
Appendix B
Landscape Design Proposal

**Section 16 Planning Application for Proposed Commercial Use at Phase IIa
Development of an Approved Master Layout Plan (MLP)
with Minor Relaxation of Plot Ratio Restriction
(Proposed Amendments to the Approved MLP for Comprehensive Residential,
Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor
Relaxation of Plot Ratio Restriction Approved at Phase III)**

**Landscape Master Plan and
Tree Preservation Proposal
(Phase IIa)**

May 2026


Janet Law
Registered Landscape Architect (R092)



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1 Introduction

1.1 Background

1.1.1 This report, which serves as a Landscape Master Plan including a tree preservation proposal, is submitted to support a Section 16 Planning Application for Proposed Amendments to an Approved Master Layout Plan (MLP) (under Application No. A/YL/298) approved by the Town Planning Board (the Board) on 31 March 2023 with conditions.

1.1.2 While the latest Approved MLP of the subject planning application covers the entire “Comprehensive Development Area” (“CDA”) zone, including Phase I, Phase II and Phase III Developments, amendments were only made to Phase IIa. All of the development parameters and layout for Phase I, Phase IIb and Phase III are entirely identical to those approved under Application No. A/YL/298.

1.1.3 This report is structured to follow the requirements of Planning Department’s Practice Notes 1/2019 and the Joint Practice Note No. 3 (ver. 2019).

1.2 Site Location and existing condition

1.2.1 The subject site (Phase IIa) is currently partly occupied by some temporary building structures with vegetation. The land parcel to the immediate west is a vacant site zoned “Government, Institution or Community” (“GIC”). To the east of the site, it is an existing warehouse (Phase IIb) and the residential development, YOHO Midtown (Phase I).

1.2.3 The site connects Yuen Long MTR station with an existing footbridge at the northwest while vehicular access is possible via Yau Tin East Road at the south.

1.3 Proposed Commercial Development

1.3.1 The Phase IIa development covers an area of about 1230m². The proposed commercial development will include a 29-storey tower with landscaped areas at various levels.

1.3.2 The vehicle entry point for the proposed development is located along Yau Tin East Road at the south, while the pedestrian entry points are located at Castle Peak Road at G/F and footbridge connection to Phase I.

2 Tree Preservation Proposal

2.1 Existing trees

2.1.1 5 trees are surveyed within the Site (Phase IIa) according to the assessment requirements stated on the Lands Administration Office Lands Department Practice Note Issue No. 6/2023 concerning Tree Preservation and Tree Removal Proposal for Building Development in Private Projects.

2.1.2 Tree species

The surveyed trees are either amenity exotic species or native trees commonly found in Hong Kong.

2.1.3 Tree Health and Form

Tree health and form are generally fair to poor.

2.1.4 No “Champion tree” is found, referring to Jim, C.Y. (1994). Champion Trees in Urban Hong Kong. Urban Council, Hong Kong. There is also no endangered tree species found under the listing in “Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586)”.

2.1.5 No registered Old and Valuable Tree or potentially registrable Old and Valuable Tree is recorded based on the DEVB Technical Circular (Works) No. 5/2020, Registration and Preservation of Old and Valuable Trees.

2.2 Tree Retention, transplanting and felling proposals

2.2.1 Trees to be Retained

No tree is proposed to be retained.

2.2.2 Trees to be Transplanted

No tree is proposed to be transplanted.

2.2.3 Trees to be Felled

5 trees are proposed to be felled. The trees cannot be retained in-situ as they are in direct conflict with the proposed building footprint (refer to Appendix VI). The trees are considered unsuitable for transplanting, primarily in view of their size and structure and low survival rate after transplanting that can adversely affect tree stability in the recipient location which poses potential risk to the public.

Table 1: Tree Treatment Summary (Phase II)

Tree Treatment	Current scheme
Total surveyed trees (nos.)	5
Trees to be retained (nos.)	0
Trees to be transplanted (nos.)	0
Trees to be felled (nos.)	5

2.3 Tree Planting Proposal

2.3.1 A total of 7 new trees of light standard size will be planted. Tree planting schedule is presented in Table 2.

Table 2: Tree planting schedule

Botanical name	Chinese name	Size	Planting density
<i>Podocarpus macrophyllus</i> *	羅漢松	Light standard	Min. 2000mm (c/c)

Remarks:

* Native species

2.3.2 Adequate spacing, according to the tree species and ultimate crown spread, will be allowed for tree planting to enable healthy tree growth and establishment.

