

**Appendix B –
Landscape Master Plan**

Section 16 Planning Application for Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facility and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (5)” Zone at Yeung Uk Road/ Kwu Hang Road/ Wang Wo Tsai, Tsuen Wan

LANDSCAPE MASTER PLAN

MARCH 2025

Landscape Government Submission Consultant
Signed by:



Axxa Group Limited

Mr. Jason TEO, Registered Landscape Architect (R101)



axxa group

Table of Contents

1.0	Introduction
2.0	Assessment of Potential Impacts on Existing Trees
3.0	Landscape Objectives
4.0	Landscape Proposal
4.1	Residential Use
4.2	General Landscape Area
4.3	EVA/ Access Road
4.4	Buffer Planting
5.0	Soft Landscape (Planting Design / Materials)
5.1	Soft Landscape Materials
5.2	Plant Material Tables
5.3	Open Space Provision
5.4	Greenery Provision
5.5	Soil Depth and Drainage Provision for the Planted Area
5.6	Irrigation and Proposed Source of Water Supply

APPENDICES

APPENDIX A	Landscape Master Plans – Site A
APPENDIX B	Open Space Demarcation Plan – Site A
APPENDIX C	Landscape Sections

1.0 INTRODUCTION

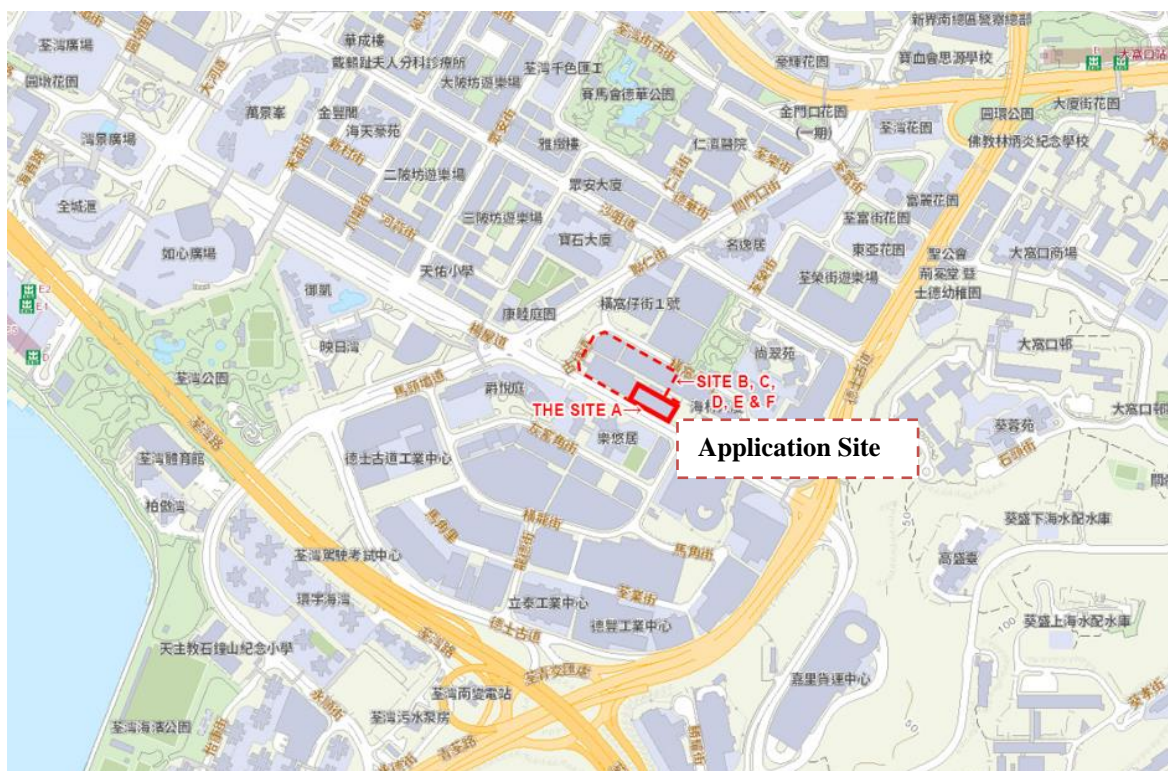
1.1 This Landscape Master Plan is submitted in support of S16 Planning Application for Proposed Comprehensive Residential Development and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (5)” Zone with Social Welfare Facility at Yeung Uk Road/ Kwu Hang Road/ Wang Wo Tsai Street, Tsuen Wan.

1.2 The Application Site, measuring about 7,353m², consists of six phases (Refer to **Figure 1**):

- Phase 1 (Site A) – Jumbo iAdvantage at 145-159 Yeung Uk Road;
- Phase 2a (Site B) – Wing Wah Industrial Building at 137-143 Yeung Uk Road;
- Phase 2b (Site C) – Shui Cheong Industrial Building at 127-135 Yeung Uk Road;
- Phase 2c (Site D) – Wing Kwai Factory Building at 2-8 Wang Wo Tsai Street;
- Phase 2d (Site E) – Wing Yu Factory Building at 10-14 Wang Wo Tsai Street;
- Phase 2e (Site F) – Sunwise Industrial Building at 16-26 Wang Wo Tsai Street.

All phases will be linked up by a public lane and provided with soft and hard landscape area to achieve a holistic view of the landscape treatment for the entire “CDA(5)”. To tie in with the adjacent developments, landscape treatment such as canopy trees, flowering trees and shrubs, variegated foliage plants and groundcover will be introduced to add seasonal interests to the development and the surroundings.

Figure 1 Site Location Plan



1.3 An overall Landscape Master Plan is prepared for the whole “Comprehensive Development Area (5)” zone for illustrative purpose (refer to **Appendix A**). As Phase 1 (Site A) is under sole ownership of the Applicant, this Landscape Master Plan submission will provide details mainly on Phase 1 (Site A).

