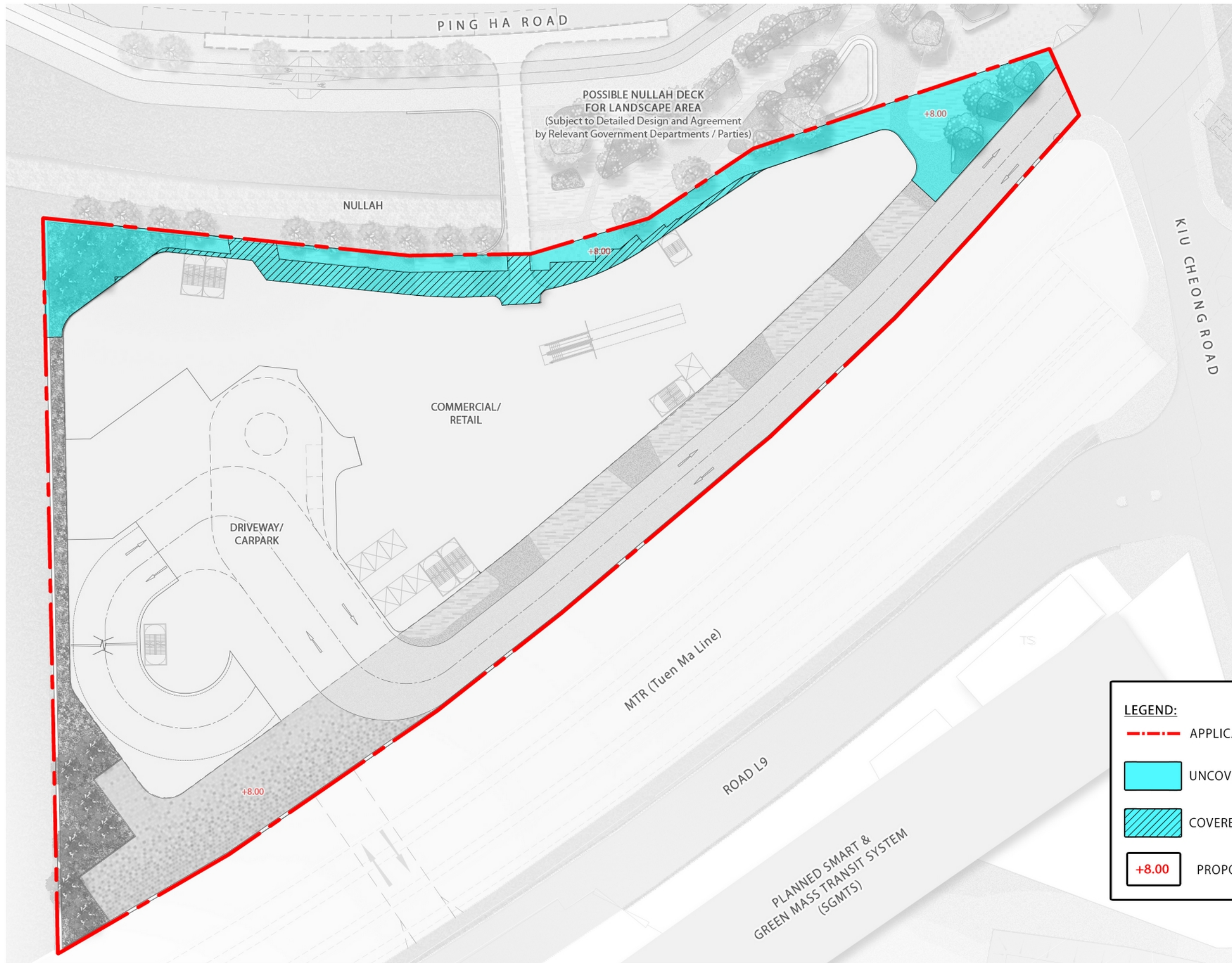
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Appendix C

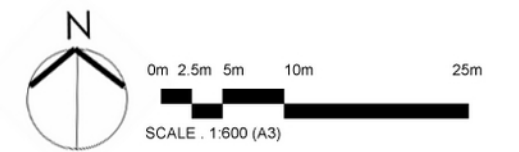
Open Space Demarcation Plan



LEGEND:

- - - APPLICATION SITE BOUNDARY
- UNCOVERED
- COVERED
- +8.00 PROPOSED LEVELS

PRIVATE COMMUNAL OPEN SPACE
(Not less than 3,192 sqm for an anticipated population of 3,192)