2.3.3 A minimum of 1.2m soil depth excluding drainage layer will be provided for planting new trees (refer to Appendix III).

2.3.4 The planting area for planting new trees will not be under cover.

2.3.5 A 12-month Establishment Period will be provided for the new trees for their long term well-being after planting.

2.3.6 The tree species proposed for tree planting is:

- I. High in amenity value;
- II. able to blend with the surrounding environment;
- III. functional to the public/ users (e.g. provide shading, screening); and
- IV. available in the market.

3 Landscape Master Plan

3.1 Landscape Design Objectives:

The landscape design aims to achieve the following objectives:

- to establish pleasant landscape areas which meet the varied needs of the development occupants and site visitors;
- to design landscape elements that integrate in harmony with the architectural style and create identity for the development;
- to provide greening buffer between the development and adjacent existing development;
- to ensure barrier free access for all the landscape areas;
- to submit tree planting scheme for government's approval; and
- to maximize the opportunity for soft landscaping works in the outdoor areas.

3.2 Landscape Components

The development includes a proposed commercial complex and landscaped spaces within the Phase IIa area. (refer to Appendix I – Landscape Master Plan, Appendix II – Elevation and Section)

3.2.1 G/F entrance, EVA and landscaped spaces

To accommodate commercial necessary road requirements and internal transport provisions at the G/F without jeopardizing pedestrian circulation, feature paving and layered shrubs will be provided to create a welcoming experience for the visitors at the southern setback from Yau Tin East Road where the vehicular entrance is located.

3.2.2 G/F landscaped spaces abutting Castle Peak Road

A landscaped leisure path with lush planting of trees and shrubs is created at the side abutting Castle Peak Road as the common open area, as well as a harmonious landscape transition to soften the edge of development.

3.2.3 Landscaped roofs

Planting areas are designed at the R/F and TR/F of the development to maximize greening opportunities.

3.2.4 Boundary edge treatment

There will be trees and shrubs planting at the northern, eastern and south-eastern edge to soften the building mass as a harmonious transition to the surroundings. The edges of the development, which will either be in the form of landscape paving or edge planters, are meant to remain porous as much as possible to enhance landscape experience.

3.3 Hard Landscape

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design which relate to all phases, including lighting, levels and technical standards. Hardscape elements of the landscape include: paving; walls; site structures; site furniture; signage and lighting.

3.3.1 Hard Landscape Materials

Hardscape materials and design are chosen to complement the building finishes, add character to the development and provide variety to the circulation areas. The use of varied finishes to granite and/ or artificial granite tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.

Table 3 Materials Schedule for Hardscape:

Area	Type of materials
Driveway	Natural granite with various finishes, AGT.
Footpaths / paved areas	Non-slip tiles with natural granite highlights
Feature walls / planter walls	Natural granite, AGT, aluminum cladding
Railing	Stainless steel/GMS
Balustrade	Glass and/or Stainless steel
Signage	Aluminum and/or Stainless steel
Amenity lighting	Aluminum

3.3.2 Landscape Lighting

The landscape lighting design for all areas will follow an aesthetic and functional approach. Generally, lighting will be provided for the safety and security purpose for pedestrian circulation as well as highlighting specific landscape features.

3.3.3 Design Codes, Technical Standards and Safety Provision

Hard landscape design works shall be in compliance with government ordinances, codes and regulations, and relevant international standards. Criteria for the selection of hard landscape materials include: durability, sustainability, low maintenance, contemporary theme and specific criteria for themed area as necessary.

All outdoor facilities and ancillary works will be in full compliance with relevant safety standards and guidelines.

The latest version of Design Manual - Barrier Free Access issued by Building Authority will be followed in the provision of access to cater for disabled persons to landscape areas.

3.4 Soft Landscape

This section provides a description of the soft landscape design and softscape elements together with general information on softscape related aspects of design, including irrigation and maintenance, softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials.

3.4.1 Planting Design

The planting design aims to create a modern and welcoming environment at the ground floor level with a combination of evergreens and deciduous species in rich textural and colour contrast. Planting at the upper levels will adopt wind tolerant species with flowering and coloured foliage habits to create a green and cheerful ambience with seasonal interest.

