
Appendix B
Landscape Master Plan

**Section 16 Planning Application for Proposed Residential
Development in Planning Area 32C (Southern Site and Lower
Central Site), Hung Shui Kiu, New Territories**

LANDSCAPE MASTER PLAN SUBMISSION

May 2026

Landscape Government Submission Consultant



axxa group

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1.0 GENERAL DESCRIPTION OF EXISTING TREE GROUPS

- 1.1 A tree survey was conducted in June 2025. According to the findings, approximate **5** nos. of living trees are growing in groups within the Application Site. The identified species include *Ficus macrocarpa* and *Dimocarpus longan*, 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
• 32C-TG1 (5 nos.)	<i>Ficus microcarpa</i>
	<i>Dimocarpus longan</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 **5** nos. of existing trees living in tree groups (32C-TG1) are proposed to be felled.
- 2.2 To replenish the loss of existing greenery, **22** 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 <u>Surveyed</u>	5
Nos. of Trees in Tree Groups Proposed to be <u>Felled</u>	5
Nos. of <u>New Trees</u> to be Planted	22

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	22 nos. Size: Standard to Heavy Standard Size 4m-5m High; 4m Spread; 4m Spacing; DBH 0.1m
<i>Elaeocarpus japonicus</i> *	日本杜英	
<i>Bischofia javanica</i> *	秋楓	
<i>Alangium chinense</i> *	八角楓	
<i>Lagestroemia speciosa</i>	大花紫薇	
<i>Murraya paniculata</i> *	九里香	
<i>Syzygium jambos</i>	蒲桃	

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 2 landmark towers reaching maximum heights of +137.50mPD and +141.00mPD, together with associated clubhouse and car park. Site B accommodates 4 towers for proposed hotel and office use with a maximum height of +199.00mPD, +181.50mPD, +168.50mPD, and +157.00mPD respectively. These developments are supported by a car park 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):** Landscape areas for residents include a multi-purpose lawn, an ornamental garden, and a swimming pool for future use.
- **Site B Landscape Area (Hotel and Office Development):** The arrival plaza serves as a welcoming focal point, encouraging relaxation and social interaction. Key landscape features include landscape terraces, a landscaped garden, and a multi-purpose lawn, all designed to provide enjoyable outdoor spaces for users.
- **Enhanced Pedestrian Connectivity** – The design introduces seamless connections between the Application Site and its surroundings through both at-grade and elevated access. To promote a walkable, human-scale environment and guide pedestrian circulation within a sheltered setting, elevated footbridges at +23.00mPD will link the Application Site to adjacent developments. 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 **Private Open Space for Communal Use** - As stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines, the minimum standard of 1m² per person shall be provided. Based on the design population of 1,593, private open space with a total area of not less than 1,593m² will be provided for communal use within the Application Site.

5.1.2 **Green Deck at Podium Level** – According to Urban and Green Design Study for the Future Town Centre and the District Commercial Node in Hung Shui Kiu New Development Area Feasibility Study - Urban and Green Design Requirements Brief for Private Development Sites, a Green Deck at podium level, with a minimum area of about 10% of the total site area, shall be provided at +23mPD within the Application Site and made accessible to the public. Based on the total site area of 17,503m², a Green Deck with an area not less than 1,750m² will be provided.

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 32C)

Tree Group No.	Photo No.	Species		APPROX. Group Total	APPROX. NOS.	Tree Size			Proposed Treatment in Current Application (Retain/Transplant/Fell)	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name			Height (m)	DBH ² (mm)	Crown Spread (m)		
32C-TG1	32C-TG1-1, 32C-TG1-2	<i>Ficus microcarpa</i>	細葉榕	5	4	8-15	200-800	5-20	Fell : 5	No OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance were observed
		<i>Dimocarpus longan</i>	龍眼		1	6	200	3		

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Trees to be Felled	5
Total Number of Existing Tree(s)	5

¹ 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.

