
Appendix 6

Landscape Master Plan

**S16 Planning Application for Proposed Residential Development cum
RCHE and Shop and Services at various lots in D.D. 92 and 94 and
Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South**

Landscape Master Plan

30th June 2026

Prepared By:

SCENIC Landscape Studio Limited



Project Title	S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South.
Report Title	Landscape Master Plan

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to undertake the Landscape Master Plan for a S16 planning application for S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South, New Territories (hereafter referred to as the Application Site).
- 1.2 A Section 12A planning application (Application No. Y/NE-KTS/13) for Proposed Amendments to the Approved Kwu Tung South Outline Zoning Plan for Intensification of Housing Supply & Community Facilities at Various Lots in D.D. 92 and D.D. 94 and Adjoining Government Land in "CDA" Zone, Hang Tau Tai Po, Kwu Tung South, New Territories was approved by Town Planning Board (TPB) at their meeting on 10th December 2021. The current application outlines development of this indicative scheme proposal, including a further relaxation of BH restrictions and increases to Plot Ratio and GFA of around 20%.
- 1.3 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.4 The Landscape Master Plan is presented as **Figures 5.1** and sections through the landscape as **Figures 5.2** to **5.3**.

2.0 Existing Site Description and Existing Trees

- 2.1 The site, with an area of 17,990.9 m², is located to the western side of Hang Tau Road, and to the north-west of the village of Hang Tau Tai Po. The site is an irregular shape, bounded by Hang Tau Road to the east, an existing access road to the north and existing low-density village and storage type uses along the other boundaries. The site is relatively level, sloping gently up from +12.4mPD in the north to +13.3mPD in the south and +12.20mPD on the eastern side adjacent to Hang Tau Road.
- 2.2 A total of 4 tree groups containing approx. 37 nos. existing trees were identified within the Application boundary. Most of the trees are growing around the edge of the site area. The trees generally comprise common fruit trees and amenity species, with some weed trees and native trees also present.
- 2.3 The Broad-brush Tree survey was undertaken in April 2025. **Appendix A** - Tree Treatment Schedule provides an identification of numbers of tree species within each group, an indication of their condition and recommendations for the treatment of the trees and **Appendix B** –Photographic Record of existing Tree Groups provides a visual reference of the surveyed trees.
- 2.4 There are no trees surveyed which meet the requirements for a potential Old and Valuable Trees (OVT) (Development Bureau Technical Circular (Works) No. 5/2020 Registration and Preservation of Old and Valuable Trees). No Champion Trees (identified in book 'Champion Trees in Urban Hong Kong') were found to exist on site.

3.0 Description of the Proposed Scheme

- 3.1 Under the current application, the proposed residential development consists of 4 nos. of residential towers, an ancillary and aboveground car park clubhouse at the central area of the site, a one-storey shop development at the eastern corner of the site and a four-storey RCHE facility at the north-eastern part of the site.
- 3.2 Within the application site the proposed residential blocks are located towards the western boundary of the site, set back from Hang Tau Road at the eastern boundary. The four blocks are set out in a staggered formation with 9-10 -storey block heights. An aboveground carpark and clubhouse with roof top outdoor swimming pool is also proposed in the central area of the site, incorporating and contained by the residential towers to the south and west and the RCHE to the east. The proposals also include improvements to local infrastructure at Hang Tau Road, where local road widening and a new GMB bus lay-by are provided at a proposed Surrender Area at the eastern corner of the site. Land fronting Hang Tau Po Road is also set aside for a small supermarket / retail unit for the convenience of the local community.
- 3.3 The site is accessed from Hang Tau Road with an EVA cum driveway extending into the site as an internal route addressing the frontage to the proposed residential blocks. A single storey basement car park is proposed below the central area of the site with direct access to the residential tower and accessed via a ramp close to the site entrance at the eastern side of the site. Parking and loading and unloading areas for the proposed one-storey shop are also located in the eastern part of the site.
- 3.4 The architectural layout also includes setbacks of the residential blocks from the site boundary for the creation of a planting buffer around the perimeter of the development. The periphery of the site will be landscaped with tree and shrub planting to soften the visual mass of the buildings and enhance the sense of integration with the existing landscape context. Communal outdoor spaces will include external areas near the clubhouse with its associated hard and soft landscape proposals and several pocket spaces for resident's enjoyment among the boundary landscape areas.

4.0 Tree Preservation Proposal

- 4.1 The existing trees tend to be found along the site periphery, however the works that will be undertaken in those areas, including site formation, provision of the U channels and fence walls will impact the preservation potential of these existing trees. **Table 4.1** provides a summary of the recommendations for the treatment of the existing trees.

Table 4.1 Summary of Tree Recommendations

Recommendation	Number of Trees	% Trees
Trees within Application Site		
Trees to be retained	0	0%
Trees to be transplanted	0	0%
Trees to be felled	37	100%
Total number of Trees	37	100%

- 4.2 The recommendations for the treatment of each of the trees is contained within **Appendix A - Tree Treatment Schedule** and shown on **Appendix C – Tree Recommendation Plan**.

Preservation of Existing Trees

- 4.3 Owing to site formation requirements, the existing trees within the Site will not be retained, as these trees are unavoidably in conflict with the proposed works. As outlined in the tree assessment schedule and illustrated in the Tree Group Photographic Record, the trees within the four groups identified on site are a mixture of common species, many of which are shorter lived fruit trees and palm trees, many of which are not so well suited to the future use of the site as a residential landscape.

Transplantation of the Existing Trees

- 4.4 In terms of assessing the feasibility of tree transplantation several factors have been considered, including the following:
- **Species:** Previous experience and arboriculture knowledge points to some species having a higher tolerance to the effects of transplantation than others.
 - **Condition of the tree:** Trees with a balanced form, which are in good health and robust in terms of their structural condition are considered suitable for transplanting.
 - **Proximity of existing trees:** Some of the trees are growing in a narrow planting strip along the site boundary where they are competing for the same space and light above ground and sharing the same root space below ground. The root structures of these trees may be intertwined and so it is not possible to prepare a rootball for one tree without damaging the roots of the adjacent tree.
 - **Contribution of the existing trees to the character and amenity of the future residential area:** The main tree species identified are fruit tree species which would not contribute significantly to the future amenity of the area, whilst their fruit bearing potential could become a maintenance issue. It is considered of greater benefit to plant new trees of an appropriate species and size, so that the future users can benefit from shade provided by newly planted broadleaf trees within the environment.
- 4.5 Given the factors described above it is considered that none of the existing trees would make suitable candidates for transplantation.

Tree Felling Proposal

- 4.6 For trees in direct conflict with the proposed works, where it is not feasible to be retained in-situ nor be transplanted to other permanent locations within the site, tree felling is recommended. To facilitate the development a total of 37 nos. of trees are proposed to be felled (**Table 4.1**). The recommendations for tree retention, transplantation and felling are provided in **Appendix A - Tree Treatment Schedule** and their proposed status recorded on tree photographs presented as **Appendix B – Photographic Records of Existing Tree Groups**. The proposed treatment for each of the tree groups is illustrated at **Appendix C – Tree Recommendation Plan**.

New Tree Planting

- 4.7 As illustrated on the Landscape Master Plan (**Figure 5.1**) new tree planting is proposed within the future landscape. The proposed scheme will provide the same number of new trees as committed under the approved Application No. Y/NE-KTS/13, i.e. 106 Nos. New trees. This considerably exceeds the typically required 1: 1 compensatory ratio for the 37nos trees to be felled, however as illustrated on the LMP there is a generous landscape area and these new amenity trees will provide benefits to the future scheme. Further details on the proposed tree planting proposals are outlined in Section 8.0.

5.0 Landscape Design Proposal

- 5.1 The concept underpinning the Landscape Master Plan for the Scheme, presented as **Figures 5.1** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development. The proposals have sought to create an attractive and convenient outdoor landscape and open spaces and provide legible external pedestrian access and circulation whilst also maximising the planting of trees and shrubs.
- 5.2 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.
- 5.3 The design objectives for the Master Landscape Plan are to:
- Create a distinctive landscape which responds to the existing context, the architectural scheme proposals and the future resident and visitor needs;
 - Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
 - Provide visual integration in views of the proposed building mass from the surroundings and provide vegetation screening and softening of the built-form in closer low-level views;
 - Provide a quality, sustainable and accessible living environment for the enjoyment of the residents and visitors;
 - Provide recreation spaces for the future residents; and
Maximise opportunities for greening measures utilising tree and shrub planting and lawn and climbing plants within the new landscape.

6.0 Open Space Proposals

- 6.1 The proposed scheme has sought to provide adequate open space (1m² per person based on the predicted future population) in accordance with the requirements of the HKPSG. The design of the open space is based on the objective of providing high quality active and passive recreational facilities and features that will satisfy the needs of the future residents. The provision of open space for the use of future residents is summarised in the **Table 6.1** below and the extent of the open space proposals shown on **Figure 6.1**

Table 6.1: Open Space Provision

Type of Open Space	Location	Uncovered / Covered	Proposed Uses	Approx. Area
Private Open Space	External Area	Uncovered (Countable)	Passive Uses	1,120m ²
Private Open Space	External Area	Uncovered (Countable)	Active Uses	220m ²

- 6.2 There would be a total of approximately 1340m² open space provided for the use of the anticipated of residential development in Site and the proposals adequately satisfy the requirements for 1m² per person based on the predicted future population in accordance with the HKPSG.
- 6.3 All of the open space within the Development Site boundary would be constructed, managed and maintained by the developer up to the completion of the Defects Liability Period and Establishment Period.

7.0 Green Coverage

- 7.1 Upon full establishment of greening measures described in Section 8.0 the green coverage for the proposed development will not be less than 20% in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines. However, as per the previously approved application the current proposal exceeds this minimum requirement and provides green coverage of no less than 25% of the Application Site area.
- 7.2 The proposals have sought to maximise the green area and tree planting opportunities. Given the future functional requirement of the Development scheme, particularly with requirements for traffic and pedestrian circulation and EVA access at ground level, it is considered that the proposal has maximized the utilisation of the available greening opportunities.

8.0 Landscape Design Components

- 8.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage and this will be reflected in the Landscape Master Plan Submission. **Figure 5.1** shows the combined Landscape Master Plan for the Scheme:
- 8.2 The landscape seeks to create an attractive external area to the development, coordinating paving and planting design for residential entrances and open spaces with internal streetscape design to provide a unified appearance within the immediate landscape surroundings. The design also aims to create a vibrant internal landscape area with communal spaces offering a range of leisure activities for residents.

The Arrival Landscape

- 8.3 The landscape design for private residential projects should provide an enjoyable route home, which can be termed the Arrival Landscape. This is a sequence of experiences as one moves through composed moments in the landscape, which include the follow key areas:

Main Entrance

The access into the site defines the address of the development and would be designed to provide an attractive entry threshold experience for both vehicles and pedestrians, incorporating signage, feature walls and accent planting.

