

---

**Appendix B**  
**Landscape Master Plan**

---

---

**Section 16 Planning Application for Proposed Residential  
Development with Permitted Commercial Uses in Planning Area  
32B, Hung Shui Kiu, New Territories**

---

**LANDSCAPE MASTER PLAN SUBMISSION**

**May 2026**

Landscape Government Submission Consultant



axxa group

## **Table of Contents**

- 1.0 General Description of Existing Tree Groups**
- 2.0 Tree Treatment Proposal**
- 3.0 Tree Planting Proposal**
- 4.0 Landscape Proposal**
  - 4.1 Proposed Mixed Use Developments
  - 4.2 General Landscape Area
- 5.0 Landscape Parameters**

## **APPENDICES**

- APPENDIX A** Tree Treatment Schedule
- APPENDIX B** Photographic Record of Existing Tree Group
- APPENDIX C** Drawings
  - C1** Tree Group Survey Plan
  - C2** Tree Group Treatment Plan
  - C3** Tree Planting Plan
- APPENDIX D** Landscape Master Plans
- APPENDIX E** Landscape Section
- APPENDIX F** Open Space Demarcation Plans

## 1.0 GENERAL DESCRIPTION OF EXISTING TREE GROUPS

- 1.1 A tree survey was conducted in November 2025. According to the findings, approximate **29** nos. of living trees are growing in groups within the Application Site. The dominant tree species are *Ficus benjamina* and *Broussonetia papyrifera*, which are commonly planted for temporary warehouses and open storage. In general, they are in poor to fair health condition and form with low amenity value. For details, please refer to **Table 1**.

**Table 1: Species Analysis of Existing Tree Groups**

Tree Group Categories	Dominant Tree Species
• 32B-TG1 (11 nos.)	<i>Broussonetia papyrifera</i>
	<i>Leucaena leucocephala</i>
• 32B-TG2 (18 nos.)	<i>Ficus benjamina</i>
	<i>Leucaena leucocephala</i>
	<i>Melia azedarach</i>

- 1.2 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 is **no** rare and precious plants, OVT/ potential OVT, and **no** “Champion” tree observed within the site or its periphery during the survey.
- 1.3 The locations of existing tree groups are illustrated on Tree Group Survey Plan in **Appendix C1**. Photographic Record of Existing Tree Groups is provided in **Appendix B**.

## 2.0 TREE TREATMENT PROPOSAL

- 2.1 Upon reviewing the existing condition of all the affected tree groups within the Application Site, all **29** nos. of existing trees living in tree groups (32B-TG1 to 32B-TG2) are proposed to be felled.
- 2.2 To replenish the loss of existing greenery, **29** nos. of new trees are proposed to be planted. Proposed treatment on existing tree groups is illustrated on Tree Group Treatment Plan in **Appendix C2** and Tree Planting Plan in **Appendix C3**. Refer to **Table 2**.

**Table 2: Summary of Tree Treatment Proposal**

Items	Current Scheme (approx. no.)
Total No. of Trees in Tree Groups <b><u>Surveyed</u></b>	29
Nos. of Trees in Tree Groups Proposed to be <b><u>Felled</u></b>	29
Nos. of <b><u>New Trees</u></b> to be Planted	29

## 3.0 TREE PLANTING PROPOSAL

- 3.1 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. Carefully selected species will ensure maximum greening effect with minimum maintenance requirements. Specimen trees of various sizes will be used in combination with ornamental shrub planting to create a year-round display.

- 3.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon the detailed design stage. Refer to **Table 3**:

**Table 3 Proposed New Tree Planting Schedule**

Proposed Species	Chinese Name	Quantity/ Size
<i>Michelia x alba</i>	白蘭	29 nos.  Size: Standard to Heavy Standard Size 4m-5m High; 4m Spread; 4m Spacing; DBH 0.1m
<i>Podocarpus macrophyllus</i> *	羅漢松	
<i>Elaeocarpus japonicus</i> *	日本杜英	
<i>Bischofia javanica</i> *	秋楓	
<i>Cinnamomum burmanii</i> *	陰香	
<i>Liquidambar formosana</i> *	楓香	
<i>Lagestroemia speciosa</i>	大花紫薇	
<i>Terminalia mantaly</i>	細葉欖仁	
<i>Cinnamomum camphora</i> *	樟樹	

Remarks: \* Native Tree Species

## 4.0 LANDSCAPE PROPOSAL

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

### 4.1 Proposed Mixed Use Developments

The Application Site comprises Site A and Site B. Site A includes a residential development with 3 landmark towers reaching maximum heights of +181.5mPD, +185.0mPD, and +192.0mPD, together with associated clubhouse, car park, and retail facilities. Site B accommodates the proposed hotel and office development, featuring 2 towers at maximum heights of +190.0mPD and +152.0mPD respectively, with hotel guestrooms and essential ancillary facilities.