² 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



32C-TG1-1



32C-TG1-2

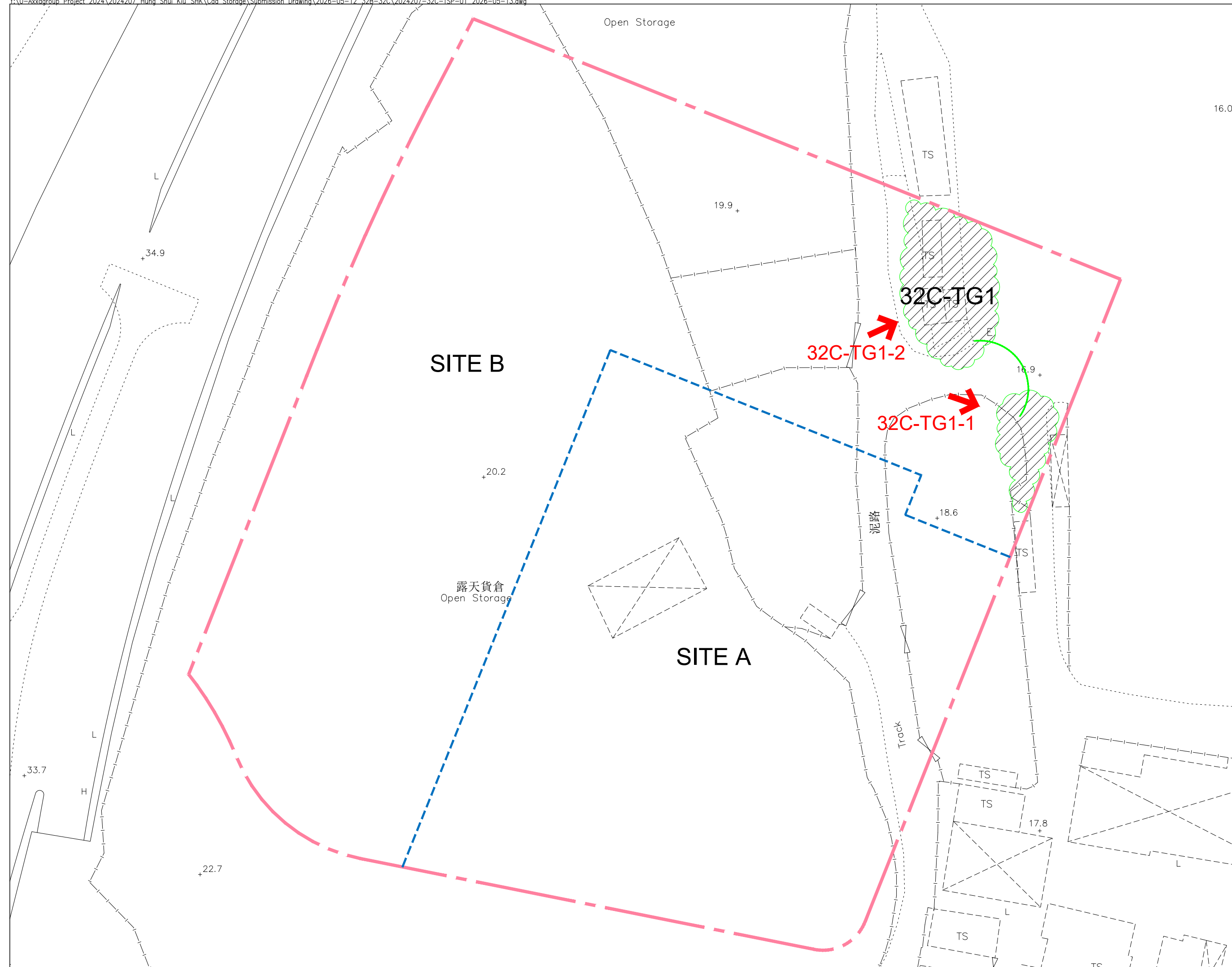
Appendix C

Drawings

C1 Tree Group Survey Plan