2.0 ASSESSMENT OF POTENTIAL IMPACTS ON EXISTING TREES

2.1 There are **no** existing trees identified within the Site.

- 2.2 There are **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 site or its periphery during this survey.

3.0 LANDSCAPE OBJECTIVES

- 3.1 The primary landscape objectives are:

- 3.1.1 To integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- 3.1.2 To provide a quality and sustainable living environment for future occupants;
- 3.1.3 To maximize greening opportunities and create a high-quality environment for the residents.

4.0 LANDSCAPE PROPOSAL

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

4.1 Residential Use

- 4.1.1 The Proposed Development consists of one 29-storey residential towers (excluding 1 storey of retail floor, 1 storey of clubhouse, 1 storey of E&M and 1 storey of basement carpark) with building height not more than 120mPD.

4.2 General Landscape Area

- 4.2.1 Residential Landscape Area – The overall soft and hard landscape arrangement is proposed to create a tranquil and relaxing atmosphere. Landscape elements such as amenity planting, leisure terrace, outdoor lounge area, children’s play area and clubhouse are provided for practical use of future residents.
- 4.2.2 Landscape at Main Access - The main entrance will be defined by flowering feature trees and ornamental flowering shrubs to create a signature arrival experience to the Proposed Development.
- 4.2.3 Landscape at the Entrance of Social Work Team of Social Work Service for Pre-primary Institutions (SWSPPI) – Colour paving and patterns will be used to delineate the SWSPPI from the Proposed Development and to create an inviting environment upon which pedestrians/ future users will feel safe and comfortable.
- 4.2.4 Pedestrian Passageway – It is proposed that the fence walls from the lot boundaries on each side between Sites A and B, and between Sites E and F, will be set back, so that a 3m-wide pedestrian passageway accessible by the public could be provided to enhance the north-south pedestrian connectivity between Yeung Uk Road and Wang Wo Tsai Street through the subject “CDA(5)” zone.

4.3 EVA/ Access Road

- 4.3.1 The vehicular run-in and run-out of the proposed development will be via Yeung Uk Road.

4.4 Buffer Planting

- 4.4.1 Shrubs planting will be provided along the northern and eastern site boundary.

5.0 SOFT LANDSCAPE (PLANTING DESIGN/ MATERIALS)

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. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials. The hierarchy of landscape planting within the development is summarized as follows:

5.1 Soft Landscape Materials

- 5.1.1 In general, shrubs and groundcovers will be mass planted in specific colour groupings. Integral to any good landscape planting design, colour, texture and contrast of foliage will be articulated to best showcase the planting design.
- 5.1.2 Carefully selected species will ensure maximum greening effect with minimum maintenance requirements.
- 5.1.3 A summary of softscape materials (categories of planting, species list, and size) is provided in section 5.2 below.



5.2 Plant Material Tables

- 5.2.1 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**, **1B** and **1C** below:

Table 1A: Proposed Tree Species for Site A

Botanical Name	Chinese Name	Quantity/ Size
<i>Tabebuia chrysantha</i>	黃花風鈴木	5 nos. Size: Heavy Standard Size (Height: 5m; Spread: 3.5m, Spacing: 5m; DBH 0.1m)
<i>Tabebuia rosea</i>	紅花風鈴木	
<i>Chukrasia tabularis</i>	麻楝	

Table 1B: Reference Image of Feature Trees and Canopy Trees for Site A

Feature Trees	
 <p><i>Tabebuia rosea</i> (紅花風鈴木)</p>	 <p><i>Tabebuia chrysantha</i> (黃花風鈴木)</p>

Other Canopy Trees



Chukrasia tabularis (麻棟)

Table 1C: Proposed Shrub and Groundcover Species for Site A

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400
<i>Ixora coccinea</i> ‘Lutea’	黃花龍船花	400 x 300	200
<i>Murraya paniculata</i>	九里香	800 x 600	500
<i>Rhododendron periclymenoides</i>	粉紅杜鵑	600 x 500	400
<i>Schefflera arboricola</i> ‘variegatum’	花葉八葉	600 x 500	400
Ground Cover Species			
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300 x 300	200
<i>Nephrolepis exaltata</i> “Bostoniensis”	波斯頓腎蕨	350 x 400	300
<i>Ophiopogon japonicus</i>	沿階草	100 x 150	100

5.3 Open Space Provision

According to the open space requirement in the Hong Kong Planning Standard and Guidelines, 1m² of open space per person is required. Based on the design population of 748 for Site A, the total provision of open space for Site A is not less than 748m². For the other development sites within the same “CDA(5)” zone, not less than 1m² open space shall also be provided in accordance with the Hong Kong Planning Standards and Guidelines.

5.4 Greenery Provision

Greenery equivalent to not less than 20% of the Site Area will be provided in accordance with the requirement of PNAP APP-152.

5.5 Soil Depth and Drainage Provision for the Planted Area

5.5.1 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:

- Tree: 1200mm
- Shrub / groundcover: 600mm
- Groundcover/ lawn: 300mm

5.5.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.

5.5.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.