Streetscape Promenade

The Internal street areas are likely to be relatively lightly trafficked and as such can be considered as shared surfaces. The routes would be planted with street trees and animated with attractive lighting, incidental seating spaces and visual features in order to enhance the internal street experience as part of the overall landscape area for the site.

Lobby Entrance

Each lobby entrance which addresses the street is demarcated with feature paving and framed with planting to help highlight the interior / exterior threshold and help create a sense of arrival to individual towers.

The leisure Landscape:

- 8.4 The landscape should also function as a leisure experience for the residents, with things to see and do in the outdoor home environment that provide for social interaction and which bring people

closer to nature. The development proposal for the site provides opportunities for specific open space areas within the proposed landscape framework, centred around the clubhouse landscape and central landscape spaces. This includes the following

Swimming Pool Deck

The Clubhouse is a core feature of the leisure landscape provision within the private residential landscape. The clubhouse is provided with an outdoor swimming pool at Clubhouse R/F level which provide active recreation opportunities for residents.

Leisure gardens

The Leisure gardens are several areas of the site are generously planted with shrubs, groundcover and lawn. Incidental seating and gathering areas are also provided in order to encourage a lively, participatory atmosphere within the development.

The Boundary Landscape:

- 8.5 The landscape should function to help integrate the development with its surroundings and in particular the existing village and rural setting. In addition to the provision of a green buffer along the site boundary, the sensitive configuration of the development has allowed the retention of some existing trees in these boundary areas. Site formation requirements will result in localised requirements for boundary retaining walls, where these will be integrated with proposed site boundary walls and receive landscape treatments to provide an attractive external outlook for the project.

Communal Circuit Path

The various peripheral landscape areas around the site are connected by a footpath which allows for strolling through the green areas around the margins of the site and which also functions as a path for resident's leisure use connecting facilities such as a residents farm and a barbeque garden in the peripheries of the site.

9.0 Landscape Design Elements

Soft Landscape Design Approach

- 9.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future resident's recreational needs. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush landscaped area whilst responding to the character of the architecture that embraces it.
- 9.2 These soft landscape measures will ensure that the hard lines of the built form are visually softened in views from without the proposed development and in elevated views from surrounding hillside areas. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort. In order to achieve this objective at an early stage large sized trees will be used.
- 9.3 The planting design will contribute to the overall character of the proposed development providing colour throughout the year with seasonal variations providing an evolving tableau. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight. Vertical greening has been designed at the boundary walls by using vertical green wire system in order to soften the 2.5m high boundary wall and add some green for the overall site at the same time. Details are illustrated in **Figure 9.2**.

- 9.4 The species listed in **Table 9.1** will form the basis of the planting design proposals (planting list subject to the detailed landscape design proposals).

Table 9.1: Planting Species for Amenity Planting Areas

Botanical Name	Stock Size / Size (mm)	Spacing (mm)
Tree Species		
<i>Bauhinia x blakeana</i>	Heavy standard	As shown
<i>Bischofia javanica</i>	Heavy standard	As shown
<i>Celtis sinensis</i>	Heavy standard	As shown
<i>Cinnamomum camphora</i>	Heavy standard	As shown
<i>Cinnamomum burmannii</i>	Heavy standard	As shown
<i>Crateva religiosa</i>	Heavy standard	As shown
<i>Elaeocarpus apiculatus</i>	Heavy standard	As shown
<i>Ficus benjamina</i>	Heavy standard	As shown
<i>Lagerstroemia speciosa</i>	Heavy standard	As shown
<i>Liquidambar formosana</i>	Heavy standard	As shown
<i>Magnolia grandiflora</i>	Heavy standard	As shown
<i>Michelia chapensis</i>	Heavy standard	As shown
<i>Plumeria rubra</i>	Heavy standard	As shown
<i>Sapium sebiferum</i>	Heavy standard	As shown
<i>Sterculia lanceolata</i>	Heavy standard	As shown
<i>Terminalia mantaly</i>	Heavy standard	As shown
<i>Xanthostemon chrysanthus</i>	Heavy standard	As shown
Shrub Species		
<i>Bougainvillea</i> sp. 'Mary Palmer'	600 x 600	500
<i>Cordyline terminalis</i>	700 x 500	400
<i>Duranta repens</i> 'Golden Leaves'	300 x 300	250
<i>Ficus microcarpa</i> 'Golden Leaves'	500 x 500	400
<i>Hibiscus rosa sinensis</i>	500 x 500	400
<i>Ixora coccinea</i> 'Sunkist'	250 x 250	200
<i>Pittosporum tobira</i>	600 x 500	400
<i>Rhaphis excelsa</i>	600 x 500	400
<i>Rhododendron mucronatum</i>	300 x 300	200
<i>Rhododendron pulchrum</i>	300 x 300	200
<i>Rhododendron simsii</i>	300 x 300	200
<i>Schefflera arboricola</i>	600 x 600	500
<i>Strelitzia reginae</i>	600 x 600	500
Groundcover Species		
<i>Asparagus densiflorus</i> 'Sprengerii'	300 x 300	250
<i>Cuphea hyssopifolia</i>	250 x 300	250
<i>Hymenocallis americana</i>	300 x 500	400
<i>Iris</i> spp.	150 x 150	100
<i>Lantana montevidensis</i>	300 x 300	200

Botanical Name	Stock Size / Size (mm)	Spacing (mm)
<i>Nephrolepis exaltata</i>	250 x 400	250
<i>Ophiopogon japonicus</i>	250 x 300	200
<i>Philodendron selloum</i>	700 x 700	500
<i>Phyllanthus myrtifolius</i>	300 x 300	250
<i>Scindapsus aureus</i>	300 x 300	250
<i>Spathiphyllum floribundum</i>	400 x 400	300
Bamboo		
<i>Bambusa textilis</i>	2000-3000 Ht.	250
<i>Pseudosasa japonica</i>	1000-2000 Ht.	250
Lawn		
<i>Axonopus compressus</i>		
Climbing		
<i>Ficus pumila</i>	3 shoots per plant. Each shoot 1000mm long	
<i>Parthenocissus tricuspidata</i>		

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project. These changes will be reflected in the Landscape Master Plan Submission.

Soil Depth for Planting Areas

- 9.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth of 1200mm facilitating the planting of trees whilst shrub and lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively, as illustrated in **Figure 9.1**.

Irrigation and Drainage

- 9.6 The proposed irrigation system will utilise a manual system with 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 with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Feature Paving

- 9.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development. Eco-friendly pavers where be used where applicable to minimise environmental impact.
- 9.8 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:

- Streetscape and EVA: Subtle shades of natural granite and concrete pavers designed to create visual continuity with the adjacent pedestrian pavement whilst also creating a distinct identity at the threshold of the development.
 - Central Landscape Space: Combination of natural granite and concrete block paving with decorative patterns based on the design theme for the architectural and landscape schemes.
 - Swimming Pool Deck: Homogeneous tile paving providing an attractive and non-slip surface.
- 9.9 The surrender area would adopt Highways Department Standard details, including the use of precast concrete block paving for proposed footpaths at the GMB Lay-by.
- 9.10 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Buildings Department's Design Manual on 'Barrier Free Access, 2008'.

Lighting

- 9.11 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All of the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:
- Amenity lighting highlighting feature trees, walls, sculptures and planting through the use of spotlights and up-lighting;
 - Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
 - General safety lighting with the minimum lux level which will last between midnight and early morning.

10.0 Landscape Management and Maintenance

- 10.1 Upon completion of the construction works, a 12-months defect liability period will be implemented applying to both the hard and soft landscaping works. The specialist hard and soft landscape contractors will be responsible for the maintenance of planting during this first year. Ultimately the property owner will be responsible for arrangements to take care of all landscape areas including hard and soft landscape works as described below:

Hard Landscape Elements

A - Routine Maintenance (Daily – Weekly)

- a. Rubbish and litter removal;
- b. Sweeping and cleaning;
- c. Water feature cleaning; and
- d. Damage inspection, repair of site furniture and light bulb replacement.

B – Annual / Long-term Maintenance

- a. Repainting;
- b. Resurfacing of worn paving;
- c. Replacing worn parts of site furniture, lighting fixtures and other facilities; and
- d. Replacement of damaged landscape furniture.

Soft Landscape Elements

- 10.2 The softworks contractor will be responsible for a 12-month establishment period for the planting after practical completion. This allows a period of time for proper establishment of the plants and the replacement of any losses.
- 10.3 At the end of the 12-months establishment period, the property owner will be responsible for arrangements to take care of all landscape areas within the development.

Table 10.1 Landscape Maintenance Schedule

Item	Maintenance Operation	Frequency	J	F	M	A	M	J	J	A	S	O	N	D
1.1	Watering	280 days												
1.2	Litter Collection	Daily												
1.3	Weed Control	16/ year												
1.4	Pruning of Shrubs	As required												
1.5	Pruning of Trees	As required												
1.6	Fertiliser Application	Twice/year												
1.7	Top-up Mulch	Twice/year												
1.8	Pest Control	As required												
1.9	Replacement planting - Permanent planters	As required												
1.10	Tree Support Inspection/ Adjustment	Once/month												
1.11	Checking After Exceptional Weather	As required												
1.12	Grass Cutting	14 times / year												
1.13	Periodic Inspection by User and Horticultural Maintenance Contractor is recommended	Four/year												
1.14	Tree Risk Assessment in accordance with DEVB methodology	Once/year												

Landscape Figures



LEGEND

- CDA Zone Site Boundary
- Application Site Boundary
- Proposed Architectural Scheme
- Existing Levels
- Proposed Levels
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Lawn
- Proposed Paving
- Proposed Paving (Entrance)
- Proposed Timber Deck
- Proposed Swimming Pool
- Proposed Water Feature
- Extent of Proposed Vertical Greening

The Arrival Landscape

- 1. Main Entrance
- 2. Streetscape Promenade
- 3. Tower Lobby Entrance

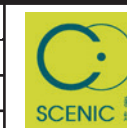
The Leisure Landscape

- 4. Swimming Pool Deck
- 5. Leisure Gardens
- 6. Children's Playground
- 7. BBQ Garden
- 8. Resident's Farm
- 9. Seating Deck
- 10. GMB Layby