All species shall be hardy and required low future maintenance, shade tolerant plants shall be proposed for any covered planting areas. Shade and ornamental plants will be incorporated to provide a relaxed atmosphere for the site users and visitors. Planting will include a variety of evergreen shrubs and groundcovers, selected for their shade and flowering characteristics.

3.4.2 Plant Material Tables

A mix of native and exotic amenity tree species will be planted to maximize the greening effect. The proposed species are tabled below:

Table 4: Plant Material Table

Botanical name	Chinese name	Size	Planting density
Tree			
<i>Podocarpus macrophyllus</i> *	羅漢松	Light standard	Min. 2000mm (c/c)
Shrub			
<i>Clerodendrum ugandense</i>	花蝴蝶	Height x spread in mm 300-800 x 300-500	300-500mm (c/c)
<i>Dizygotheca elegantissima</i>	孔雀木		
<i>Osmanthus fragrans</i>	桂花		
<i>Rhododendron pulchrum</i>	紫杜鵑		
<i>Schefflera arboricola</i>	鴨腳木		
<i>Tabernaemontana divaricata variegata</i>	花葉狗牙花		
Groundcover			
<i>Lantana montevidensis</i>	鋪地臭金鳳	Height x spread in mm 100-250 x 150-200	100-200mm (c/c)
<i>Arachis duranensis</i>	蔓花生		

Remarks:

* Native species

3.5 Soil Depth and Drainage Provision for the Planted Area

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

- ❖ Trees: minimum 1200mm
- ❖ Shrubs: minimum 600mm
- ❖ Groundcovers / Climbers / Lawn: minimum 300mm

Sufficient allowances have been made to accommodate the loading of soil and plants.

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

3.6 Irrigation and Proposed Source of Water Supply

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

3.7 Landscape Maintenance and Management

- 3.7.1 Upon completion of the construction works of all landscaped areas, a 12-month defect liability period will be provided for both hard and soft landscape works.
- 3.7.2 Tree Risk Assessment will be conducted at appropriate time to facilitate proper tree management and maintenance.
- 3.7.3 For hard landscape features, maintenance operations including repairing, refurbishment, replacement due to wear and tear will be conducted as required.

Maintenance for hard landscape elements shall be carried out by management office of the development with maintenance intention as follows:

I – Routine Maintenance (Daily – Weekly)

- a. Rubbish and litter removal
- b. Sweeping and cleaning
- c. Water feature cleaning
- d. Repair for damaged site furniture/ facilities
- e. Light bulb replacement

II – Annual/ Long Term Maintenance

- a. Repainting
- b. Resurfacing of worn pavements
- c. Replacing worn parts site furniture, lighting fixture and other facilities
- d. Replacement of worn landscape furniture

3.7.4 Ground staff assigned with particular responsibilities for hard and soft landscape maintenance within the Site will be provided by the future property management. A landscape maintenance schedule is provided below.

Works		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Soft Landscape Works	Watering	●	●	●	●	●	●	●	●	●	●	●	●
	Pruning		D	GC, EG									
	Fertilizing	soil test		X								X	
	Fungicide / Insecticide			X						X			X
	Weeding		X	X	X	X	X	X	X		X		X
	Securing			X									
	Thinning			EG								D	
Hard Landscape Works	Paving Cleaning	●	●	●	●	●	●	●	●	●	●	●	●
	Outdoor Swimming Pool Cleaning	●	●	●	●	●	●	●	●	●	●	●	●
	Children's Play Area Cleaning	●	●	●	●	●	●	●	●	●	●	●	●
	Inspection of damages	X	X	X	X	X	X	X	X	X	X	X	X
	Repairing / Refurbishment / Replacement	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Schedule Legend:

- GC Groundcover
- D Deciduous
- X Application
- EG Evergreen
- Size proportional to quantity
- ▲ If required