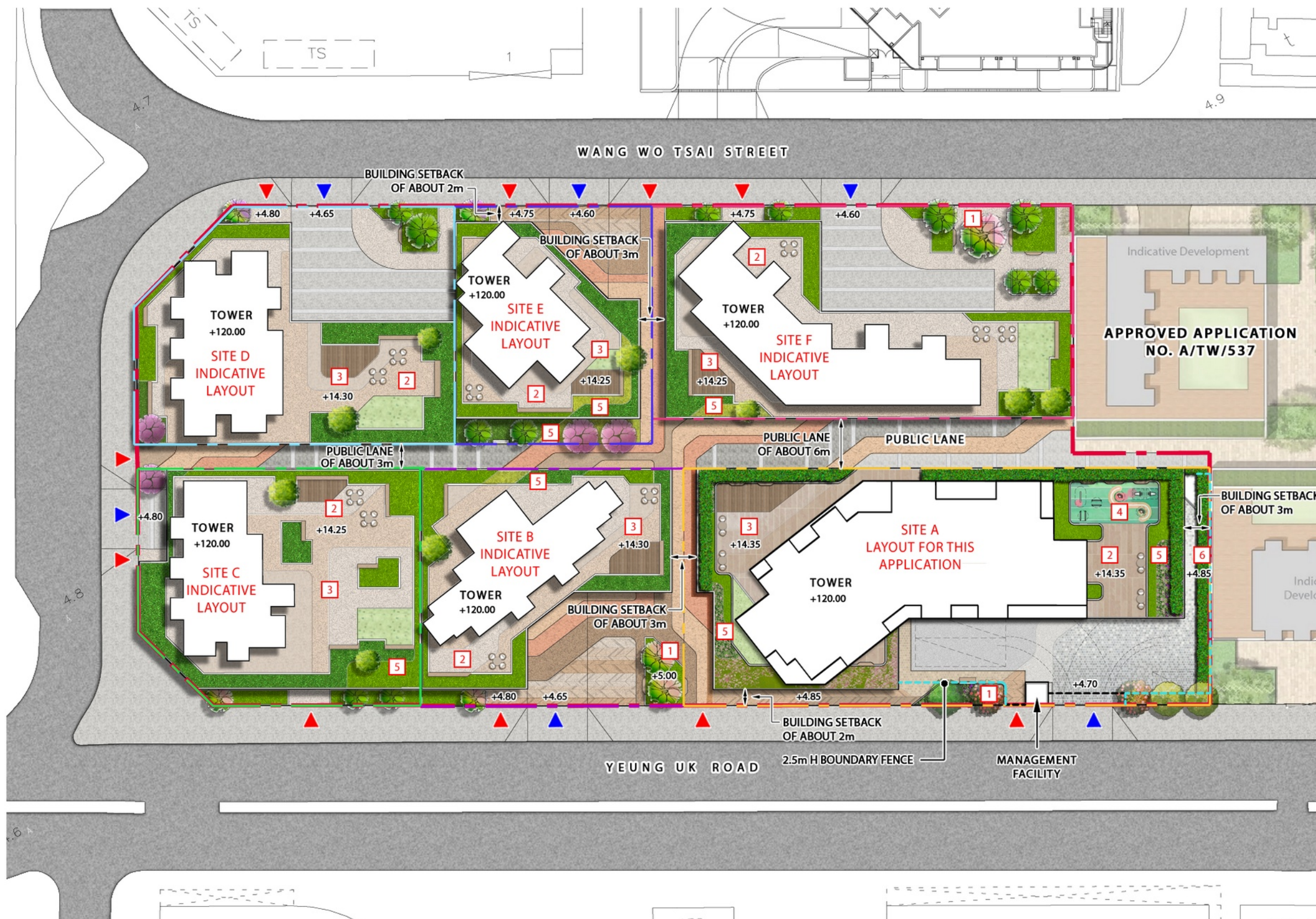
5.5.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

5.6 Irrigation and Proposed Source of Water Supply

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

Appendix A

Landscape Master Plans – Site A



LEGEND:

- BOUNDARY OF APPLICATION SITE ("CDA(5)" ZONE)
- PHASE 1 (SITE A)
- PHASE 2a (SITE B)
- PHASE 2b (SITE C)
- PHASE 2c (SITE D)
- PHASE 2d (SITE E)
- PHASE 2e (SITE F)
- PROPOSED NEW TREES
- PROPOSED SHRUB PLANTING
- PROPOSED TALL SHRUBS
- PROPOSED PAVING
- PROPOSED EVA / DRIVEWAY
- PROPOSED DECK
- PROPOSED SEATING/BENCHES
- PROPOSED LOOSE FURNITURE
- +120.00 PROPOSED LEVELS
- ▲ VEHICULAR ACCESS
- ▲ PEDESTRIAN ACCESS
- ENTRANCE GATE
- 2.5m H BOUNDARY FENCE