### 4.2 General Landscape Area

The landscape framework includes the following (**Appendix D** and **E**):

- **Site A Landscape Area (Residential Development):** The feature entrance and arrival plaza, together with the ground-level shopping street, create a welcoming alfresco environment designed to encourage relaxation and social interaction. Landscape areas for residents include a multi-purpose lawn, children's play zone, ornamental gardens, and a swimming pool located on the upper floors for future use.
- **Site B Landscape Area (Hotel and Office Development):** A minimum 6m-wide setback is provided along the riverside promenade at ground level, complemented by a minimum 6m-wide podium terrace fronting the retail façade at 1/F of the hotel. The proposed arrangements offer north-facing views to the adjacent river channel, combining outdoor areas with green spaces for enjoyment.
- **Enhanced Pedestrian Connectivity** – The design introduces seamless connections between the Application Site and its surroundings through both at-grade and elevated access. To facilitate a walkable, human-scale environment and guide pedestrian circulation within a sheltered setting, possible elevated footbridges at +19.00mPD will link the planned TML HSK Station, the proposed Green Transit System (GTS) station, Northern Riverine, and the Green Deck at the commercial

core of adjacent sites. These integrated connections will establish a dynamic mixed-use hub, supporting office, hotel and residential developments.

## **5.0 LANDSCAPE PARAMETERS**

### **5.1 Open Space Provision (Appendix F)**

5.1.1 As stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines, the minimum standard of 1m<sup>2</sup> per person shall be provided. Based on the design population of 3,348, private open space with a total area of not less than 3,348m<sup>2</sup> will be provided for communal use within the Application Site.

### **5.2 Greenery Provision**

5.2.1 In accordance with the requirement of PNAP APP-152, an area of not less than 30% of the total greenery will be provided within the Application Site.

## **Appendix A**

### **Tree Treatment Schedule**

**Tree Treatment Schedule - Tree Group within Application Site (Site 32B)**

Tree Group No.	Photo No.	Species		APPROX. Group Total	APPROX. NOS.	Tree Size			Proposed Treatment in Current Application (Retain/Transplant/Fell)	Remarks <sup>1</sup> (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name			Height (m)	DBH <sup>2</sup> (mm)	Crown Spread (m)		
32B-TG1	32B-TG1-1	<i>Leucaena leucocephala</i>	銀合歡	11	4	6-11	120-200	4-6	Fell : 11	No OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance were observed
		<i>Broussonetia papyrifera</i>	構樹		7	5-9	95-220	2-5		
32B-TG2	32B-TG2-1, 32B-TG2-2	<i>Leucaena leucocephala</i>	銀合歡	18	2	7-9	95-150	4-5	Fell: 18	No OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance were observed
		<i>Ficus benjamina</i>	垂葉榕		15	7-8	200-300	3-5		
		<i>Melia azedarach</i>	苦楝		1	7	100	3		

**Summary Table**

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Trees to be Felled	29
Total Number of Existing Tree(s)	29