4 Landscaped Area Provision

4.1 Greenery Provision

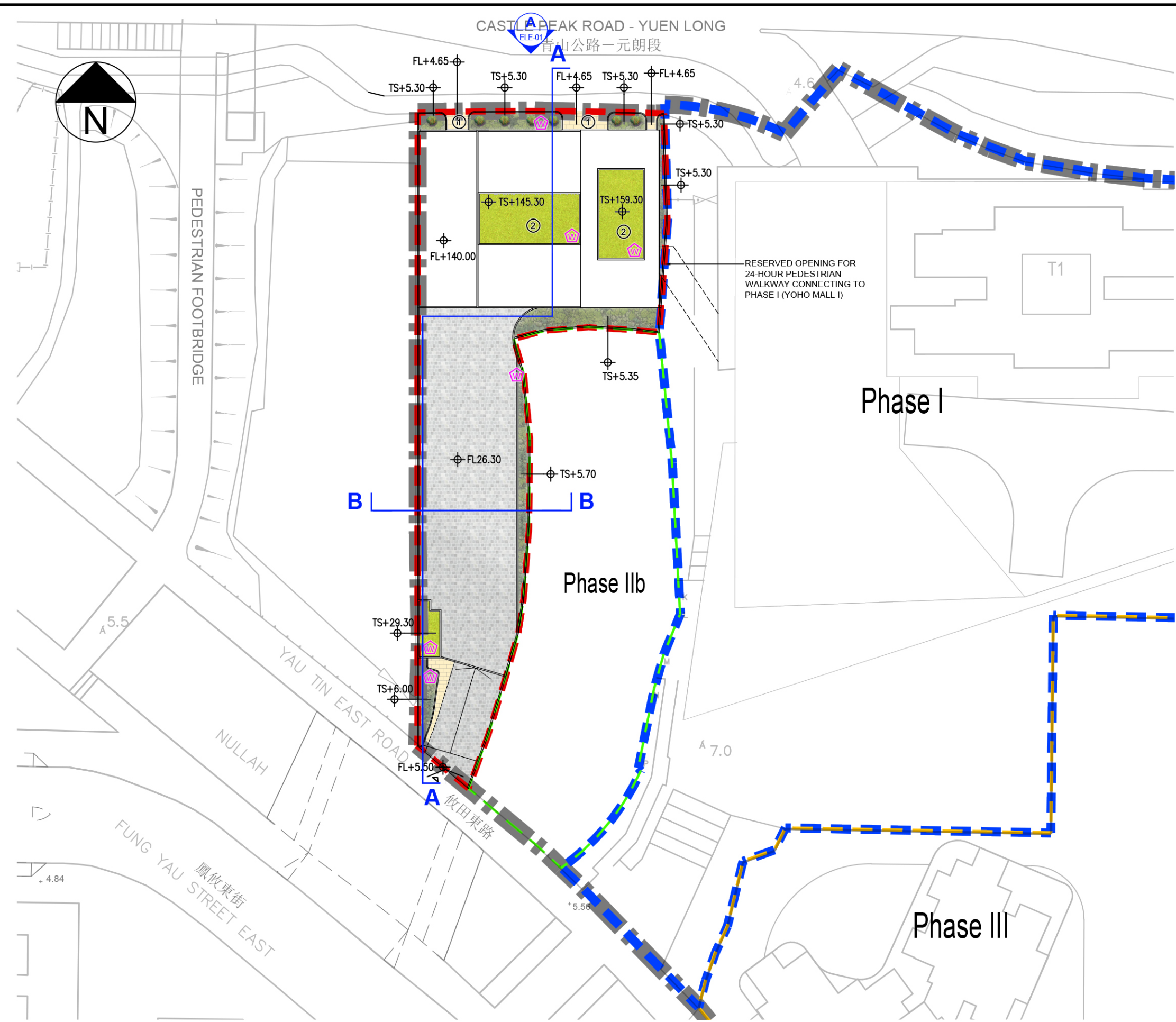
Not less than 20% greenery area will be provided in accordance to PNAP APP-152. According to para. 10 of JPN3, the Buildings Department (BD) is the sole authority to interpret site coverage for greenery requirement, to accept the relevant proposals and to check compliance upon completion of the private development according to BD's PNAP APP-152. The greenery provision presented under the current submission is submitted for information only (refer to Appendix IX).

4.2 Open Space Provision

It is assumed that the development will involve about 489 workers. Not less than 245m² open space within Phase IIa will be provided, following the requirements in “Hong Kong Planning Standards and Guidelines (Chapter 4: Recreation, Open Space & Greening), Planning Department” (i.e. 0.5m² per worker). In view of the limited site area and proposed function, all proposed open space are classified as passive open space. The open space within the site is private and will be maintained by the Lot owner (refer to Appendix VIII).