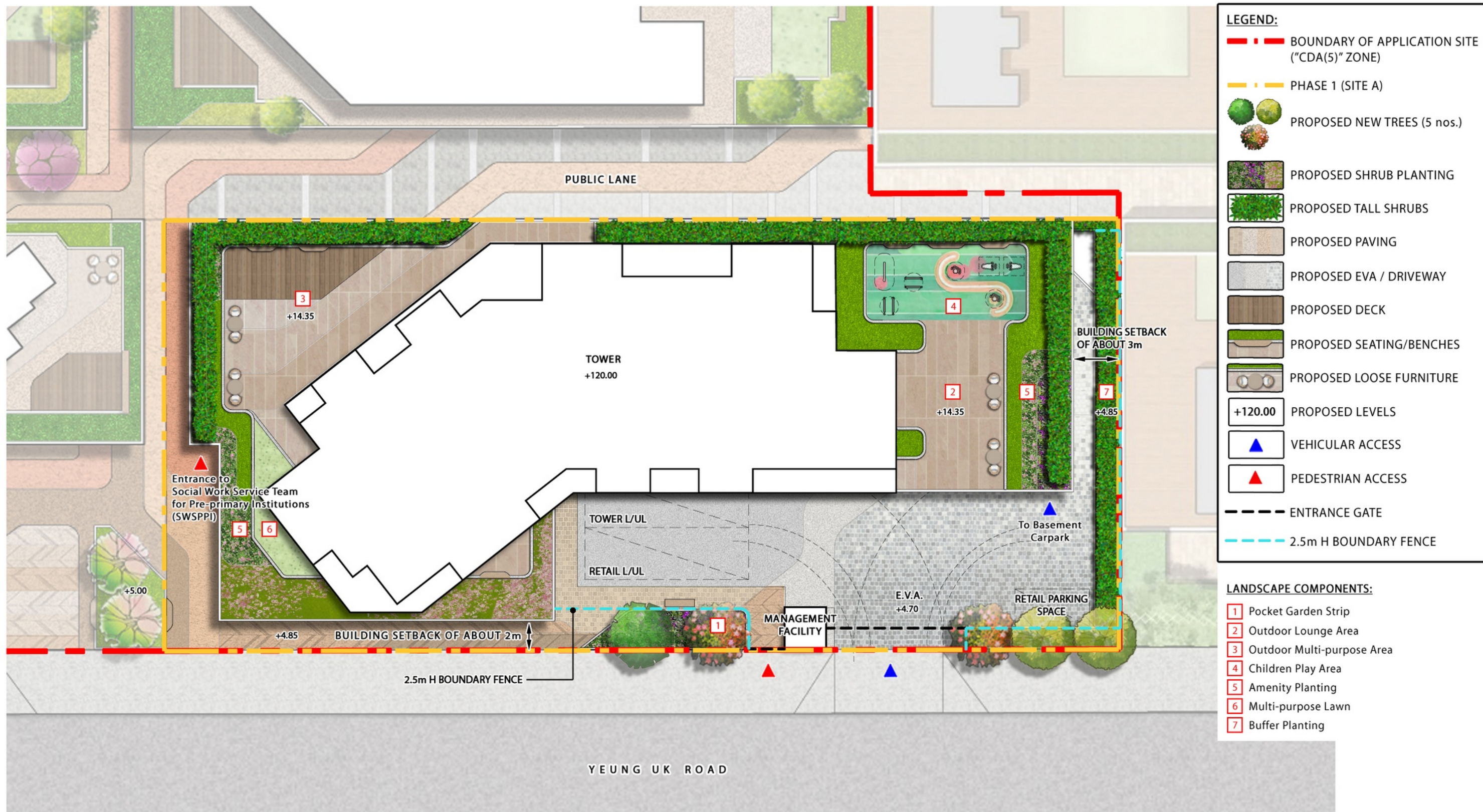
LANDSCAPE COMPONENTS:

- 1 Pocket Garden Strip
- 2 Outdoor Lounge Area
- 3 Outdoor Multi-purpose Area
- 4 Children Play Area
- 5 Amenity Planting
- 6 Buffer Planting

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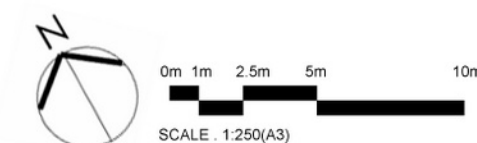
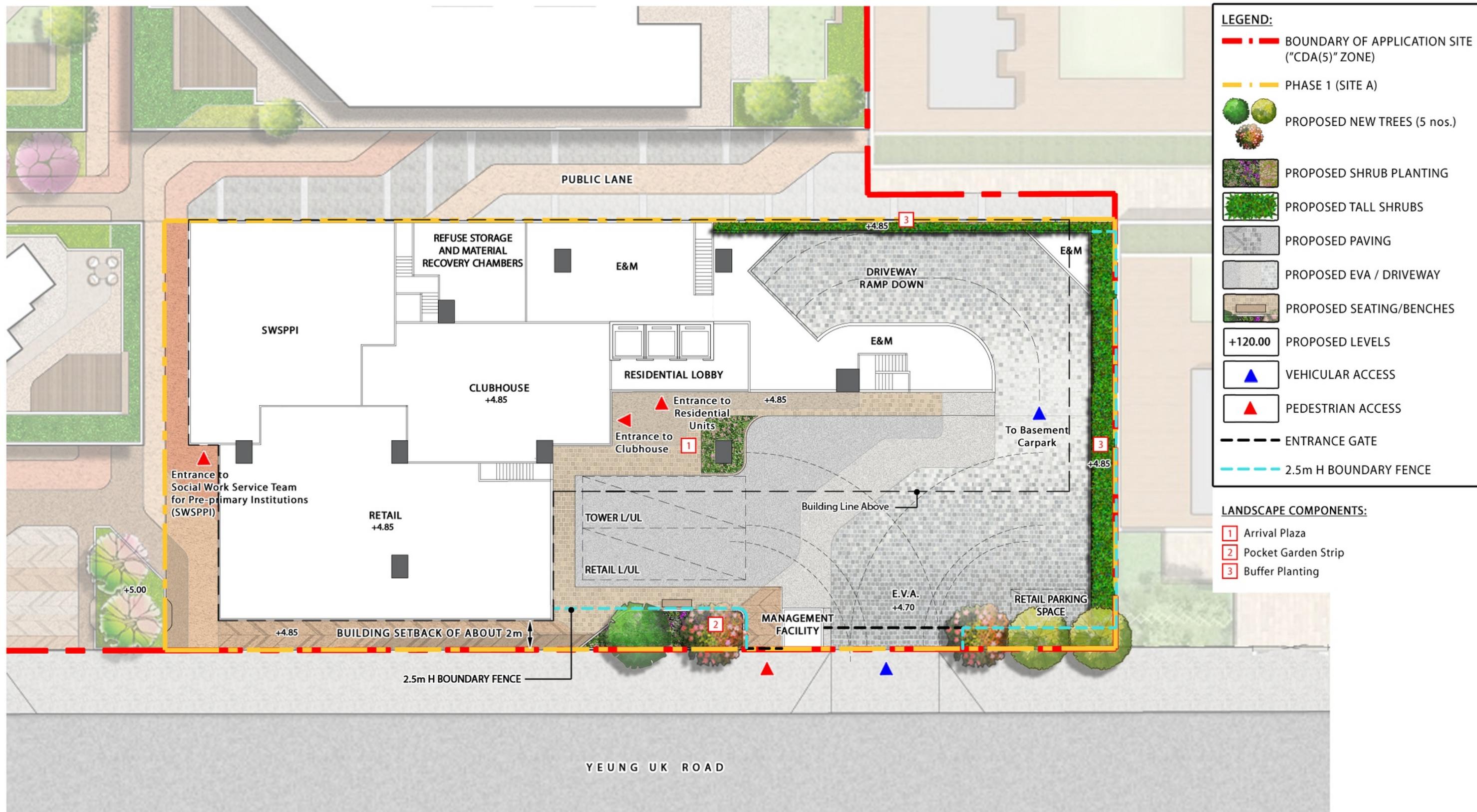
0m 2m 5m 10m 20m
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Landscape Master Plan - Site A Composite Plan
 Dwg. No. : 2022206-SA-LMP-02b