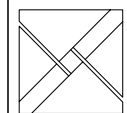

C2 Tree Group Treatment Plan

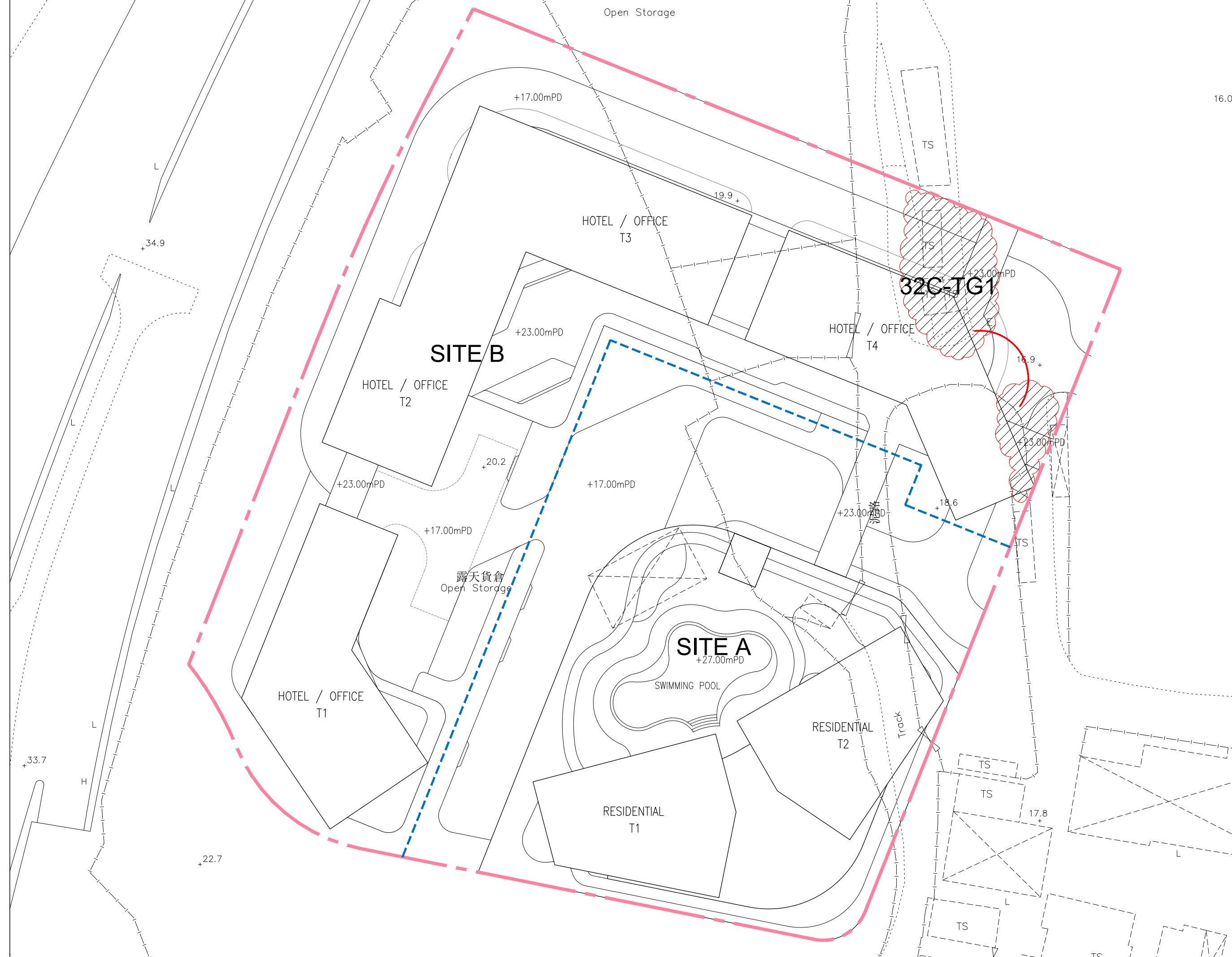
C3 Tree Planting Plan



LEGEND:

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

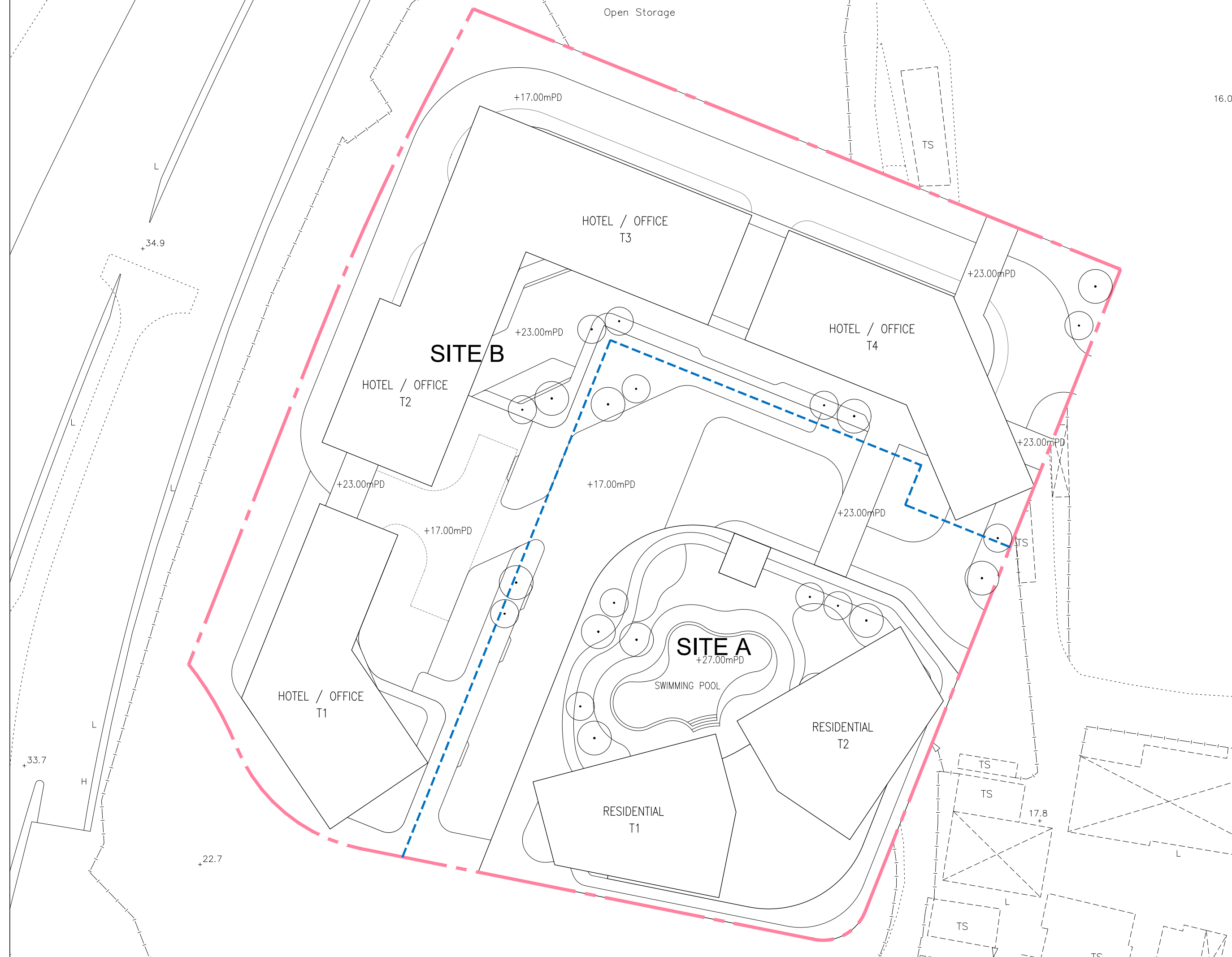
no.	description	date
REVISION		
Copyright of this drawing is reserved by AXXA GROUP LIMITED		
IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
* use figured dimension in preference to scaling		
* verify all dimensions at the site		
* report all discrepancies to the landscape architect and agree before proceeding		
* 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:		
		