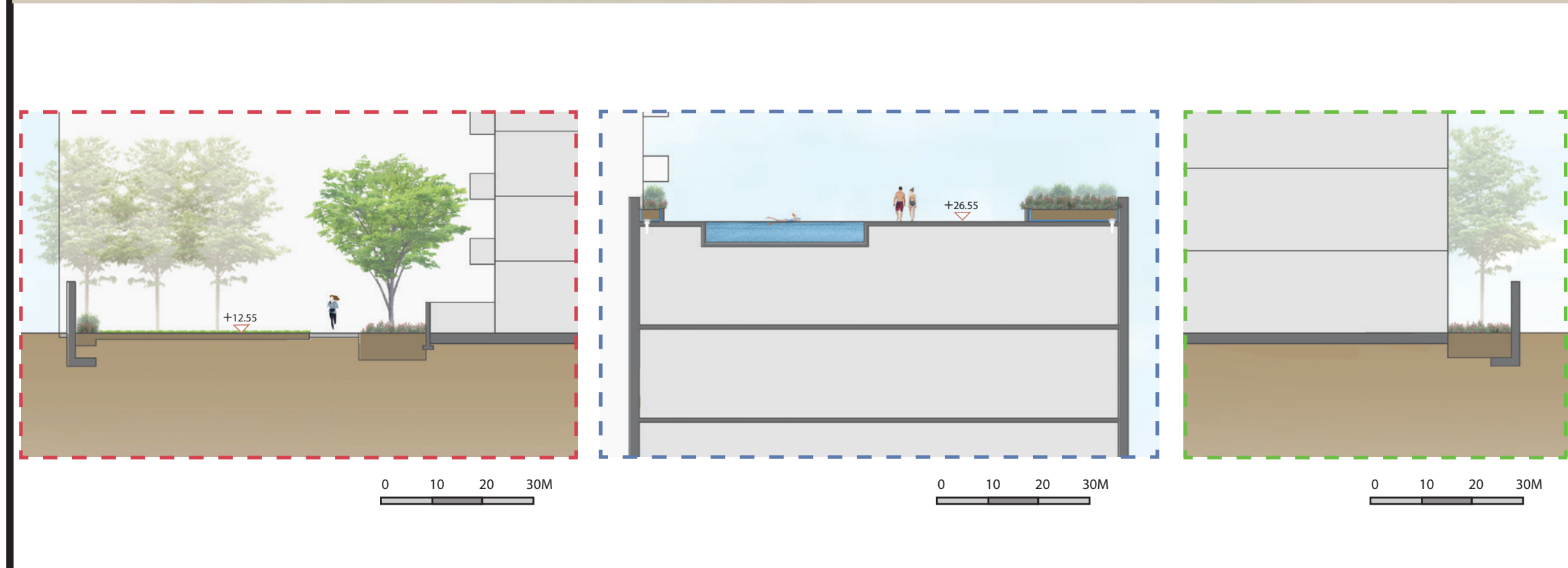
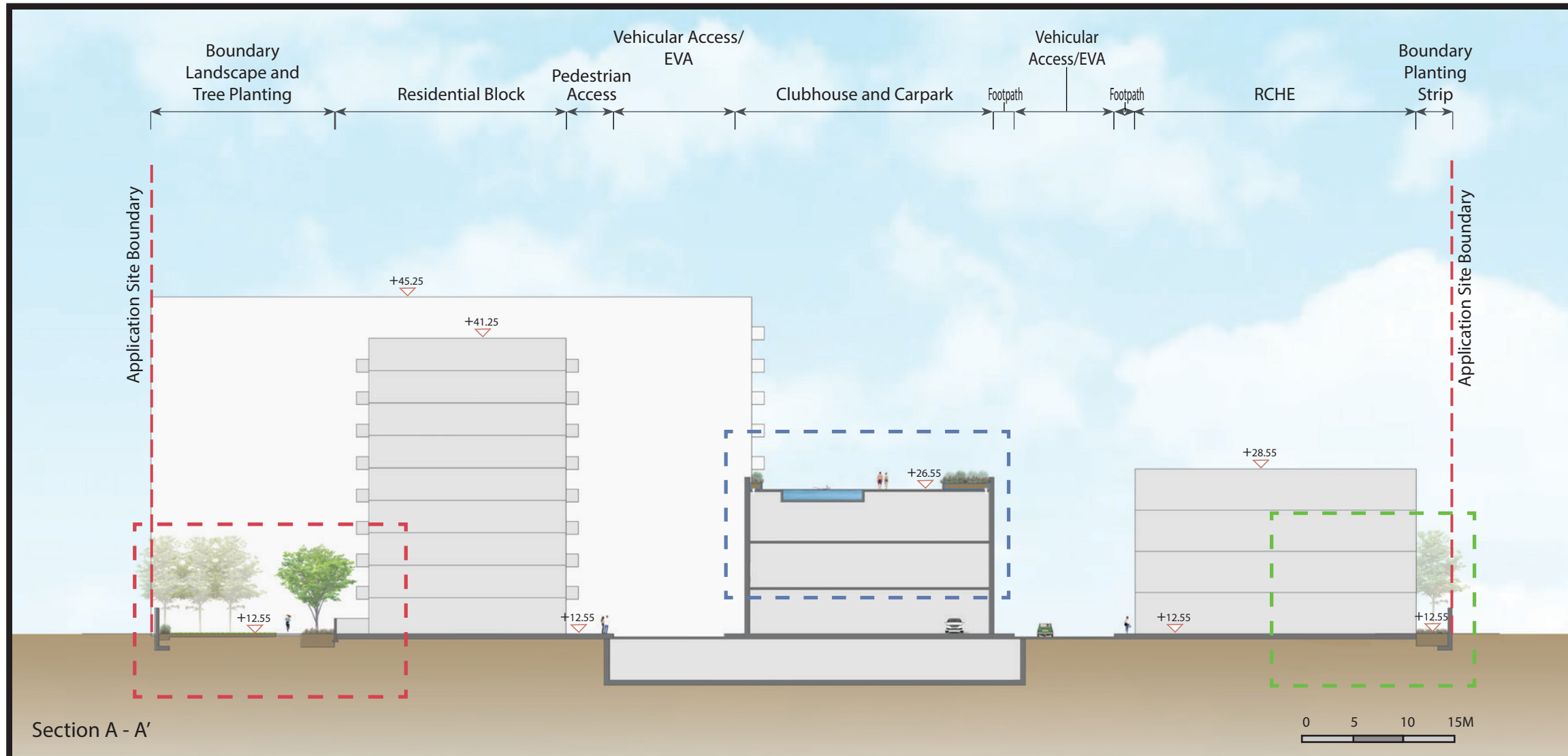
FIGURE TITLE S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Landscape Master Plan – All Levels

SCALE	N.T.S.	DATE	Jun 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.	Figure 4.1		REV
			G



SCENIC Landscape Studio Limited
LANDSCAPE ARCHITECTURE, LANDSCAPE PLANNING & ASSESSMENT



LEGEND

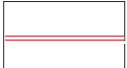
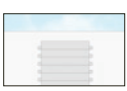
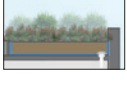
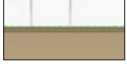
-  Section Line
-  Typical Levels
-  Proposed Architecture Scheme
-  Proposed Tree Planting
-  Proposed Shrub Planting
-  Proposed Lawn Planting

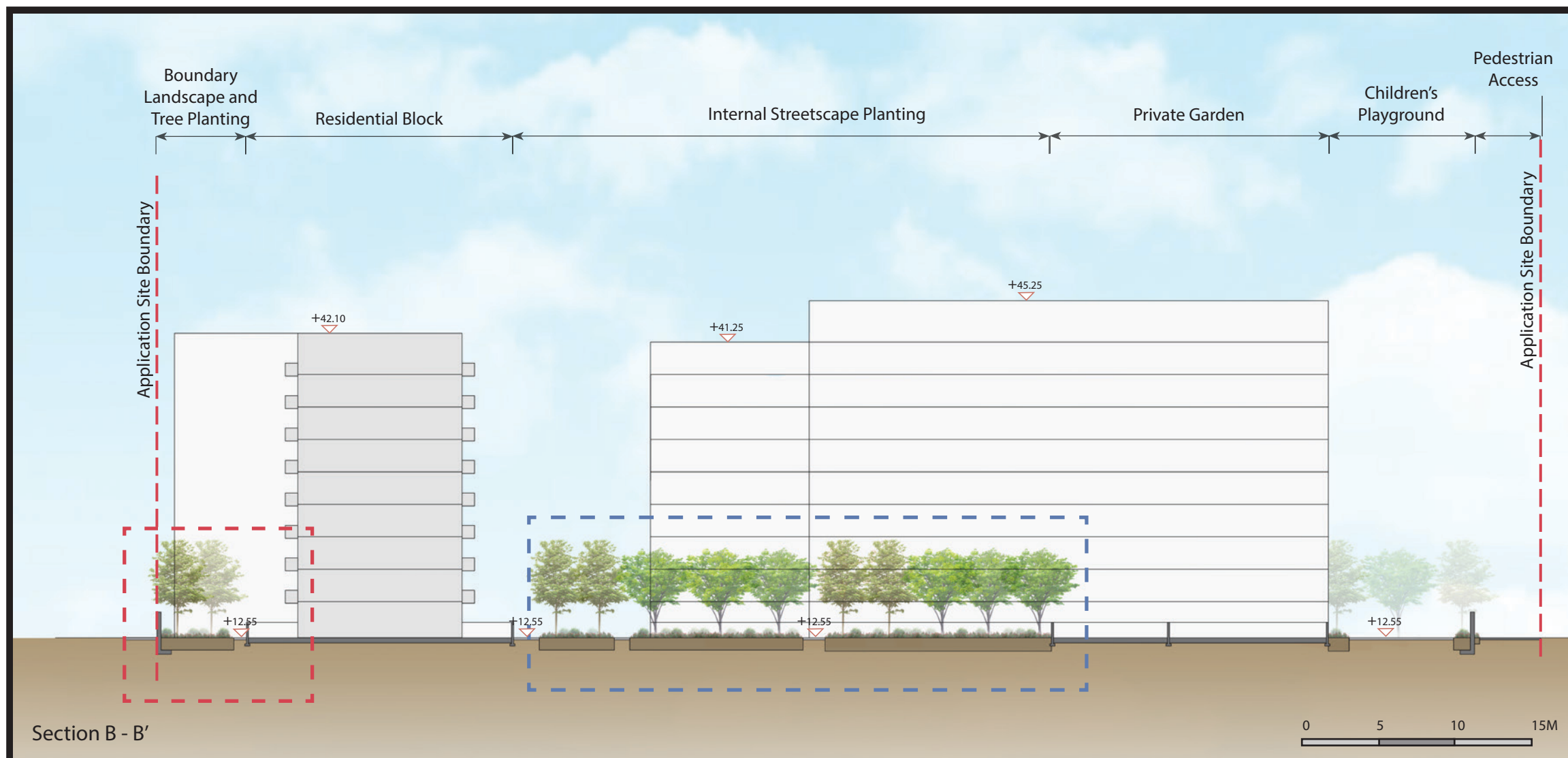
FIGURE TITLE S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Landscape Section A-A'

SCALE	N.T.S.	DATE	Feb 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.	Figure 5.1		REV
			D

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LEGEND

- Section Line
- Typical Levels
- Proposed Architecture Scheme
- Proposed Tree Planting
- Proposed Shrub Planting