Date : MAR 2025
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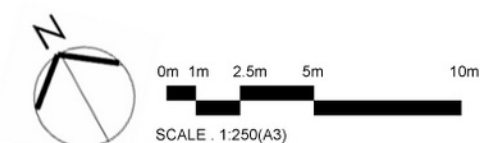
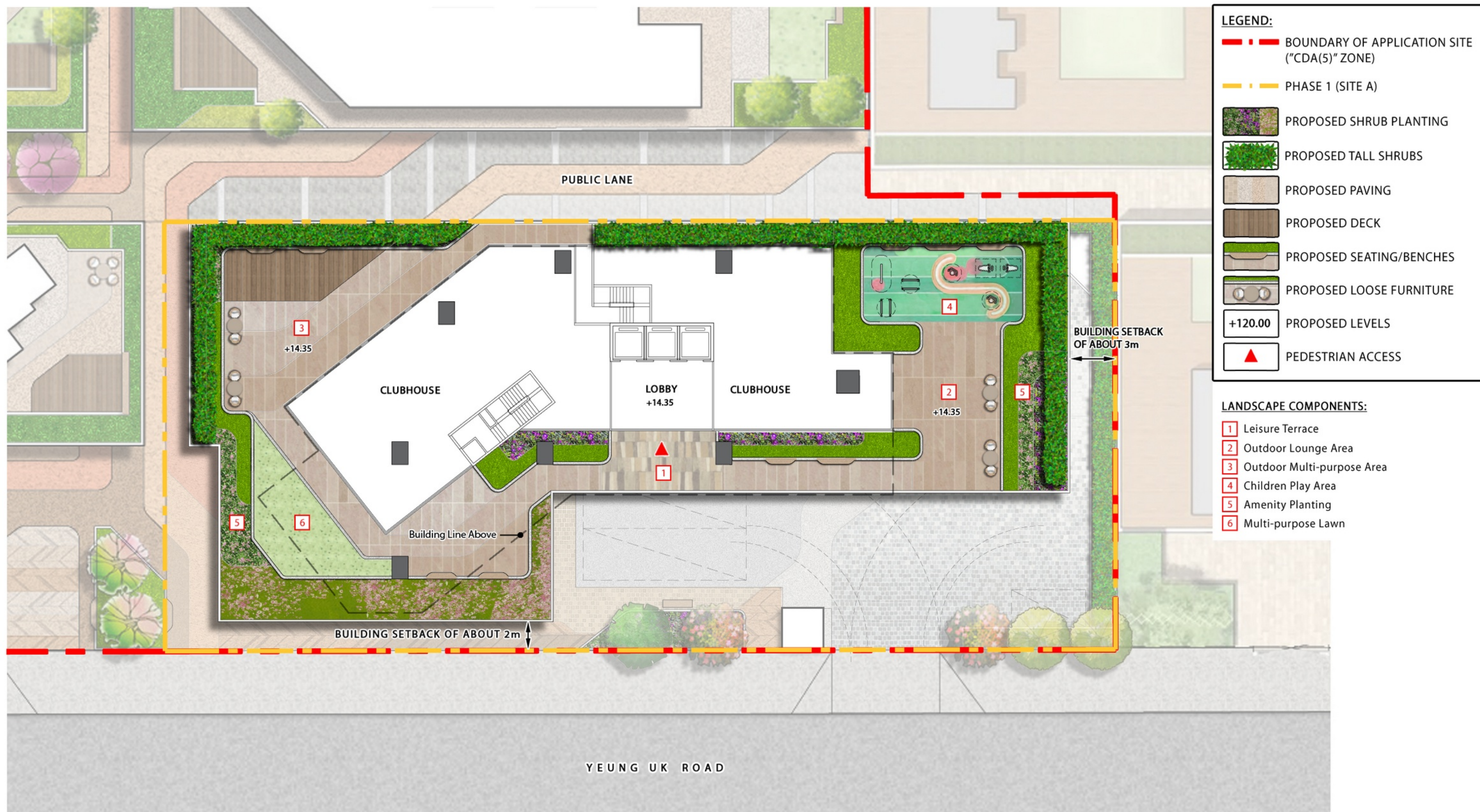
Landscape Master Plan - Site A G/F (+4.85mPD)