 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 IN PLANNING AREA 32C (SOUTHERN SITE AND LOWER CENTRAL SITE), HUNG SHUI KIU, NEW TERRITORIES		
DRAWING TITLE: TREE GROUP SURVEY PLAN		
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Date:	MAY 2026	
Design:	CL	
Drawn:	LS	
Checked:	CL	
Project No:	2024207	REV.
CAD Ref.: 2024207-32C-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		
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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 IN PLANNING AREA 32C (SOUTHERN SITE AND LOWER CENTRAL SITE), HUNG SHUI KIU, NEW TERRORIES		
DRAWING TITLE: TREE GROUP TREATMENT PLAN		
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Date:	MAY 2026	
Design:	CL	
Drawn:	LS	
Checked:	CL	
Project No:	2024207	REV.
CAD Ref.: 2024207-32C-TTP-01		



LEGEND:
 - - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 ○ PROPOSED NEW TREES (22nos.)

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 IN PLANNING AREA 32C (SOUTHERN SITE AND LOWER CENTRAL SITE), HUNG SHUI KIU, NEW TERRITORIES		
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Checked:	CL	
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CAD Ref.:	2024207-32C-TPP-01	REV.

Appendix D

Landscape Master Plans

LEGEND:

- APPLICATION SITE BOUNDARY
- DEVELOPMENT SITE BOUNDARY
- PROPOSED NEW TREES (22 nos.)
- PROPOSED SHRUB PLANTING
- PROPOSED BUFFER PLANTING
- PROPOSED LAWN & GROUND COVER PLANTING
- PROPOSED PAVING
- PROPOSED DRIVEWAY
- SWIMMING POOL
- COVERED WALKWAY
- PROPOSED LEVELS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- POSSIBLE FOOTBRIDGE CONNECTION

LANDSCAPE COMPONENTS

- 1 Arrival Plaza
- 2 Multi-purpose Lawn
- 3 Ornamental Garden
- 4 Landscape Terrace
- 5 Swimming Pool
- 6 Landscape Garden
- 7 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.

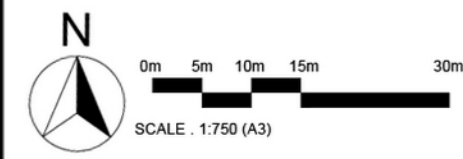


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- LEGEND:**
- - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 -  PROPOSED NEW TREES (8 nos.)
 -  PROPOSED SHRUB PLANTING
 -  PROPOSED BUFFER PLANTING
 -  PROPOSED LAWN & GROUNDCOVER PLANTING
 -  PROPOSED PAVING
 -  PROPOSED DRIVEWAY
 - +13mPD PROPOSED LEVELS
 -  VEHICULAR ACCESS
 -  PEDESTRIAN ACCESS

LANDSCAPE COMPONENTS

- 1 Arrival Plaza
- 2 Multi-purpose Lawn
- 3 Ornamental Garden



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.






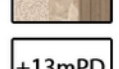


Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

Landscape Master Plan - Ground Floor (+17mPD)




Dwg. No. : 2024207-32C-LMP-02
 Date : MAY 2026
 Scale : (A3)



LEGEND:

-  APPLICATION SITE BOUNDARY
-  DEVELOPMENT SITE BOUNDARY
-  PROPOSED NEW TREES (6 nos.)
-  PROPOSED SHRUB PLANTING
-  PROPOSED LAWN & GROUND COVER PLANTING
-  PROPOSED PAVING
-  PROPOSED LEVELS
-  POSSIBLE FOOTBRIDGE CONNECTION

LANDSCAPE COMPONENTS

-  Landscape Terrace
-  Arrival Court
-  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.