Appendix I Landscape Master Plan

- Drawing no.: LMP-01, LMP-02, LMP-03, LMP-04, LMP-05



- LEGEND**
- APPLICATION SITE BOUNDARY
 - PHASE I BOUNDARY
 - PHASE IIa BOUNDARY
 - PHASE IIb BOUNDARY
 - PHASE III BOUNDARY
 - PROPOSED TREE (7 nos.)
 - SHRUBS
 - GROUNDCOVER
 - PAVING
 - DRIVEWAY / E.V.A. / CAR PARK
 - ⊕EX EXISTING LEVEL
 - ⊕FL FINISHED FLOOR LEVEL
 - ⊕TS TOP OF SOIL LEVEL
 - Ⓜ IRRIGATION WATER POINT
 - ① LEISURE PATH
 - ② ROOF PLANTING

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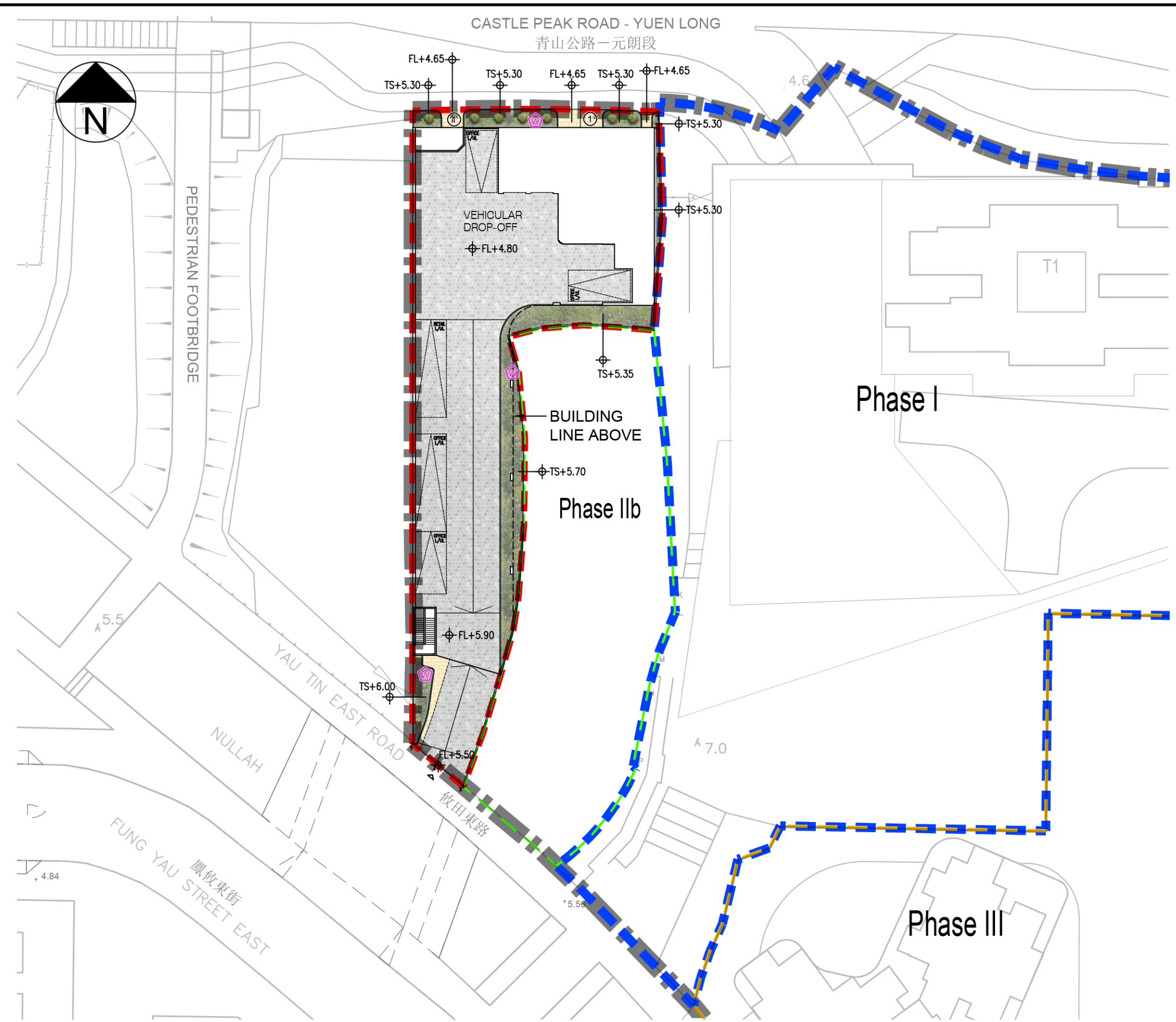
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FILE	
DRWN	VC
CHKD	LW
DATE	MAR 2026
SCALE	1:450 (A3)