Dwg. No. : 2022206-SA-LMP-03b

Date : MAR 2025

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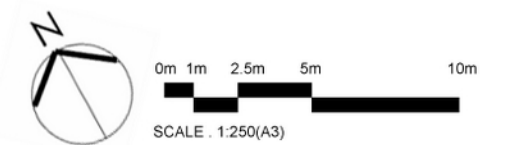
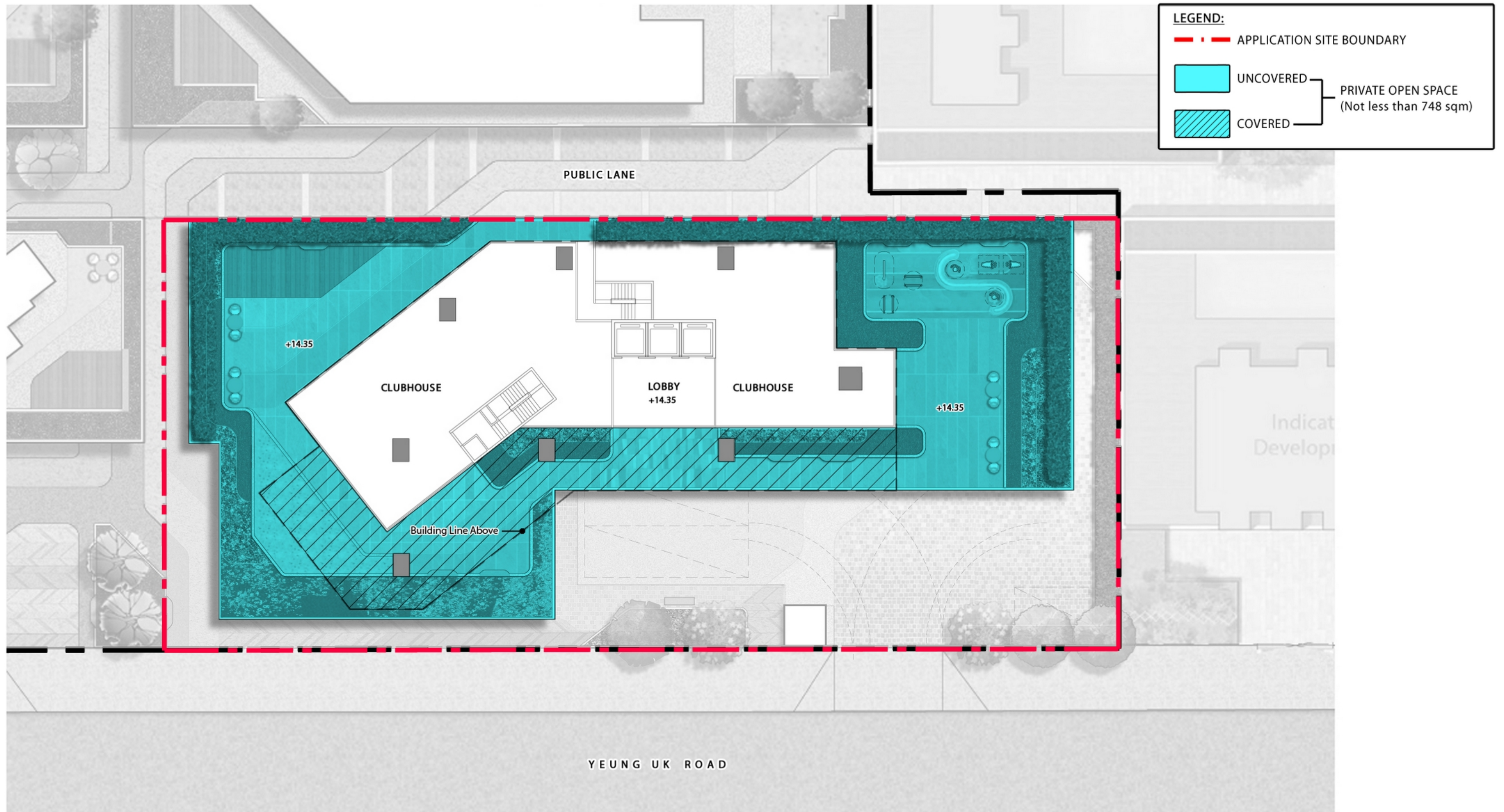




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Landscape Master Plan - Site A 2/F (+14.35mPD)
 Dwg. No. : 2022206-SA-LMP-04a

Appendix B

Open Space Demarcation Plan – Site A



Section 16 Planning Application for Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facility and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (5)" Zone at Yeung Uk Road / Kwu Hang Road / Wang Wo Tsai Street, Tsuen Wan

Open Space Demarcation Plan - Site A 2/F (+14.35mPD)