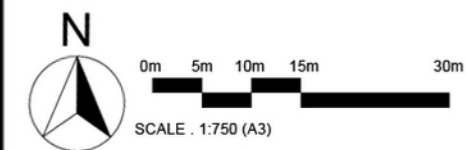


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- LEGEND:**
-  APPLICATION SITE BOUNDARY
 -  DEVELOPMENT SITE BOUNDARY
 -  PROPOSED NEW TREES (8 nos.)
 -  PROPOSED SHRUB PLANTING
 -  PROPOSED LAWN & GROUND COVER PLANTING
 -  PROPOSED PAVING
 -  SWIMMING POOL
 -  COVERED WALKWAY
 -  +13mPD PROPOSED LEVELS
 -  ACCESS FROM BRIDGE

LANDSCAPE COMPONENTS

-  1 Swimming Pool
-  2 Children Play Area
-  3 Landscape Garden
-  4 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 in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

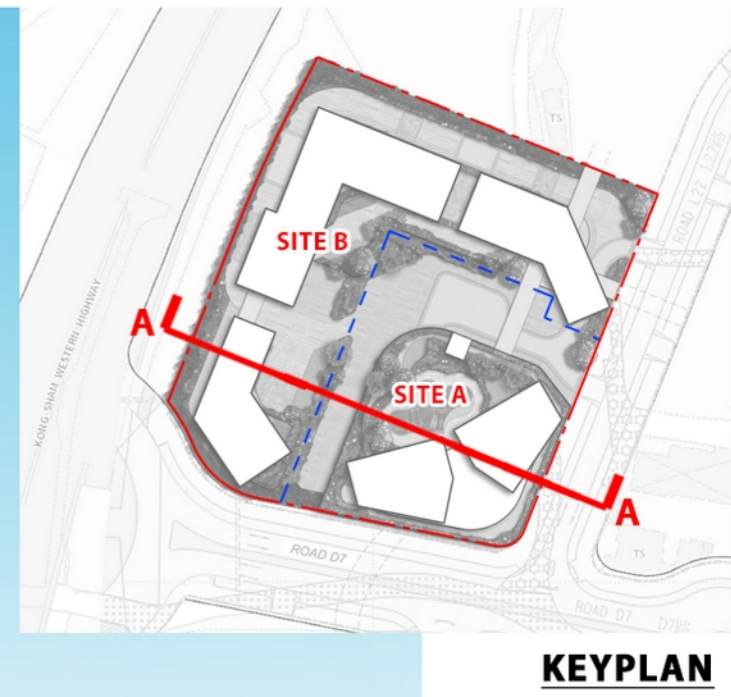
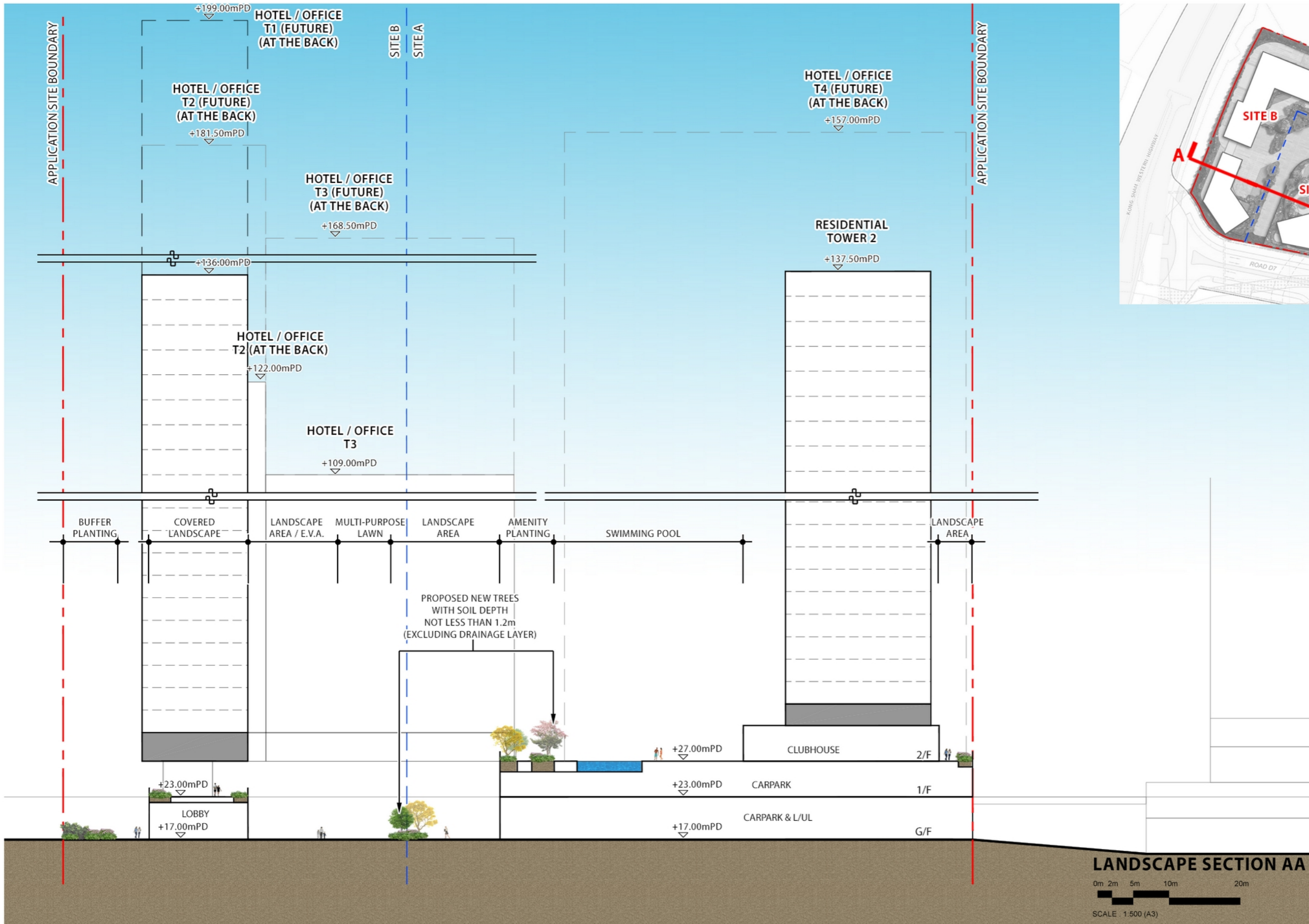
Landscape Master Plan - Second Floor (+27mPD)

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



Appendix E

Landscape Section



Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

Landscape Section AA

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



Appendix F

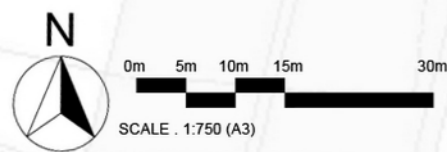
Open Space Demarcation Plan

LEGEND:

- - - APPLICATION SITE BOUNDARY
 - - - DEVELOPMENT SITE BOUNDARY
 - PRIVATE COMMUNAL OPEN SPACE
(Not less than 1,593 sqm for an anticipated population of 1,593)
 - UNCOVERED
 - COVERED
- GREEN DECK AT PODIUM LEVEL*
(Not less than 1,041 sqm)

NOTE:

* A MINIMUM 10% OF THE TOTAL SITE AREA TO BE PROVIDED AS GREEN DECK ACCESSIBLE TO PUBLIC



Section 16 Planning Application for Proposed Residential Development in Planning Area 32C (Southern Site and Lower Central Site), Hung Shui Kiu, New Territories

Open Space Demarcation Plan - First Floor (+23mPD) & Second Floor (+27mPD)

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