<sup>1</sup> Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

<sup>2</sup> DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

## **Appendix B**

### **Photographic Record of Existing Tree Groups**



32B-TG1-1



32B-TG2-1



32B-TG2-2

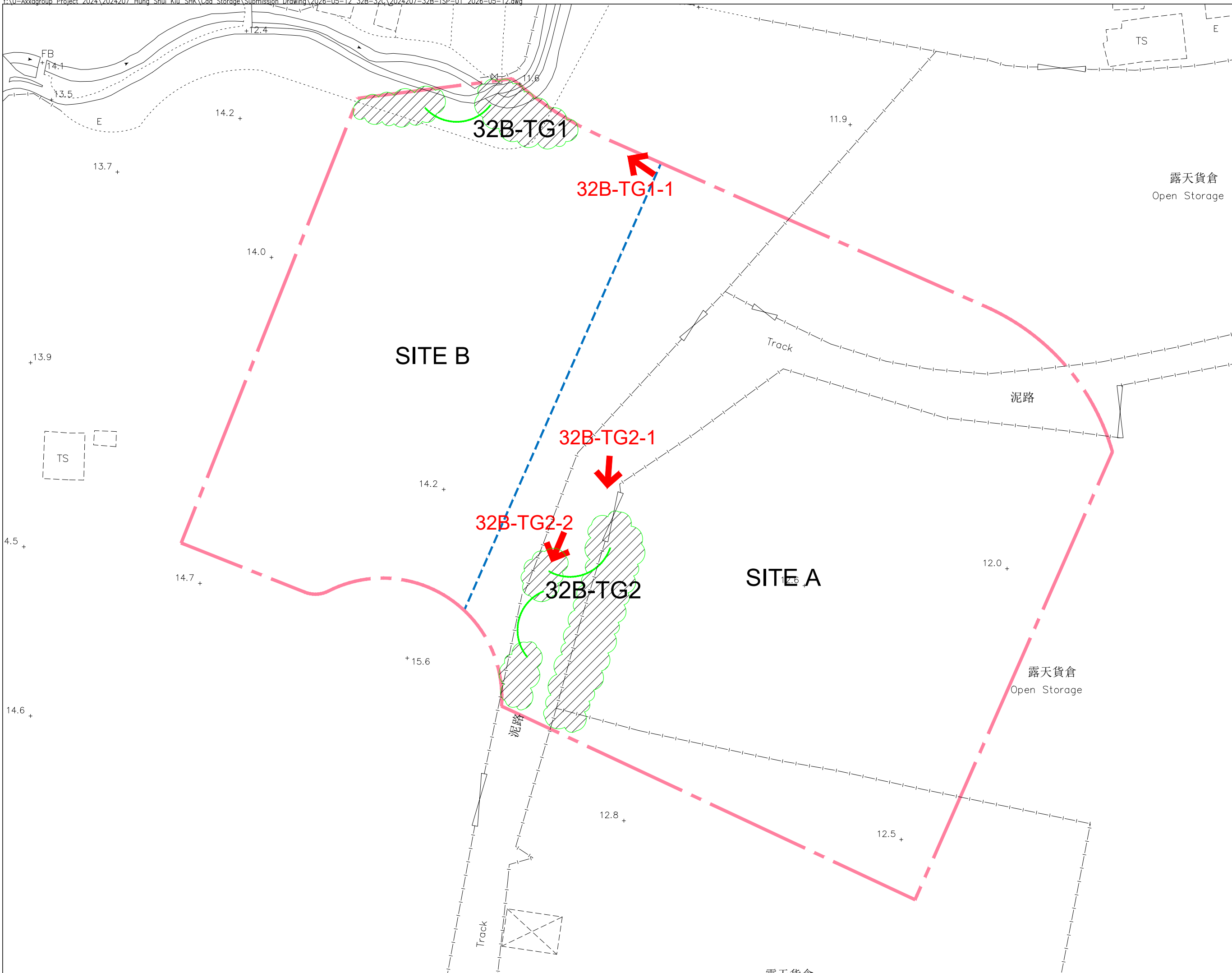
## **Appendix C**

### **Drawings**

**C1 Tree Group Survey Plan**

**C2 Tree Group Treatment Plan**

**C3 Tree Planting Plan**



**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- EXISTING TREE GROUP

no.	description	date
REVISION		
Copyright of this drawing is reserved by AXXA GROUP LIMITED		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
* use figured dimension in preference to scaling		
* verify all dimensions at the site		
* report all discrepancies to the landscape architect and agree before proceeding		
* determine location of all existing services prior to excavation		
This drawing shall not be used for construction purposes unless signed by Landscape Architect		
Date:		
Approval:		
<p><b>axxa group</b>                  axxa group limited                  UNIT 301-02, 3/F PLAZA 228,                  No. 228 WAN CHAI ROAD, HONG KONG.                  香港灣仔灣仔道228號,                  PLAZA 228, 3樓 301-02室.                  T: (852) 2893 8586 F: (852) 2893 8997                  E: ag@axxagroup.com.hk</p>		
PROJECT: SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH PERMITTED COMMERCIAL USES IN PLANNING AREA 32B, HUNG SHUI KIU, NEW TERRITORIES		
DRAWING TITLE: TREE GROUP SURVEY PLAN		
Scale:	1:600	Drawing No.: 32B-TSP-01
Date:	MAY 2026	
Design:	CL	
Drawn:	LS	
Checked:	CL	
Project No:	2024207	REV.
CAD Ref.: 2024207-32B-TSP-01		