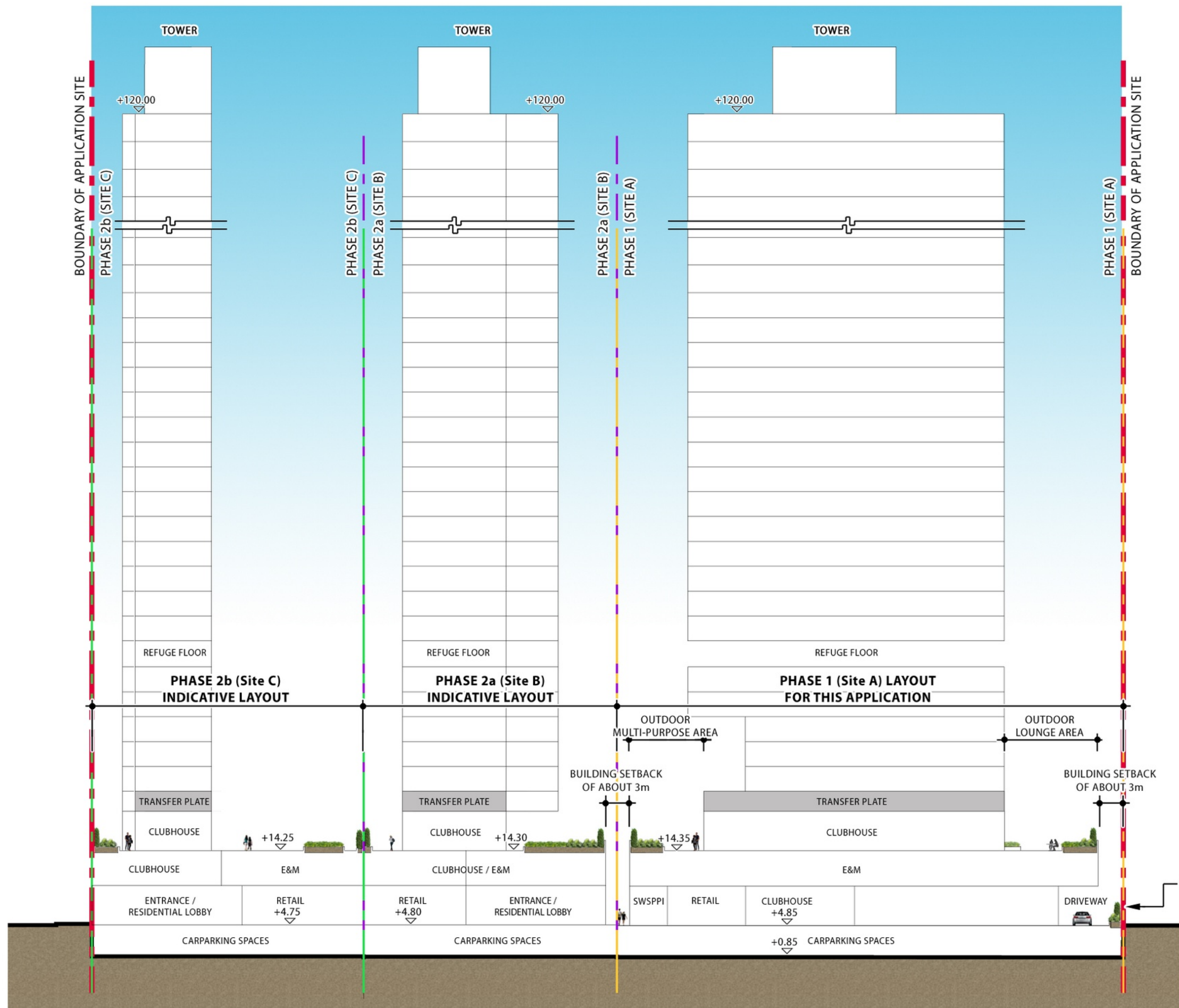
Dwg. No. : 2022206-SA-ODP-01a

Date : MAR 2025 (A3-size)



Appendix C

Landscape Sections



KEYPLAN

LANDSCAPE SECTION A

0m 2m 5m 10m 20m

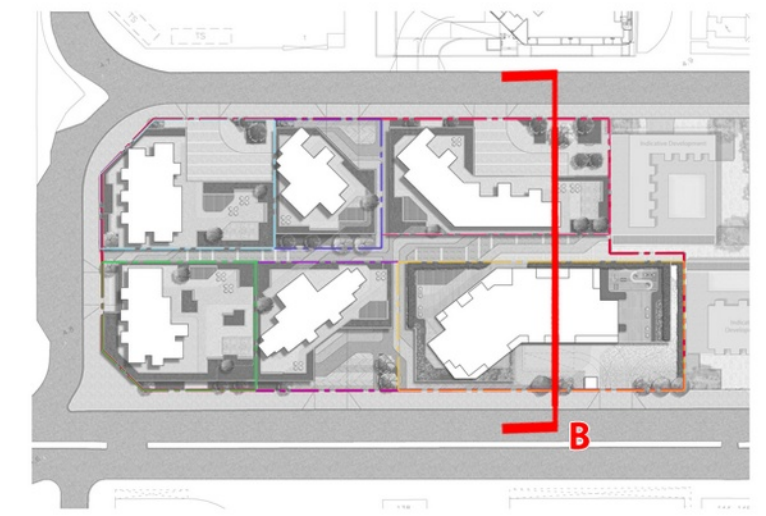
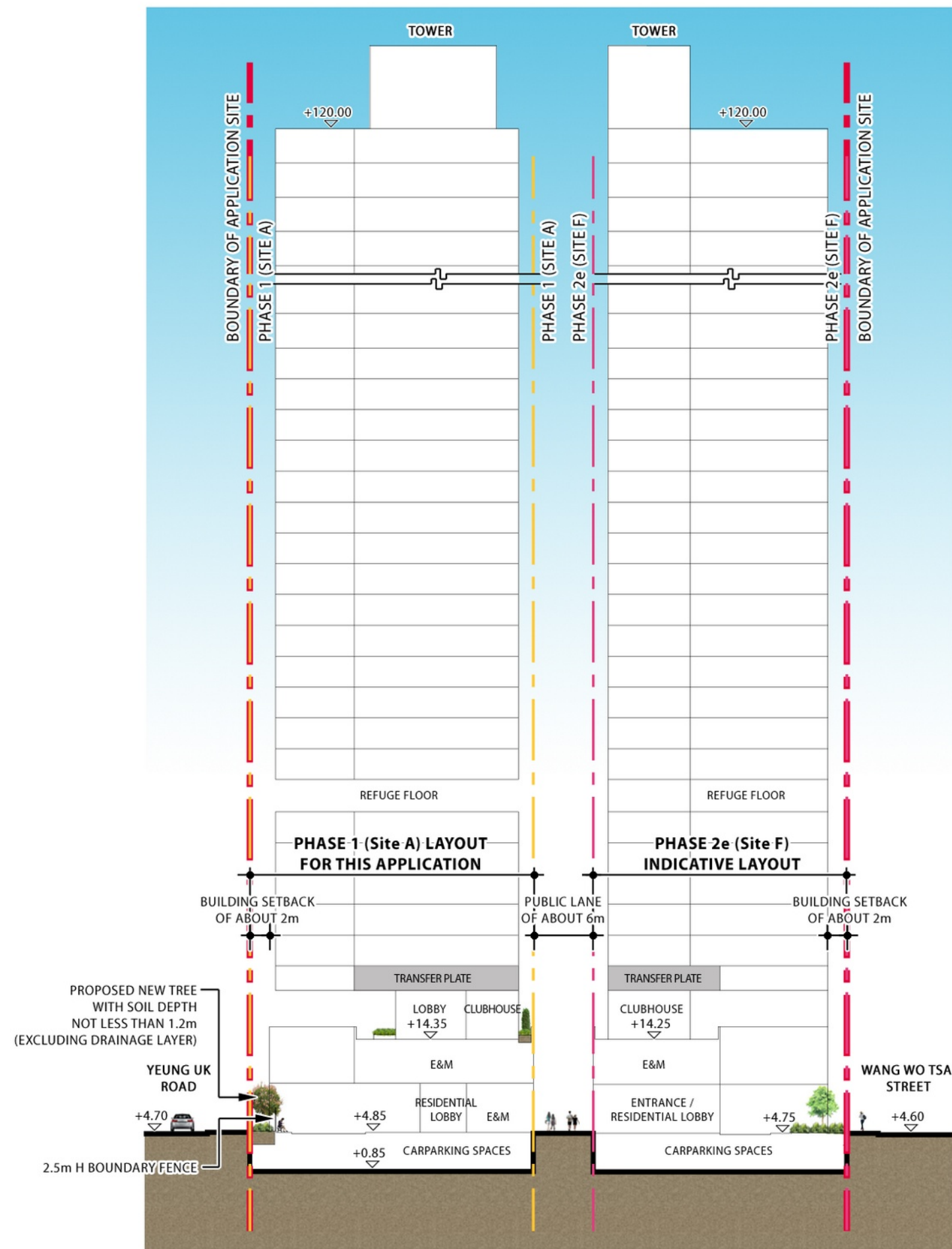
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Landscape Section A - "CDA(5)" Zone