PROJECT
 SECTION 16 PLANNING APPLICATION FOR PROPOSED COMMERCIAL USE AT PHASE IIA DEVELOPMENT OF AN APPROVED MASTER LAYOUT PLAN (MLP) WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION (PROPOSED AMENDMENTS TO THE APPROVED MLP FOR COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT, WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION APPROVED AT PHASE III)

TITLE
 PHASE IIa AREA
 LANDSCAPE MASTER PLAN
 (COMPOSITE PLAN)

JOB NO.	D40822
DRAWING NO.	LMP-01
REV.	-



- LEGEND**
- APPLICATION SITE BOUNDARY
 - PHASE I BOUNDARY
 - PHASE IIa BOUNDARY
 - PHASE IIb BOUNDARY
 - PHASE III BOUNDARY
 - PROPOSED TREE (7 NOS.)
 - SHRUBS
 - PAVING
 - DRIVEWAY / E.V.A. / CAR PARK
 - ⊕EX EXISTING LEVEL
 - ⊕FL FINISHED FLOOR LEVEL
 - ⊕TS TOP OF SOIL LEVEL
 - ⊕ IRRIGATION WATER POINT
 - ① LEISURE PATH

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TITLE
PHASE IIa AREA
LANDSCAPE MASTER PLAN
(GROUND FLOOR)

JOB NO.	D40822
DRAWING NO.	LMP-02
REV.	-

CASTLE PEAK ROAD - YUEN LONG
青山公路一元朗段

⊕EX+4.65

4.6

32/F

R/F

TR/F

⊕TS+145.30

②

T1

Phase I

Phase IIb

A 7.0

Phase III

LEGEND

- ■ ■ APPLICATION SITE BOUNDARY
- ■ ■ PHASE I BOUNDARY
- ■ ■ PHASE IIa BOUNDARY
- ■ ■ PHASE IIb BOUNDARY
- ■ ■ PHASE III BOUNDARY
- ■ ■ GROUNDCOVER
- ⊕EX EXISTING LEVEL
- ⊕FL FINISHED FLOOR LEVEL
- ⊕TS TOP OF SOIL LEVEL
- ⬡ IRRIGATION WATER POINT
- ② ROOF PLANTING



PEDESTRIAN FOOTBRIDGE

YAU TIN EAST ROAD

NULLAH

FUNG YAU STREET EAST
鳳攸東街

攸田東路

A 5.5

+ 4.84

+ 5.56

DATE / REVISION / AMENDMENTS

FILE	
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CHKD	LW
DATE	MAR 2026
SCALE	1:450 (A3)

PROJECT
SECTION 16 PLANNING APPLICATION FOR PROPOSED COMMERCIAL USE AT PHASE IIA DEVELOPMENT OF AN APPROVED MASTER LAYOUT PLAN (MLP) WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION (PROPOSED AMENDMENTS TO THE APPROVED MLP FOR COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT, WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION APPROVED AT PHASE III)

TITLE
PHASE IIa AREA
LANDSCAPE MASTER PLAN
(ROOF FLOOR)

JOB NO.	D40822
DRAWING NO.	LMP-03
REV.	-

CASTLE PEAK ROAD - YUEN LONG
青山公路一元朗段

⊕EX+4.65

4.6

32/F

R/F

TR/F

TS+159.30
⊕
②

T1

Phase I

Phase IIb

A 7.0

Phase III

LEGEND

- ■ ■ APPLICATION SITE BOUNDARY
- ■ ■ PHASE I BOUNDARY
- ■ ■ PHASE IIa BOUNDARY
- ■ ■ PHASE IIb BOUNDARY
- ■ ■ PHASE III BOUNDARY
- ■ ■ GROUNDCOVER
- ⊕EX EXISTING LEVEL
- ⊕FL FINISHED FLOOR LEVEL
- ⊕TS TOP OF SOIL LEVEL
- Ⓜ IRRIGATION WATER POINT
- ② ROOF PLANTING