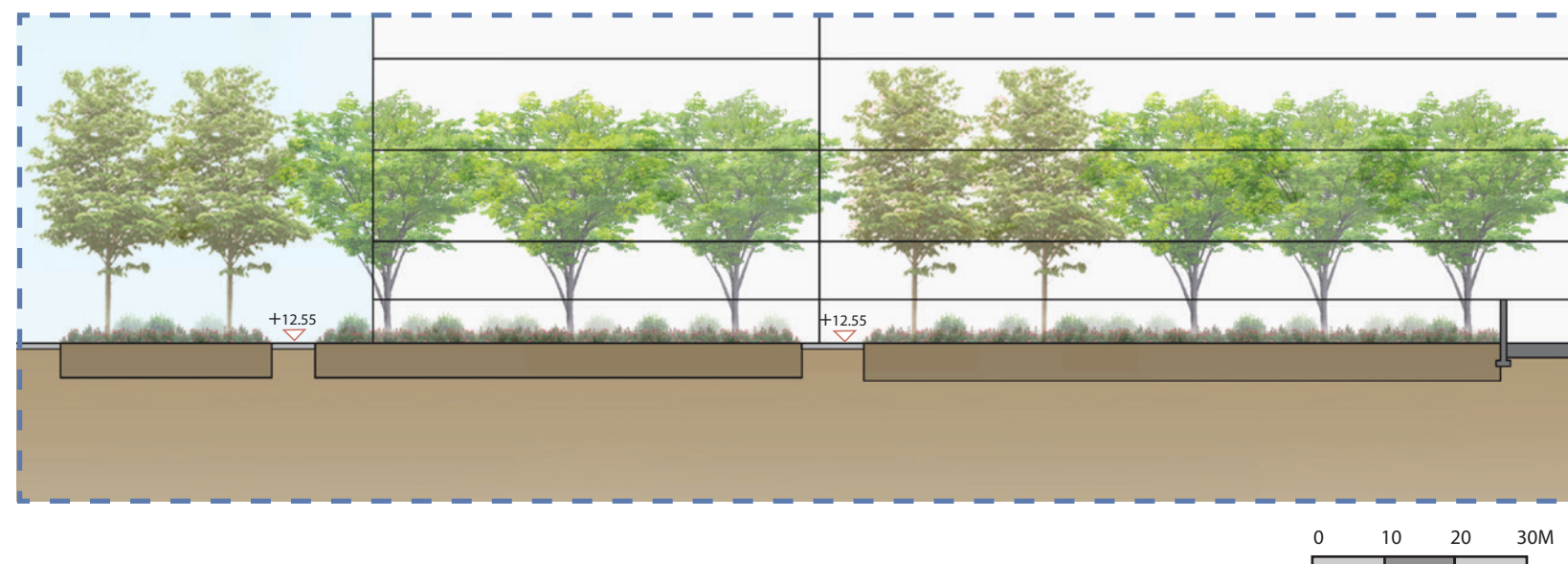
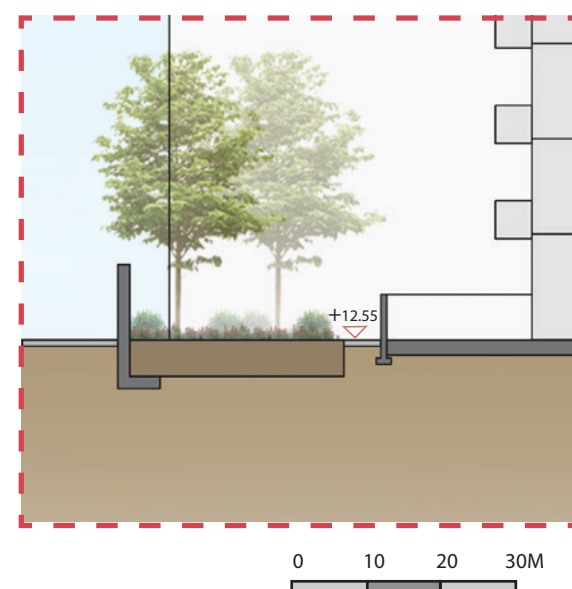
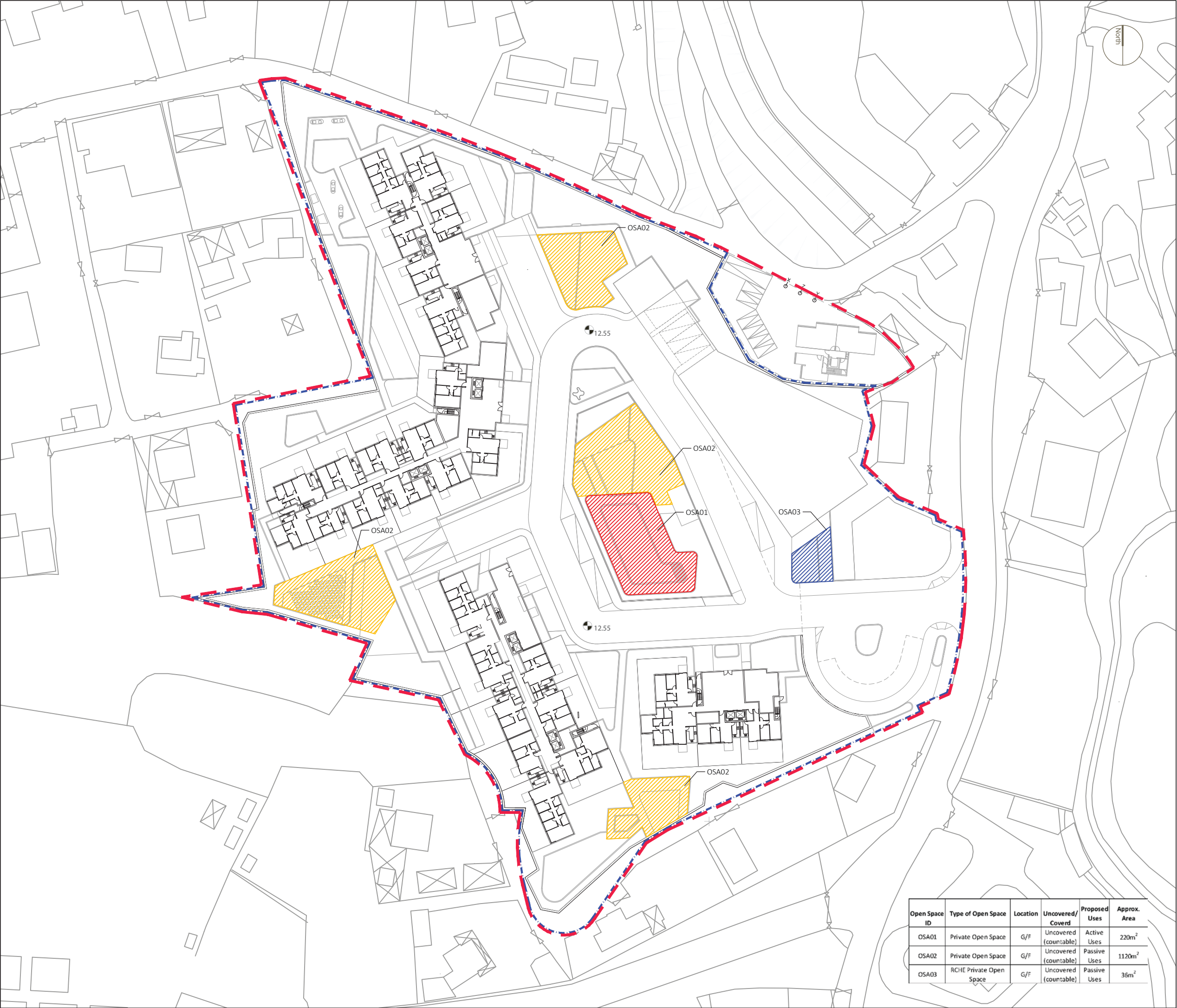


FIGURE TITLE S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Landscape Section B-B'

SCALE	N.T.S.	DATE	Feb 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.			REV
Figure 5.2			C



Legend

- CDA ZONE SITE BOUNDARY
- APPLICATION SITE BOUNDARY
- EXISTING LEVEL
- PROPOSED LEVEL
- PROPOSED SCHEME
- OSA01: PRIVATE OPEN SPACE(ACTIVE)
- OSA02: PRIVATE OPEN SPACE(PASSIVE)
- OSA03: RCHE PRIVATE OPEN SPACE(PASSIVE)

General notes

F	30/06/2026	GENERAL REVISION	DN
E	02/03/2026	GENERAL REVISION	DN
D	22/01/2026	GENERAL REVISION	DN
C	22/10/2025	GENERAL REVISION	DN
Rev.	Date	Description	Initial
Revision			

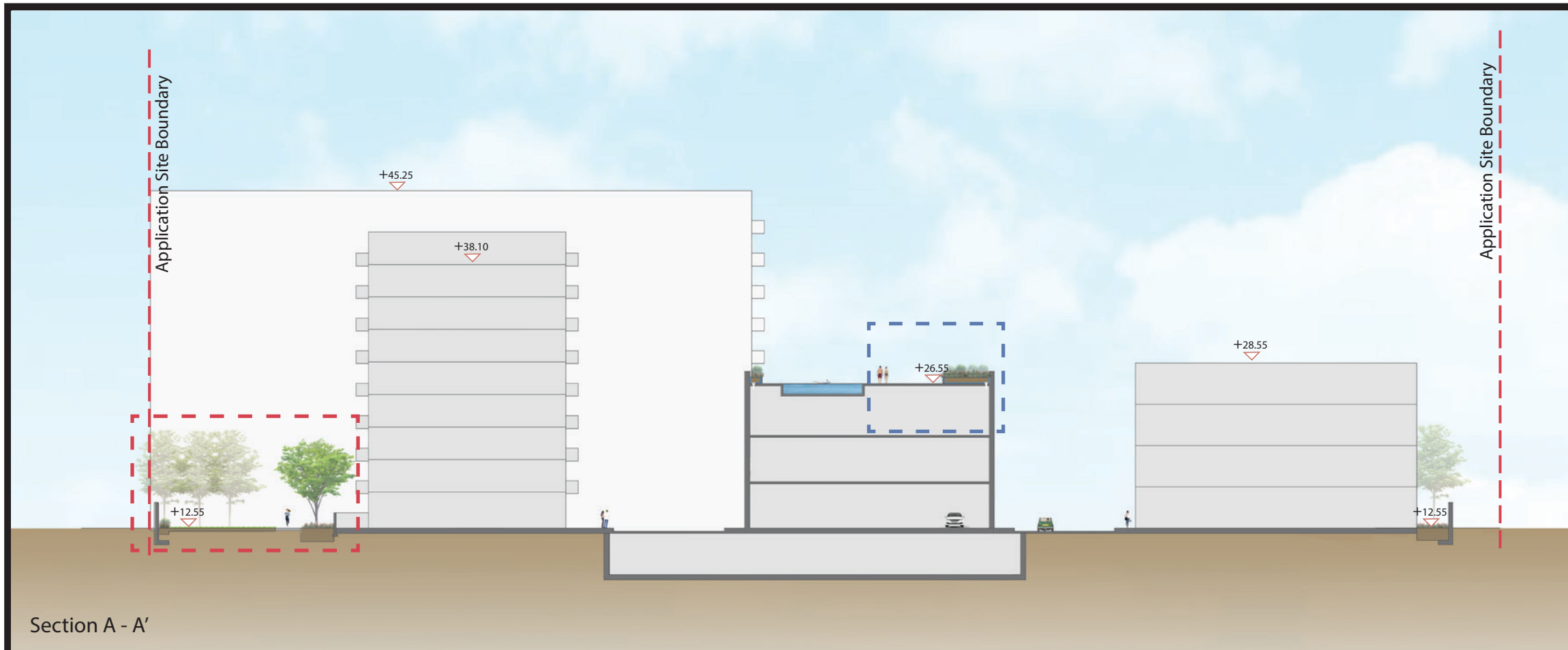
	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	DN		
Checked by:	CJF		
Approved by:	JBC		