**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- TREE GROUP PROPOSED TO BE FELLED

no.	description	date
REVISION		
Copyright of this drawing is reserved by AXXA GROUP LIMITED		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
* use figured dimension in preference to scaling		
* verify all dimensions at the site		
* report all discrepancies to the landscape architect and agree before proceeding		
* determine location of all existing services prior to excavation		
This drawing shall not be used for construction purposes unless signed by Landscape Architect		
Date:		

Approval:

**axxa group**  
 axxa group limited  
 UNIT 301-02, 3/F PLAZA 228,  
 No. 228 WAN CHAI ROAD, HONG KONG.  
 香港灣仔灣仔道228號,  
 PLAZA 228, 3樓301-02室.  
 T: (852) 2893 8586 F: (852) 2893 8997  
 E: ag@axxagroup.com.hk

PROJECT:  
 SECTION 16 PLANNING APPLICATION FOR  
 PROPOSED RESIDENTIAL DEVELOPMENT  
 WITH PERMITTED COMMERCIAL USES IN  
 PLANNING AREA 32B, HUNG SHUI KIU,  
 NEW TERRITORIES

DRAWING TITLE:  
 TREE GROUP  
 TREATMENT PLAN

Scale:	1:600	Drawing No.:	
Date:	MAY 2026		
Design:	CL		
Drawn:	LS		
Checked:	CL		REV.
Project No:	2024207		
CAD Ref.:	2024207-32B-TTP-01		



**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED NEW TREES (29nos.)

no.	description	date
REVISION		
Copyright of this drawing is reserved by AXXA GROUP LIMITED		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
* use figured dimension in preference to scaling		
* verify all dimensions at the site		
* report all discrepancies to the landscape architect and agree before proceeding		
* determine location of all existing services prior to excavation		
This drawing shall not be used for construction purposes unless signed by Landscape Architect		
Date:		
Approval:		
<p><b>axxa group</b>                  axxa group limited                  UNIT 301-02, 3/F PLAZA 228,                  No. 228 WAN CHAI ROAD, HONG KONG.                  香港灣仔灣仔道228號,                  PLAZA 228, 3樓301-02室.                  T: (852) 2893 8586 F: (852) 2893 8997                  E: ag@axxagroup.com.hk</p>		
PROJECT: SECTION 16 PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH PERMITTED COMMERCIAL USES IN PLANNING AREA 32B, HUNG SHUI KIU, NEW TERRITORIES		
DRAWING TITLE: TREE PLANTING PLAN		
Scale:	1:600	Drawing No.:
Date:	MAY 2026	32B-TPP-01
Design:	CL	
Drawn:	LS	
Checked:	CL	
Project No:	2024207	
CAD Ref.:	2024207-32B-TPP-01	REV.

## **Appendix D**

### **Landscape Master Plans**

**LEGEND:**

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED NEW TREES (29 nos.)
- PROPOSED SHRUB PLANTING
- PROPOSED BUFFER PLANTING
- PROPOSED LAWN & GROUND COVER PLANTING
- PROPOSED GREEN ROOF
- PROPOSED PAVING
- PROPOSED DRIVEWAY
- SWIMMING POOL
- COVERED WALKWAY
- +13mPD PROPOSED LEVELS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- POSSIBLE FOOTBRIDGE CONNECTION

**LANDSCAPE COMPONENTS**





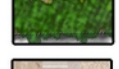

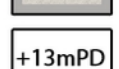



- Arrival Plaza
- Shopping Street
- Feature Tree
- Ornamental Garden
- Landscape Terrace
- Swimming Pool
- Multi-purpose Lawn
- Children Play Area
- Landscape Garden
- Amenity Planting

**Remarks**  
 For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.






Y:\0-Axxagroup Project 2024\2024207\_Hung Shui Kiu\_SHK\Graphic Storage\6. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-LMP-01