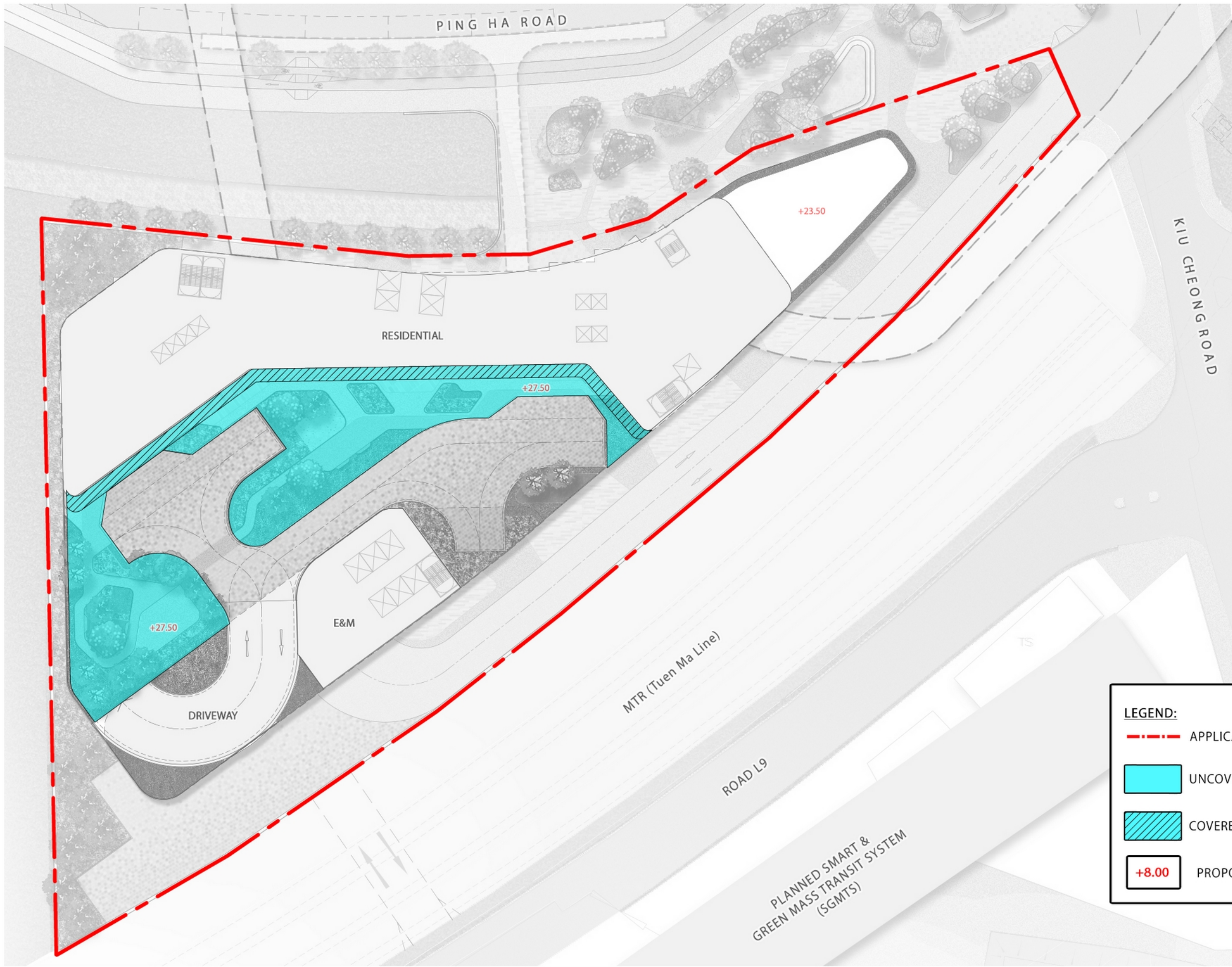


Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
 Open Space Demarcation Plan - G/F (+8.00mPD)

Dwg. No. : 2025208-S16-OSD-01

Date : FEB 2026
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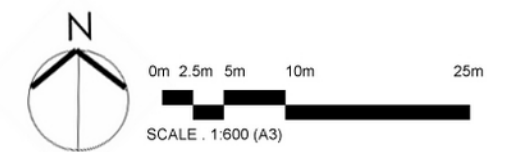




LEGEND:

- - - APPLICATION SITE BOUNDARY
- UNCOVERED
- COVERED
- +8.00 PROPOSED LEVELS

} PRIVATE COMMUNAL OPEN SPACE
(Not less than 3,192 sqm for an anticipated population of 3,192)