Project Title:
S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung Sout

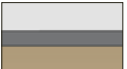
Drawing Title:
OPEN SPACE - ALL LEVELS - SITE(A)

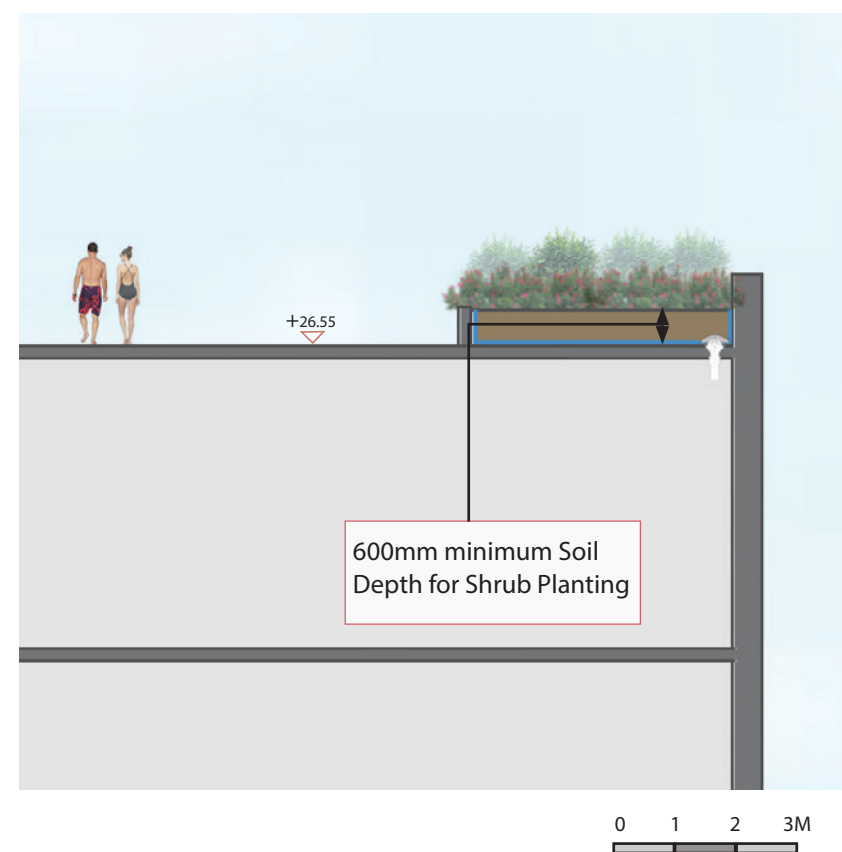
Drawing Number:	Revision:
FIGURE 6.1	F
PPCP035	1:800@A3 30/06/2026

Open Space ID	Type of Open Space	Location	Uncovered/Coverd	Proposed Uses	Approx. Area
OSA01	Private Open Space	G/F	Uncovered (countable)	Active Uses	220m ²
OSA02	Private Open Space	G/F	Uncovered (countable)	Passive Uses	1120m ²
OSA03	RCHE Private Open Space	G/F	Uncovered (countable)	Passive Uses	36m ²



LEGEND

-  Section Line
-  Typical Levels
-  Soil Mix
-  Planter Drainage Outlet to Engineering's Details
-  Drainage Cell/ Screed Laid to Falls



Note:
 - All soil depths stated exclude drainage layer.
 - 300mm minimum soil depth shall be provided for all lawn and groundcover areas

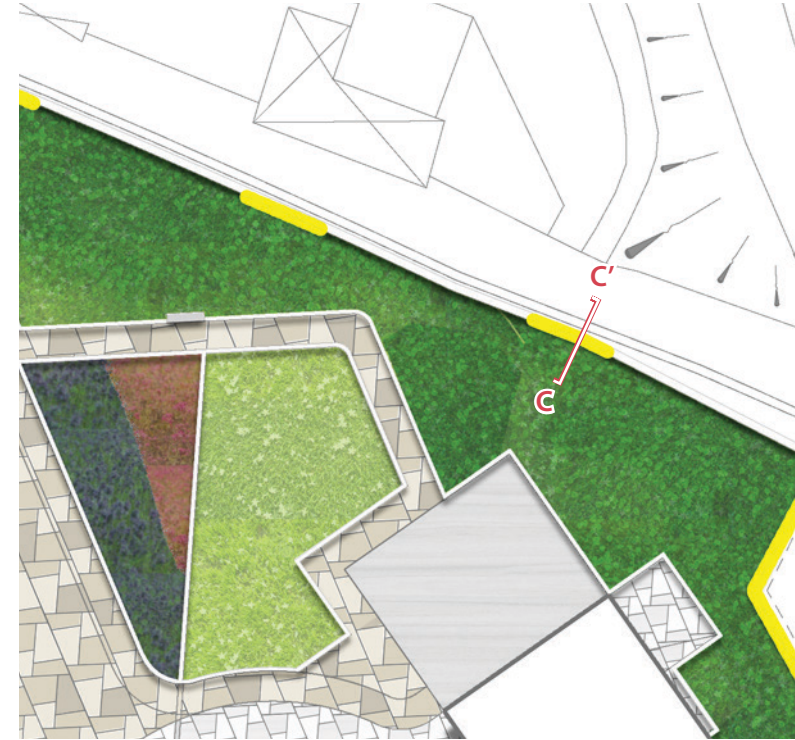
FIGURE TITLE S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Typical Section showing Soil Depth

SCALE	N.T.S.	DATE	Feb 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.	Figure 9.1		REV
			D



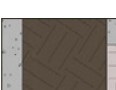
Perspective

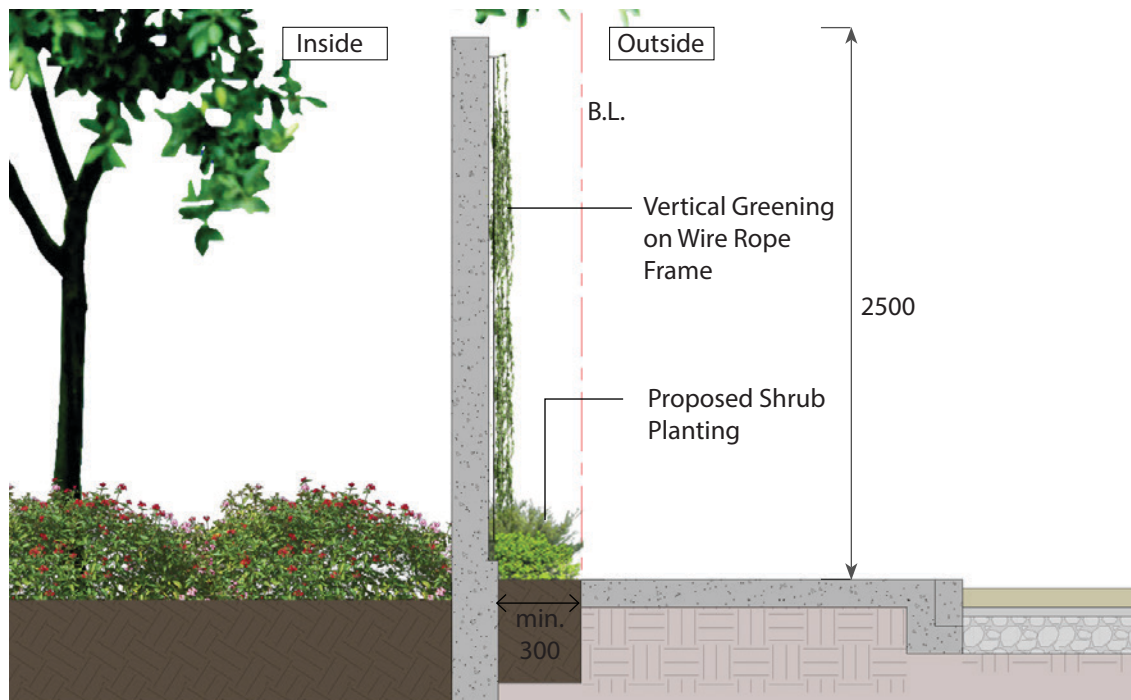


Blow-up Plan(Trees not shown)



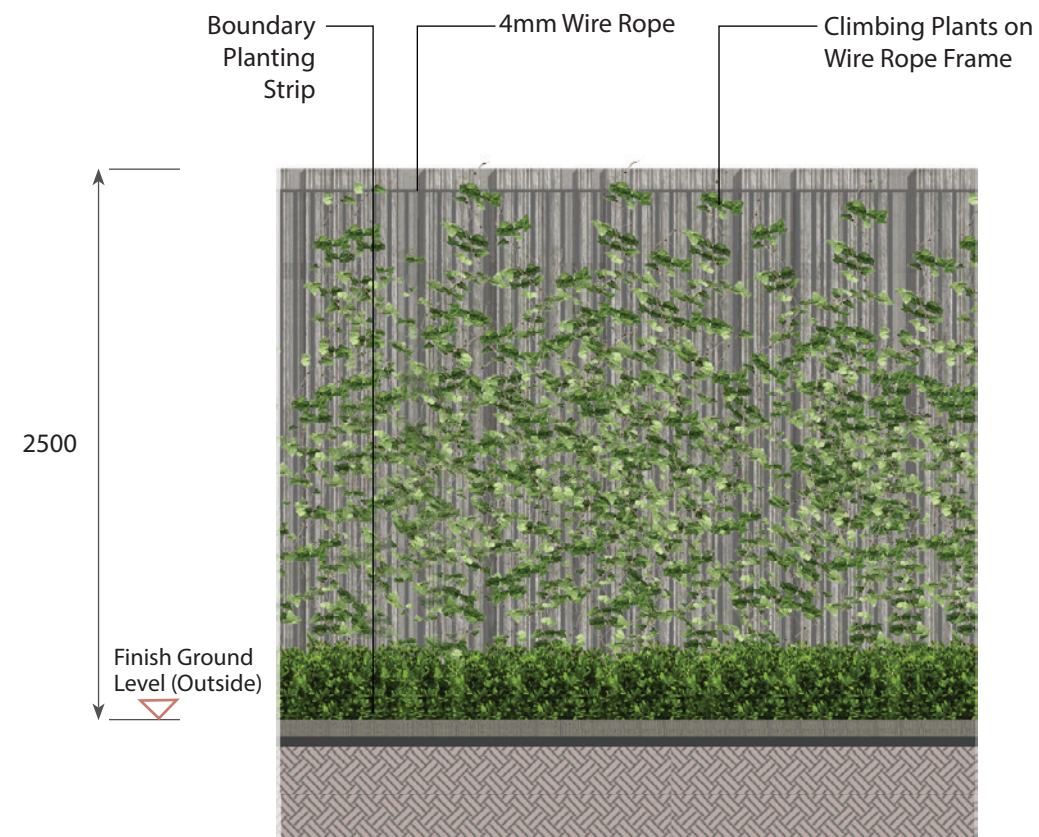
LEGEND

-  Section Line
-  Typical Levels
-  Viewpoint
-  Soil Mix



Section C - C'

0 0.5 1 1.5 2m



Elevation

0 0.5 1 1.5 2m

Note:
- All soil depths stated exclude drainage layer.