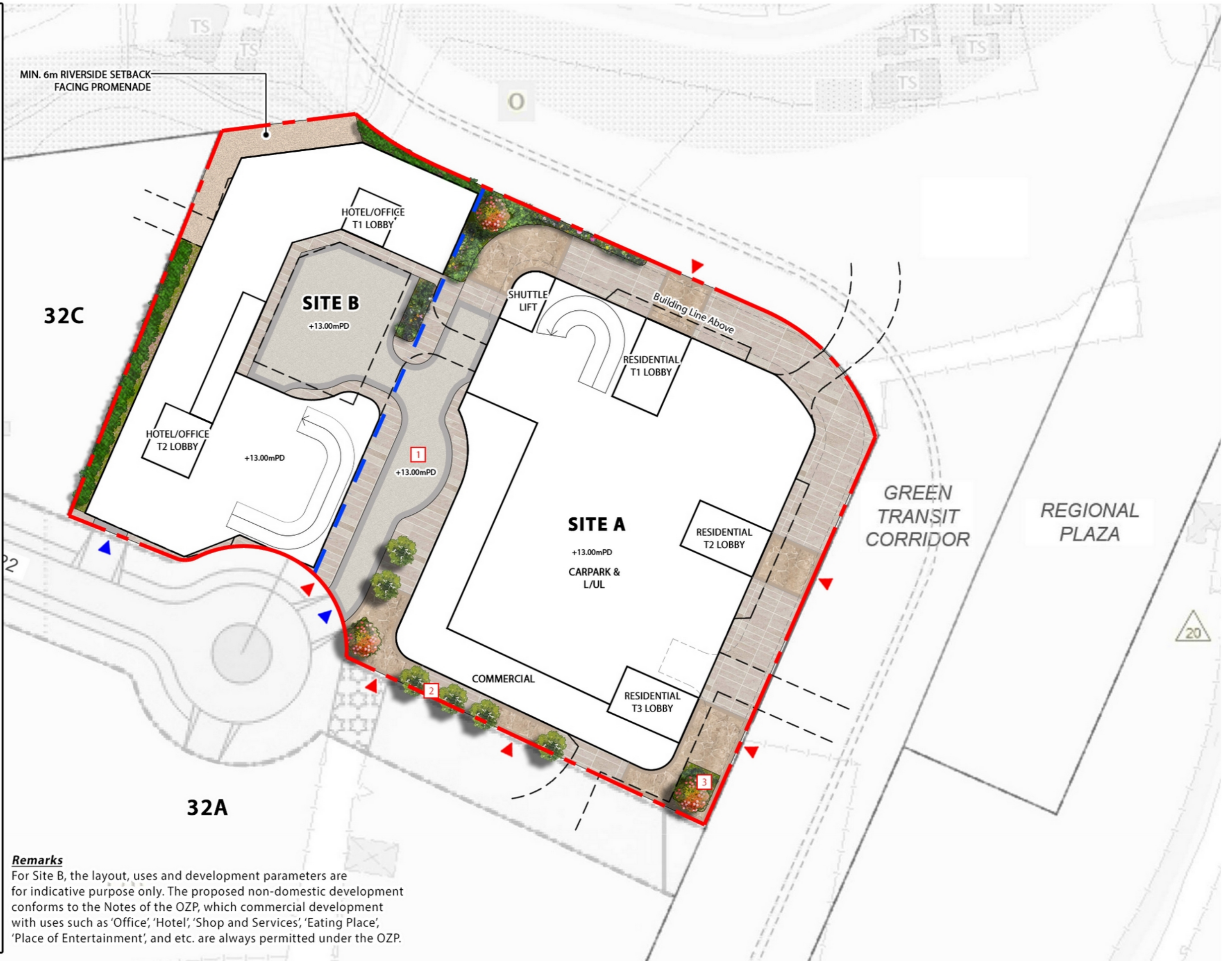
**LEGEND:**

-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  PROPOSED NEW TREES (9 nos.)
-  PROPOSED SHRUB PLANTING
-  PROPOSED BUFFER PLANTING
-  PROPOSED PAVING
-  PROPOSED DRIVEWAY
-  +13mPD PROPOSED LEVELS
-  VEHICULAR ACCESS
-  PEDESTRIAN ACCESS