PEDESTRIAN FOOTBRIDGE

YAU TIN EAST ROAD

NULLAH

FUNG YAU STREET EAST
鳳攸東街

攸田東路

A 5.5

+ 4.84

+ 5.56

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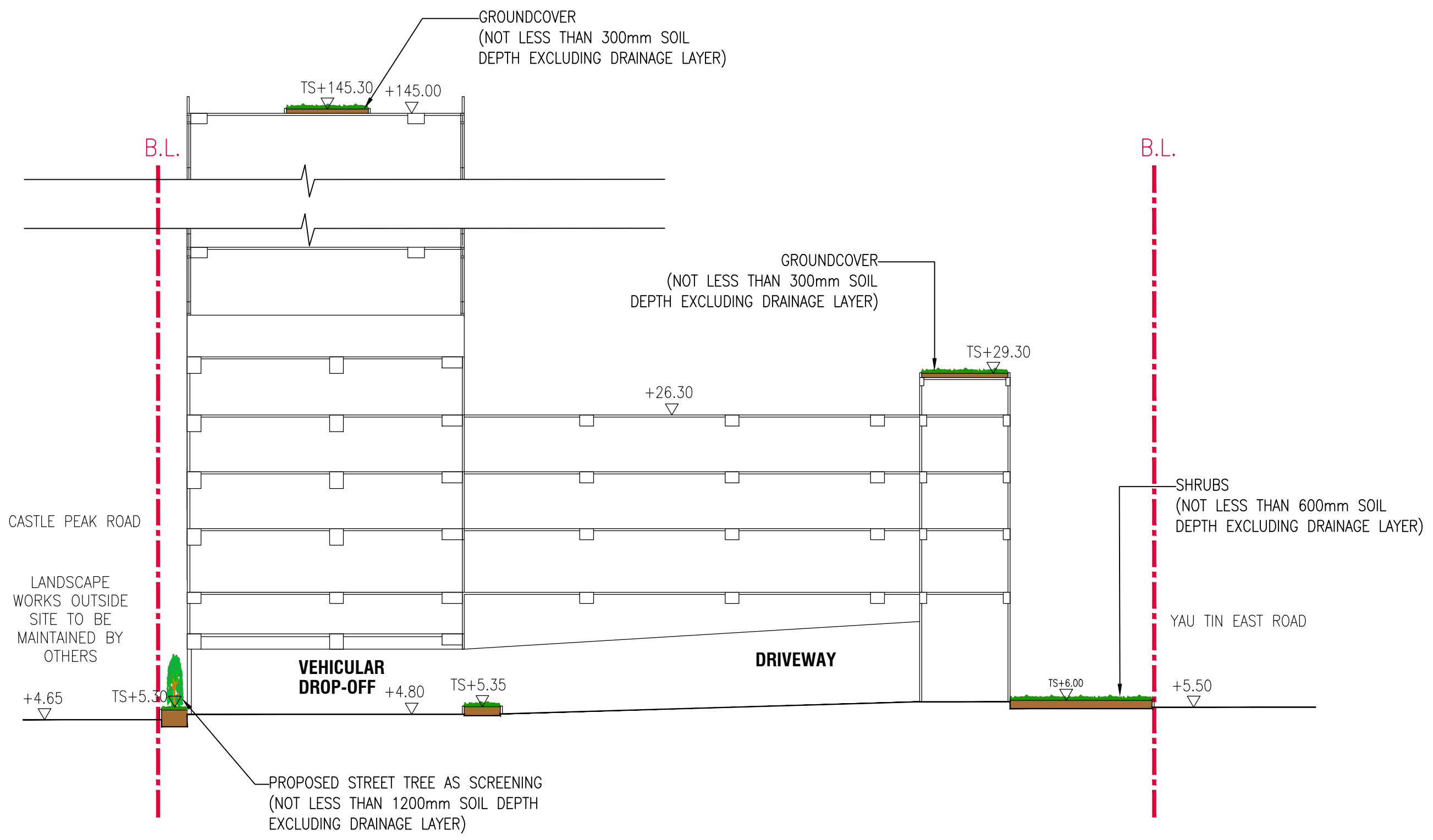
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TITLE	PHASE IIa AREA LANDSCAPE MASTER PLAN (TOP ROOF FLOOR)
JOB NO.	D40822
DRAWING NO.	LMP-04
REV.	-