FIGURE TITLE S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South
Typical Section of Vertical Greening at Boundary Walls

SCALE	N.T.S.	DATE	Feb 2026
CHECKED	CJF	DRAWN	DN
FIGURE NO.	Figure 9.2		REV
			C

Appendix A: Tree Treatment Schedule

Tree Treatment Schedule

Address: Hang Tau Tai Po, Kwu Tung South, New Territories

Field survey conducted in January 2020 and September 2024 (by Certified Arborist)

To be read in conjunction with Drawing PPCP035-TR001

Tree Group No. / Tree Nos	Species Summary	Chinese Name	Estimated Numbers of Trees in Group	Size			Proposed Treatment			Justification	Remarks
				DBH (mm)	Height (m)	Spread (m)	Retain	Trans	Fell		
Tree Group TG01 (12 trees)											
TG01	Artocarpus heterophyllus	菠蘿蜜	1	110	4	3			1	A,D,I	Within Application Site. Common Fruit Tree Species. Asymmetric tree crown.
	Clausena lansium	黃皮	1	230	5	3			1	A,D,I	Within Application Site. Common Fruit Tree Species. Multiple trunks (dia: 140mm, 120mm, 150mm), cavities in trunk, cross branches.
	Dimocarpus longan	龍眼	1	250	5	4			1	A,D,G,I	Within Application Site. Common Species. Co-dominant trunks (dia: 180mm, 180mm), wound on trunk.
	Dypsis lutescens	散尾葵	2	140	5	3			2	A,D,I	Within Application Site. Common Species. Multiple trunks (dia: 50mm x 8).
	Litchi chinensis	荔枝	6	380-520	5-8	4-8			6	A,D,G,I	Within Application Site. Common Fruit Tree Species. Dead stub, co-dominant branches, wound on trunk, cavity in scaffold, pruning wound on branches, dead branches..
	Livistona chinensis	蒲葵	1	200	5	3			1	A,H,I	Within Application Site. Common Species. Dense dead fronts.
Tree Group TG02 (7 trees)											
TG02	Cinnamomum burmannii	陰香	1	110	4	2			1	A,D,I	Within Application Site. . Common Species. Asymmetric crown, root restricted by concrete
	Dimocarpus longan	龍眼	1	190	8	5			1	A,D,G,I	Within Application Site. Common Species. Topped , co-dominant branches.
	Litchi chinensis	荔枝	1	590	10	7			1	A,D,G,I	Within Application Site. Common Species. Co-dominant branches, cavity in trunk, dieback, dead branches.
	Macaranga tanarius var. tomentosa	血桐	1	140	4	5			1	A,D,I	Within Application Site. Common Species. Asymmetric crown.
	Psidium guajava	番石榴	2	130-190	6	3-4			2	A,D,G,I	Within Application Site. Common Species. On planter, asymmetric crown, branches embedded with chain-link fence, severe leaning, collapsed in the past, epicormics growing on trunk..
	Dead tree	死樹	1	200	3	1			1	A,D,F,G,I	Within Application Site. Dead Tree.
Tree Group TG03 (6 trees)											
TG03	Dimocarpus longan	龍眼	1	250	4	3			1	A,D,G,I	Within Application Site. Common Species. Dieback, sparse foliage, co-dominant branches, asymmetric tree .crown, cavity in branches
	Macaranga tanarius var. tomentosa	血桐	1	150	4	6			1	A,D,I	Within Application Site. Common Species. Asymmetric crown, codominant leaders.
	Michelia x alba	白蘭	1	290	6	4			1	A,D,G,I	Within Application Site. Cap 96. . Wound on trunk and exposed root, co-dominant branches, topped.
	Psidium guajava	番石榴	2	150-190	5-6	3-4			2	A,D,I	Within Application Site. Common Species. Wound on lower trunk, bending trunk.
	Sapium sebiferum	烏柏	1	140	4	1			1	A,D,G,I	Within Application Site. Common Species. Topped, less than 5% folaiqe.
Tree Group TG04 (12 trees)											
TG04	Archontophoenix alexandrae	假欖椰	3	150-160	7-12	3			3	A,B,I	Within Application Site. Common Species. Climber along the trunk.
	Bombax ceiba	木棉	1	130	8	3			1	A,D,G,I	Within Application Site. Common Species. Covered by dense climber, crown on the top was dead.
	Cinnamomum burmannii	陰香	6	100-190	3-7	3-5			6	A,D,G,I	Within Application Site. Common Species. Leaning, climber, wound on trunk, asymmetric crown, leaning trunk.
	Macaranga tanarius var. tomentosa	血桐	1	180	6	4			1	A,D,I	Within Application Site. Common Species. Co-dominant trunks (dia: 130mm, 130mm), wound on trunk, included bark between scaffolds, leaning, unbalanced tree form.
	Dead tree	死樹	1	130	5	6			1	A,D,F,G,I	Within Site. Dead Tree.
							Retain	Trans	Fell		
							0	0	37		37

Legend

Suitability for Transplantation

- H**High Survival Rate expected after transplantation
- M**Medium Survival Rate expected after transplantation
- L**Low Survival Rate expected after transplantation

Conservation Status

Conservation status (indicates rarity and protection status under relevant ordinances of a species in Hong Kong. References such as Rare and Precious Plants of Hong Kong, the IUCN Red List of Threatened Species and the Forests and Countryside Ordinance (Cap. 96) are used.) and ETWB TCW No. 29/2004 Registration of Old and Valuable Trees (OVT), and Guidelines for

Tree Trunk Diameter at Breast Height (DBH)

- ***Diameter of tree trunk measured at breast height (i.e. measured at 1.3m above ground level)
- ****Diameter at Breast Height (DBH) of multi-stem trees (i.e. trees with multi-stems were all measured seperately at 1m above ground level). The collective girth was then calculated using the methodology set out in Nature Conservation Practice Note No. 02/2003, Measurement of Diameter at Breast Height (DBH).

Justification for Tree Felling

- A**Tree is in direct conflict with the proposed works.
- B**Preparation of intact and sufficient-sized root ball not practical due to the topography (e.g. on rock, steep slope, shallow substratum, structures). Close proximity to other trees - roots intertwined.
- C**Undesirable species, weedy species without special ecological significance or species creating maintenance problem.
- D**Tree with poor health, structure or form (e.g. imbalanced form, leaning, with major cavity/cracks/splits).
- E**Lack of access for transplantation machinery or vehicle.
- F**Species with low survival rate after transplanting.
- G**Tree has structural problem and may create hazard to public during root ball preparation and/or after transplantation, while auxiliary suprootingport will not be sufficient / practical.
- H**Irrecoverable form after transplanting (e.g. if substantial crown and root pruning are necessary to facilitate the transplanting).
- I**Low amenity value.
- J**Tree with evidence of over-maturity and onset of senescence.
- K**Very large size (unless the feasibility to transplant has been considered financially reasonably and technically feasible).

Appendix B: Photographic Record of Existing Tree Groups



LEGEND

- Application Site Boundary
- CDA Zone Boundary
- Existing Tree Group
- Existing Tree
- Existing Dead Tree

FIGURE TITLE

S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

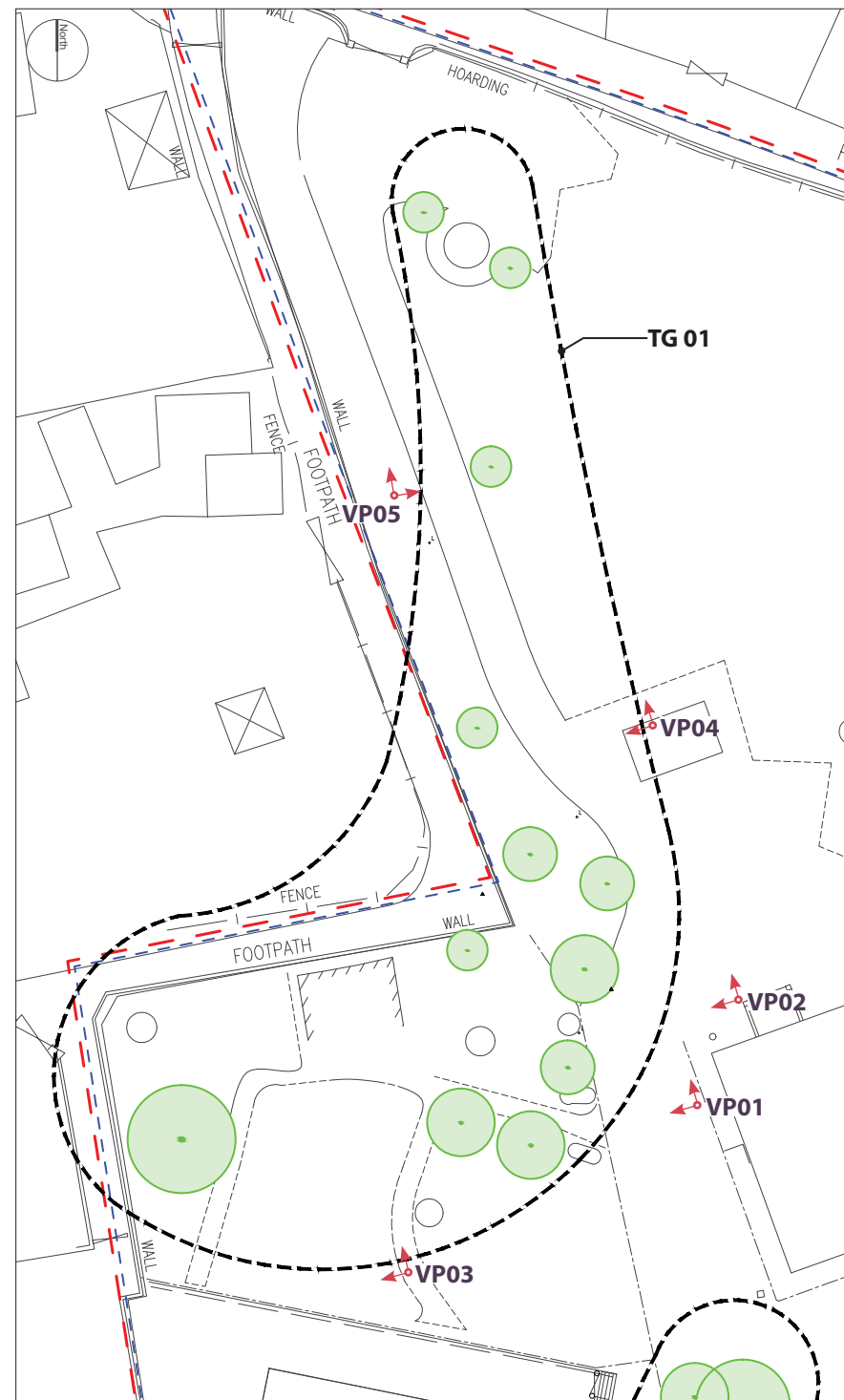
Tree Group Location Plan

SCALE	N.T.S.	DATE	May 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	PPCP035 - T - TG		REV
			-