**LANDSCAPE COMPONENTS**

-  1 Arrival Plaza
-  2 Shopping Street
-  3 Feature Tree

**Remarks**  
 For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.



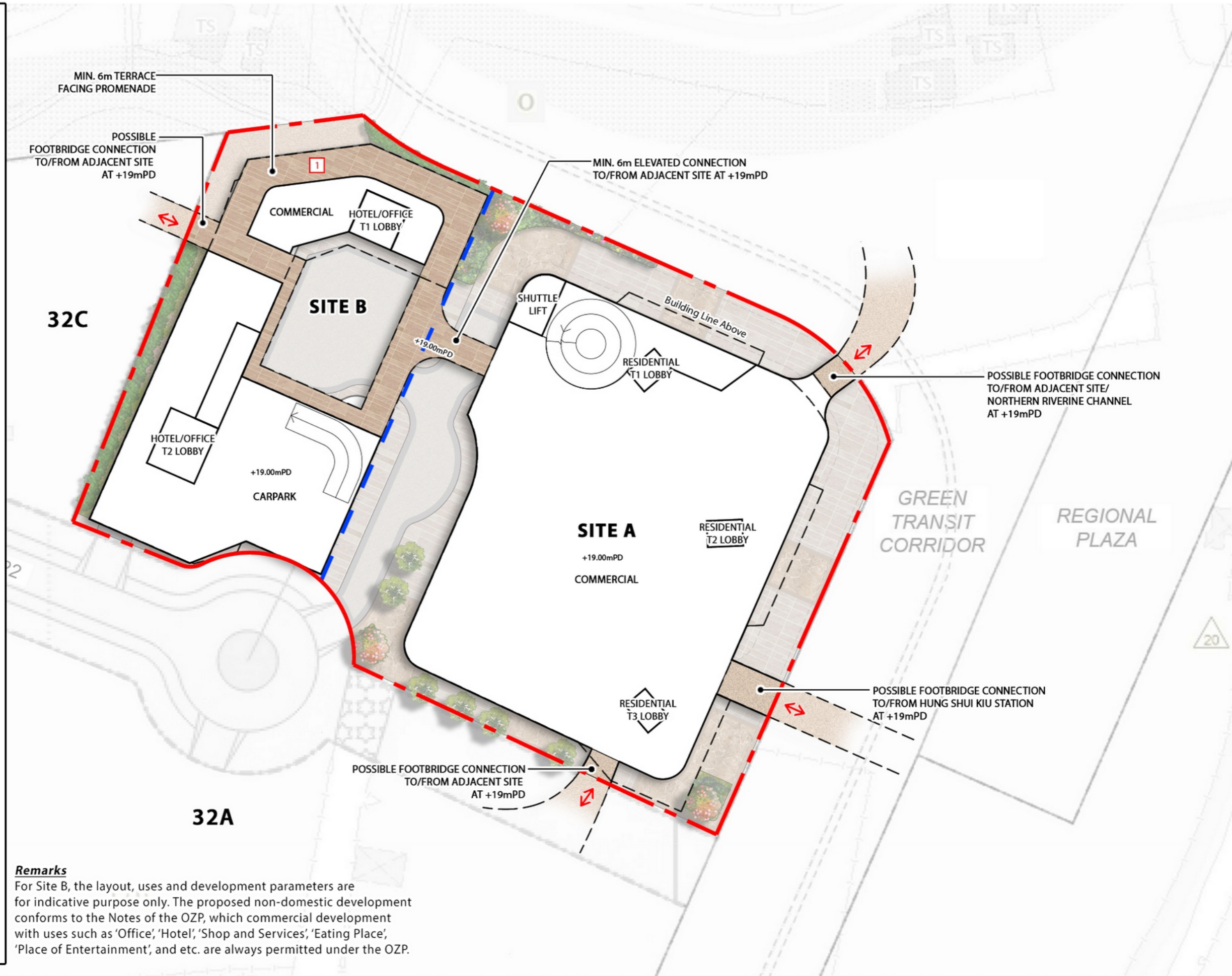
Y:\0-Axxagroup Project 2024\2024207\_Hung Shui Kiu\_SHK\Graphic Storage\6. Submission Drawing\2026-05-03 LMP\32B\2024207-32B-LMP-02

**LEGEND:**

- - - APPLICATION SITE BOUNDARY
- - - DEVELOPMENT SITE BOUNDARY
- PROPOSED PAVING
- +13mPD PROPOSED LEVELS
- ↔ POSSIBLE FOOTBRIDGE CONNECTION

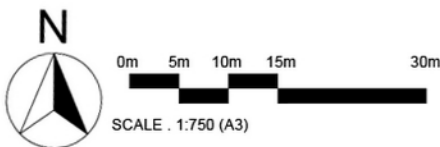
**LANDSCAPE COMPONENTS**

- 1 Podium Terrace



**Remarks**

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.



**Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories**  
**Landscape Master Plan - First Floor (+19mPD)**

Dwg. No. : 2024207-32B-LMP-03  
 Date : MAY 2026  
 Scale : (A3)



- LEGEND:**
- - - APPLICATION SITE BOUNDARY
  - - - DEVELOPMENT SITE BOUNDARY
  -  PROPOSED NEW TREES (5 nos.)
  -  PROPOSED SHRUB PLANTING
  -  PROPOSED PAVING
  -  COVERED WALKWAY
  - +13mPD PROPOSED LEVELS

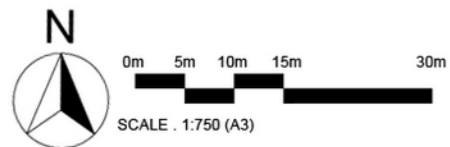
**LANDSCAPE COMPONENTS**

- 1 Landscape Terrace
- 2 Landscape Garden
- 3 Covered Landscape



**Remarks**

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.



**Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories**  
**Landscape Master Plan - Second Floor (+24mPD)**

Dwg. No. : 2024207-32B-LMP-04  
 Date : MAY 2026  
 Scale : (A3)



- LEGEND:**
- - - APPLICATION SITE BOUNDARY
  - - - DEVELOPMENT SITE BOUNDARY
  -  PROPOSED NEW TREES (15 nos.)
  -  PROPOSED SHRUB PLANTING
  -  PROPOSED LAWN & GROUNDCOVER PLANTING
  -  PROPOSED PAVING
  -  SWIMMING POOL
  -  COVERED WALKWAY
  -  +13mPD PROPOSED LEVELS

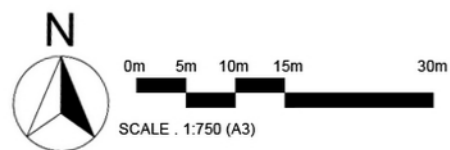
**LANDSCAPE COMPONENTS**

- 1 Swimming Pool
- 2 Multi-purpose Lawn
- 3 Children Play Area
- 4 Landscape Garden
- 5 Amenity Planting



**Remarks**

For Site B, the layout, uses and development parameters are for indicative purpose only. The proposed non-domestic development conforms to the Notes of the OZP, which commercial development with uses such as 'Office', 'Hotel', 'Shop and Services', 'Eating Place', 'Place of Entertainment', and etc. are always permitted under the OZP.