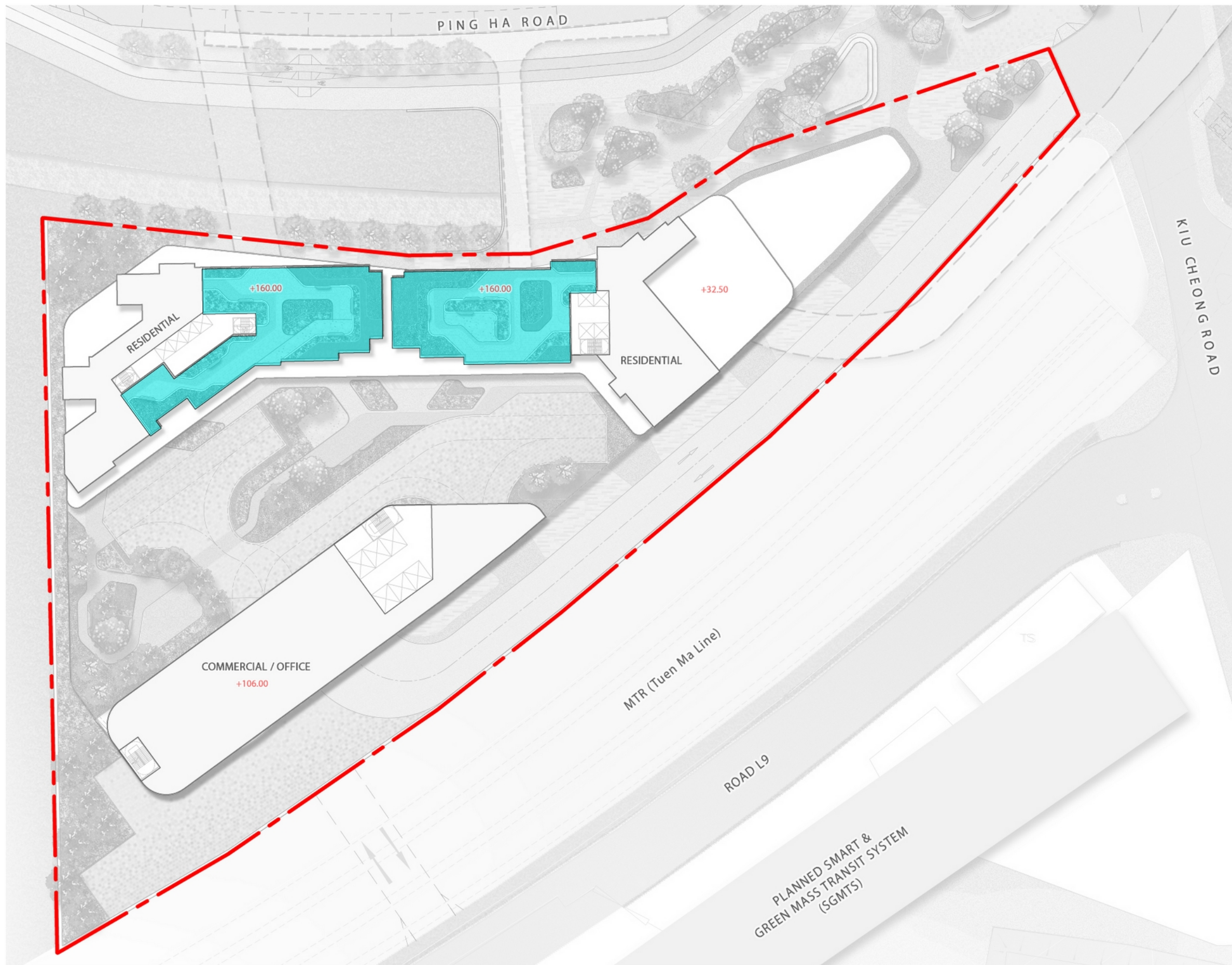
Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction

at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
 Open Space Demarcation Plan - 2/F (+23.50mPD) & 3/F (+27.50mPD)

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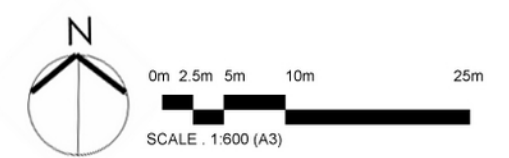
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LEGEND:

- - - APPLICATION SITE BOUNDARY
- PRIVATE COMMUNAL OPEN SPACE
(Not less than 3,192 sqm for an anticipated population of 3,192)
- +8.00 PROPOSED LEVELS



Section 16 Planning Application for Proposed Mixed-Use Development with Minor Relaxation of Building Height Restriction

at Lot 4354 in D.D. 124, Kiu Tau Wai, Yuen Long
Open Space Demarcation Plan - R/F (+160.00mPD)

Dwg. No. : 2025208-S16-OSD-03

Date : FEB 2026
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