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LEGEND

	Application Site Boundary		Existing Tree
	CDA Zone Boundary		Location of Vantage Point
	Existing Tree Group		



TG01 - VP01



TG01 - VP02



TG01 - VP03



TG01 - VP04



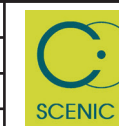
TG01 - VP05

FIGURE TITLE

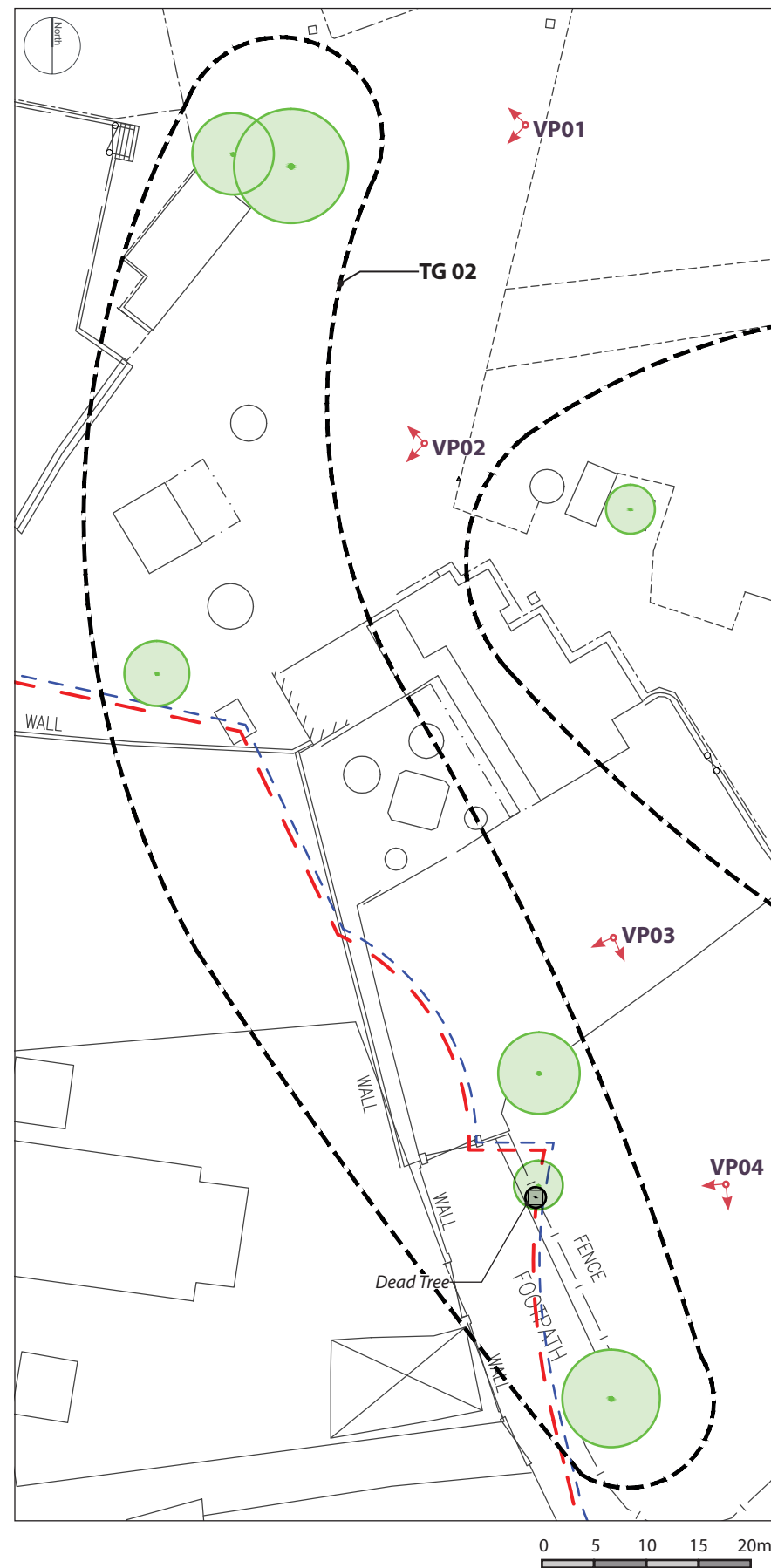
S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	PPCP035 - TG01		REV
			A



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TG02 - VP01



TG02 - VP02



TG02 - VP03



TG02 - VP04

LEGEND

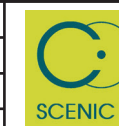
	Application Site Boundary		Existing Tree
	CDA Zone Boundary		Existing Dead Tree
	Existing Tree Group		Location of Vantage Point

FIGURE TITLE

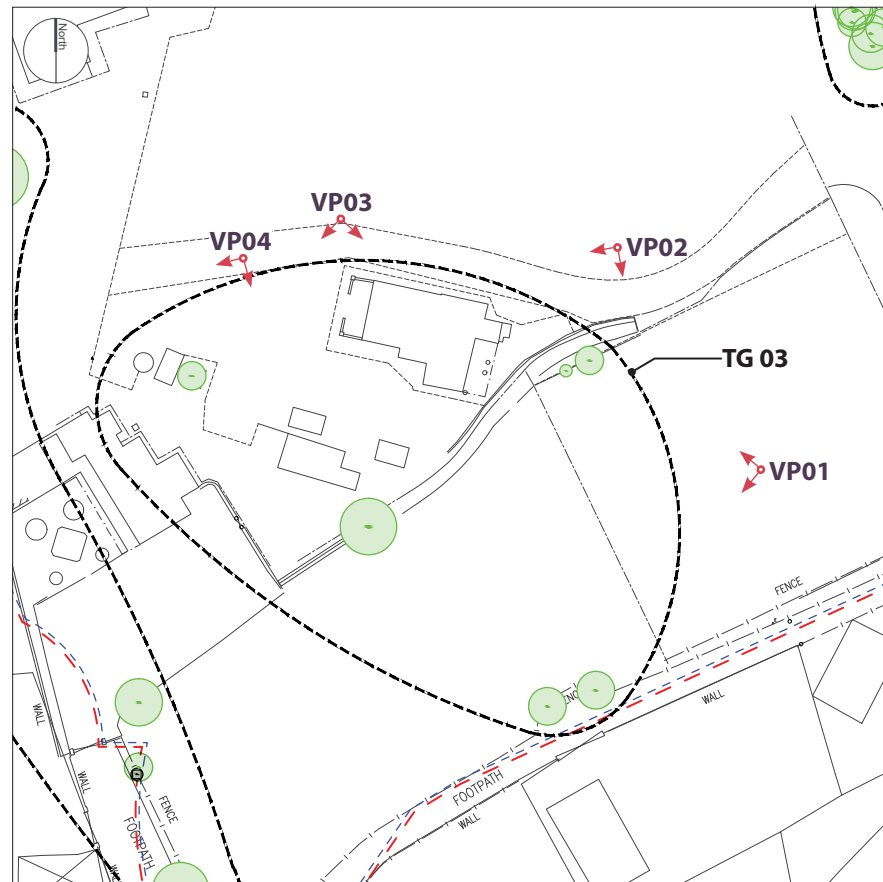
S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Photographic Record of Existing Tree Groups

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CHECKED	JBC	DRAWN	JH
FIGURE NO.	PPCP035 - TG02		REV
			-



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LEGEND

	Application Site Boundary		Existing Tree
	CDA Zone Boundary		Location of Vantage Point
	Existing Tree Group		



TG03 - VP01



TG03 - VP02



TG03 - VP03



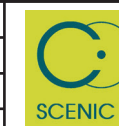
TG03 - VP04

FIGURE TITLE

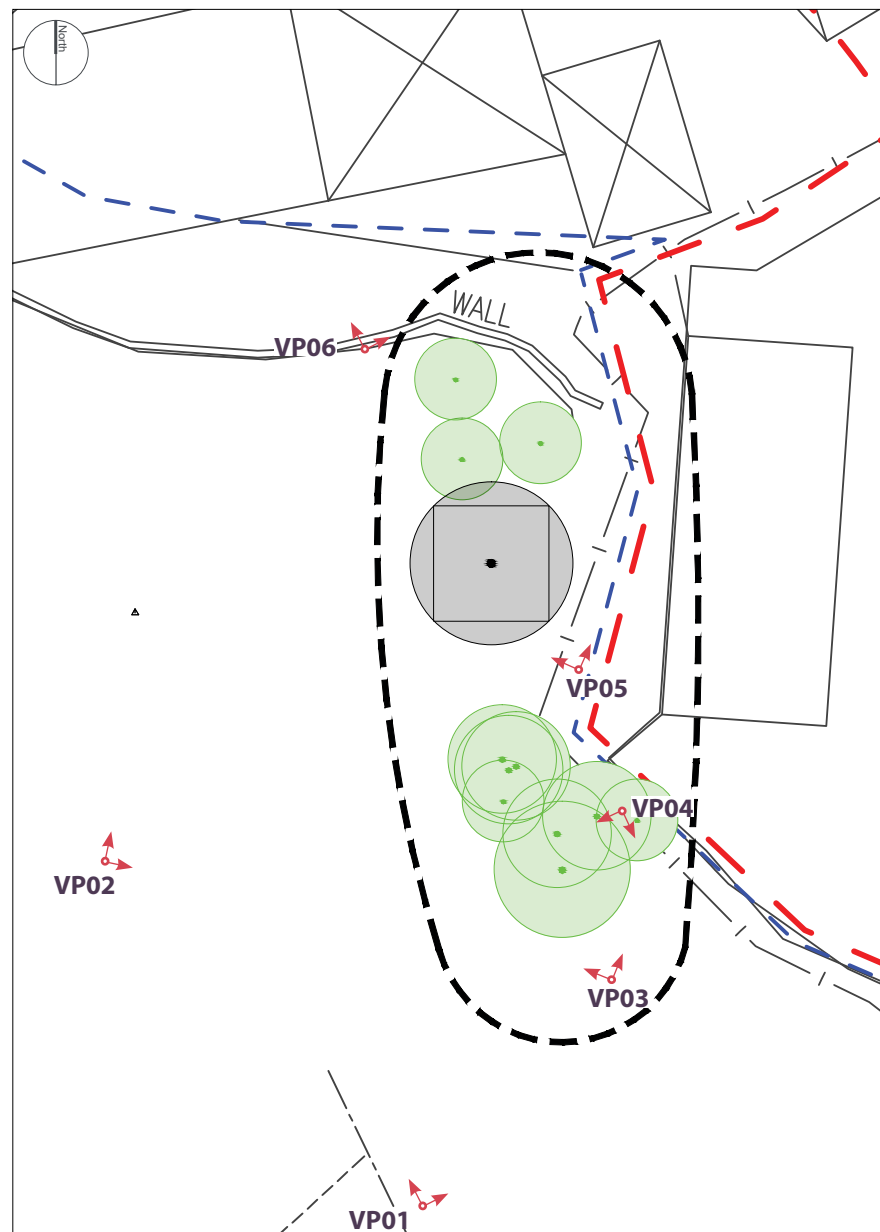
S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Photographic Record of Existing Tree Groups