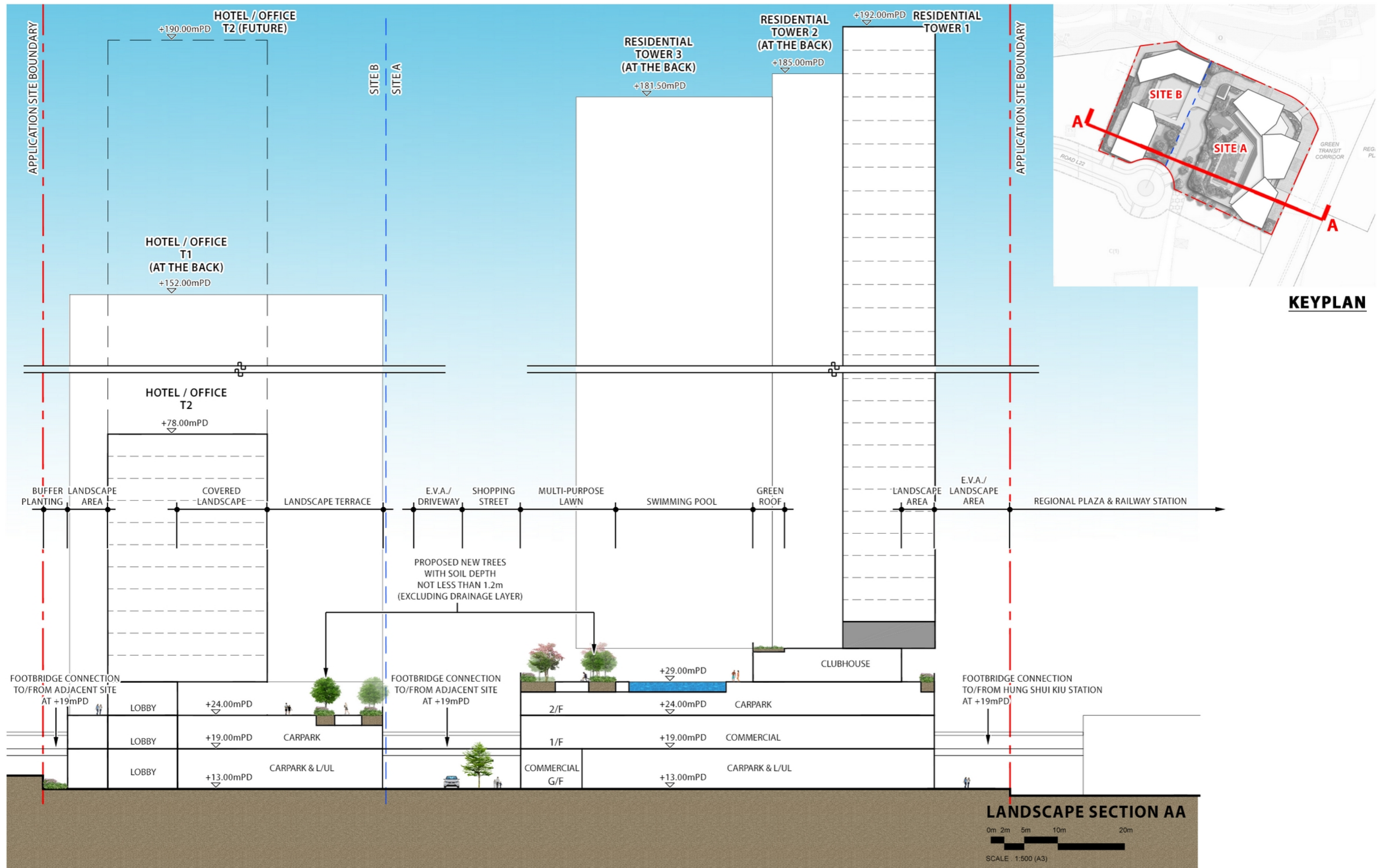
**Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories**  
**Landscape Master Plan - Third Floor (+29mPD)**

Dwg. No. : 2024207-32B-LMP-05  
 Date : MAY 2026  
 Scale : (A3)



## **Appendix E**

### **Landscape Section**



Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories

Landscape Section AA



Dwg. No. : 2024207-32B-SEC-01  
Date : MAY 2026  
Scale : (A3)



## **Appendix F**

### **Open Space Demarcation Plans**

**LEGEND:**

-  APPLICATION SITE BOUNDARY
-  PRIVATE COMMUNAL OPEN SPACE  
(Not less than 3,348 sqm for an anticipated population of 3,348)



**Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories**

**Open Space Demarcation Plan - Ground Floor (+13mPD)**

Dwg. No. : 2024207-32B-ODP-01  
Date : MAY 2026  
Scale : (A3)



**LEGEND:**

--- APPLICATION SITE BOUNDARY

UNCOVERED PRIVATE COMMUNAL OPEN SPACE  
(Not less than 3,348 sqm for an anticipated population of 3,348)

COVERED

32C

HOTEL / OFFICE T1

SITE B

HOTEL / OFFICE T2

SITE A

SHUTTLE LIFT

RESIDENTIAL T1 LOBBY

RESIDENTIAL T2 LOBBY

RESIDENTIAL T3 LOBBY

CLUBHOUSE +29.00mPD

+29.00mPD

+29.00mPD

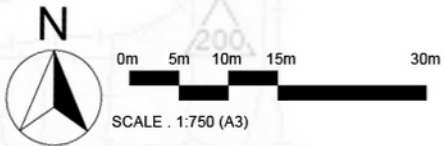
Building Line Above

GREEN TRANSIT CORRIDOR

REGIONAL PLAZA

ROAD L22

32A



**Section 16 Planning Application for Proposed Residential Development with Permitted Commercial Uses in Planning Area 32B, Hung Shui Kiu, New Territories**

**Open Space Demarcation Plan - Third Floor (+29mPD)**

Dwg. No. : 2024207-32B-ODP-02  
Date : MAY 2026  
Scale : (A3)