Dwg. No. : 2022206-SA-SEC-01b

Date : MAR 2025
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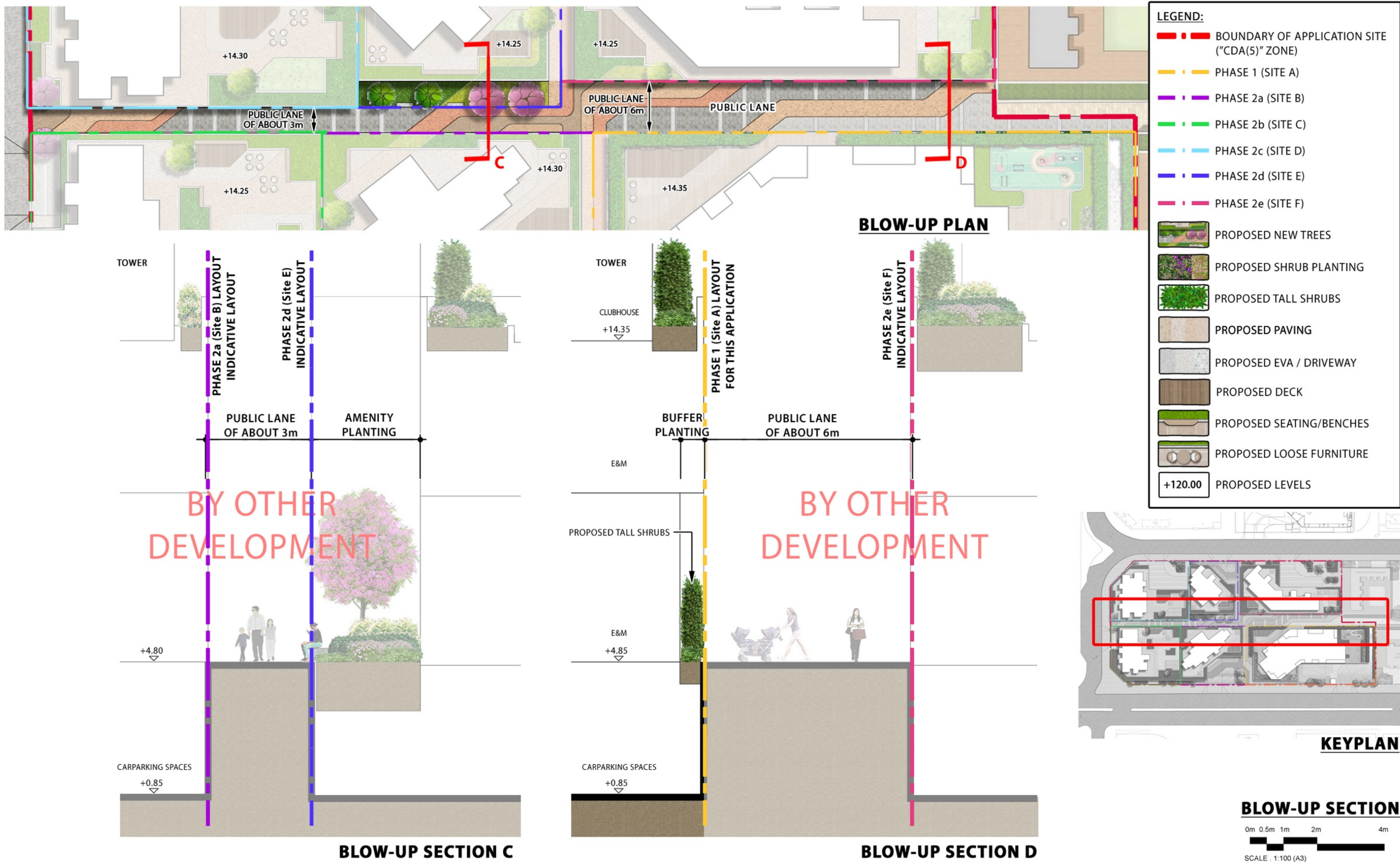
KEYPLAN

Section 16 Planning Application for Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facility and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in “Comprehensive Development Area (5)” Zone at Yeung Uk Road / Kwu Hang Road / Wang Wo Tsai Street, Tsuen Wan
Landscape Section B - “CDA(5)” Zone

Dwg. No. : 2022206-SA-SEC-02b

Date : MAR 2025
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Section 16 Planning Application for Proposed Comprehensive Residential Development with Commercial Uses and Social Welfare Facility and Minor Relaxation of Maximum Plot Ratio and Building Height Restrictions in "Comprehensive Development Area (5)" Zone at Yeung Uk Road / Kwu Hang Road / Wang Wo Tsai Street, Tsuen Wan
Landscape Section C & D - "CDA(5)" Zone

Dwg. No. : 2022206-SA-SEC-03

Date : MAR 2025
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