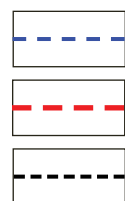
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CHECKED	JBC	DRAWN	JH
FIGURE NO.	PPCP035 - TG03		REV
			-



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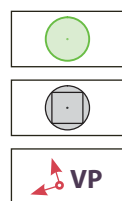
LEGEND



Application Site Boundary

CDA Zone Boundary

Existing Tree Group



Existing Tree

Existing Dead Tree

Location of Vantage Point



TG04 - VP01



TG04 - VP02



TG04 - VP03



TG04 - VP04



TG04 - VP05



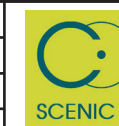
TG04 - VP06

FIGURE TITLE

S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

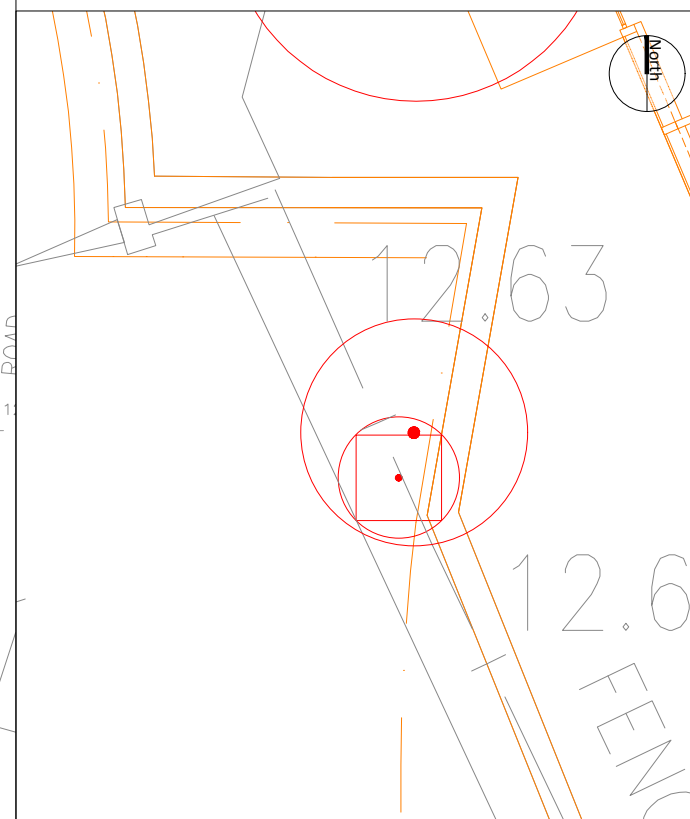
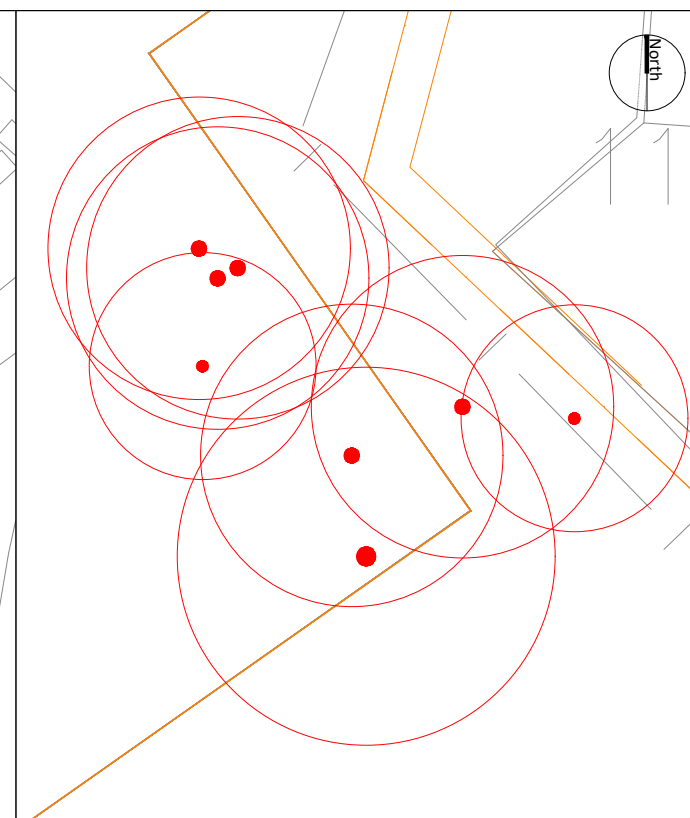
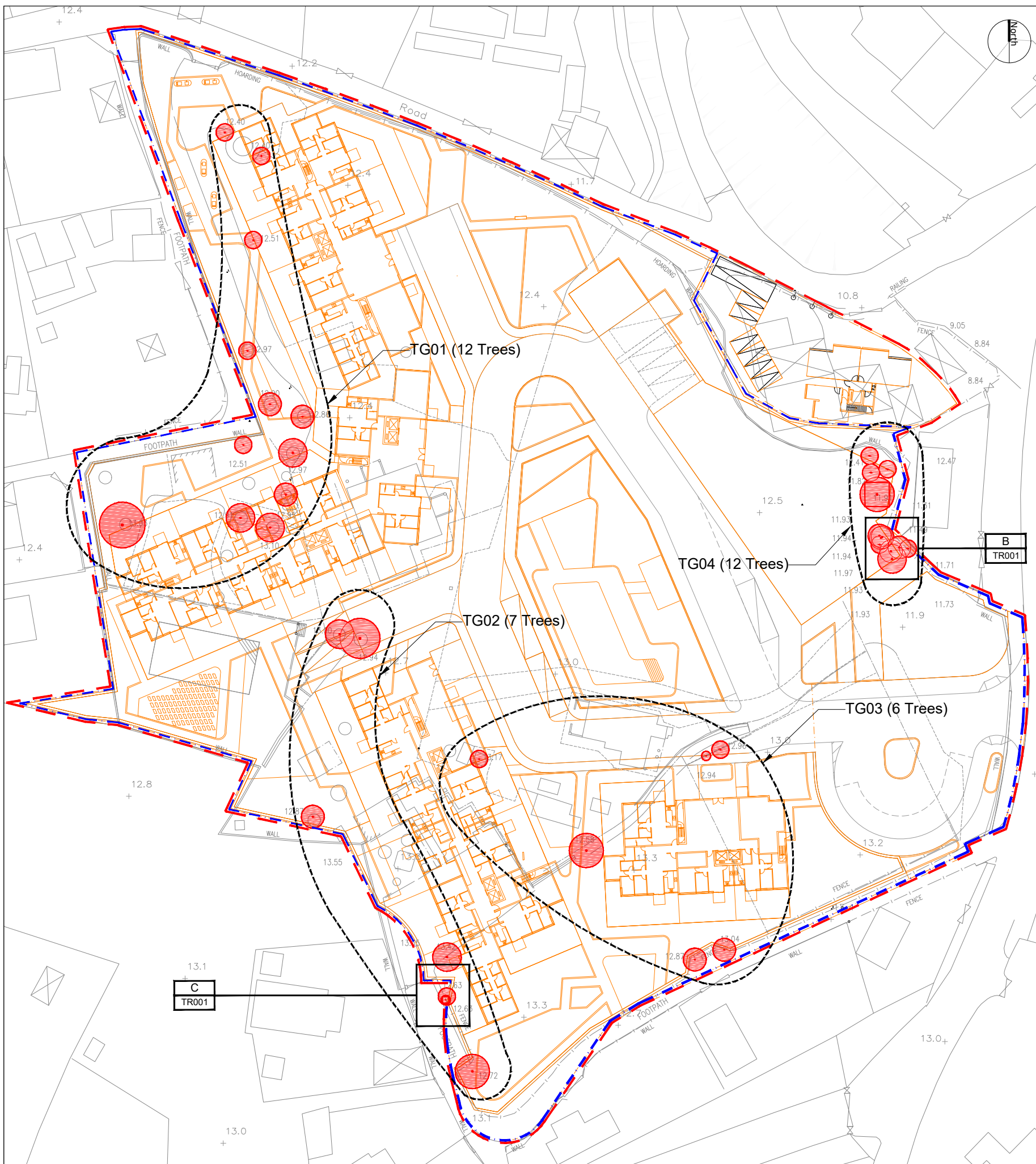
Photographic Record of Existing Tree Groups

SCALE	N.T.S.	DATE	Sep 2025
CHECKED	JBC	DRAWN	JH
FIGURE NO.	PPCP035 - TG04		REV
			A



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Appendix C: Tree Recommendation Plan



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12/F So Hong Commercial Building, 41-47 Jervois Street,
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Email: scenic@studioscenic.com Fax: +852 3016 2422

Legend

	CDA ZONE BOUNDARY
	APPLICATION SITE BOUNDARY
	EXISTING LEVEL
	TREE GROUP BOUNDARY
	EXISTING TREE PROPOSED TO BE REMOVED
	DEAD TREE PROPOSED TO BE REMOVED
	PROPOSED ARCHITECTURAL SCHEME

General notes

F	30/06/2026	GENERAL REVISION	JH
E	02/03/2026	GENERAL REVISION	JH
D	23/01/2026	GENERAL REVISION	JH
C	22/10/2025	GENERAL REVISION	JH
Rev.	Date	Description	Initial
Revision			

	Name:	Signed:	Date:
Designed by:	CJF		
Drawn by:	JH		
Checked by:	CJF		
Approved by:	JBC		

Project Title:

S16 Planning Application for Proposed Residential Development cum RCHE and Shop and Services at various lots in D.D. 92 and 94 and Adjoining Government Land, Hang Tau Tai Po, Kwu Tung South

Drawing Title:

Appendix C: Tree Recommendation Plan

Drawing Number: PPCP035-TR001		Revision: F
Project Number: PPCP035	Scale: A.S.@A3	Date: 30/06/2026