Appendix II Section & Elevation

- Drawing no.: SEC-01, SEC-02, ELE-A

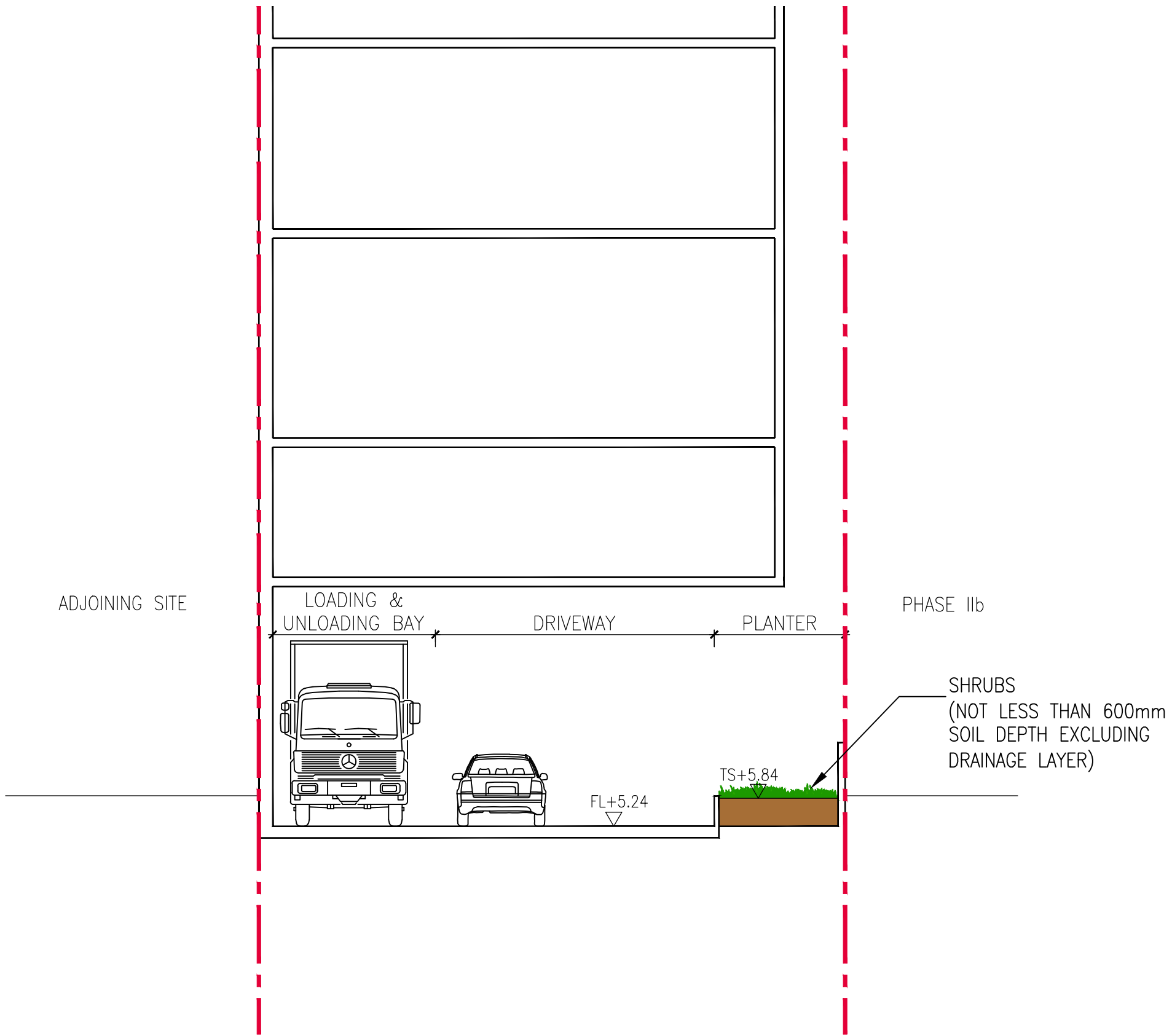


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CHKD	LW
DATE	MAR 2026
SCALE	1:300 (A3)

PROJECT
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TITLE	SECTION A
JOB NO.	D40822
DRAWING NO.	SEC-01
REV.	-



DATE / REVISION / AMENDMENTS

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CHKD	LW
DATE	MAR 2026
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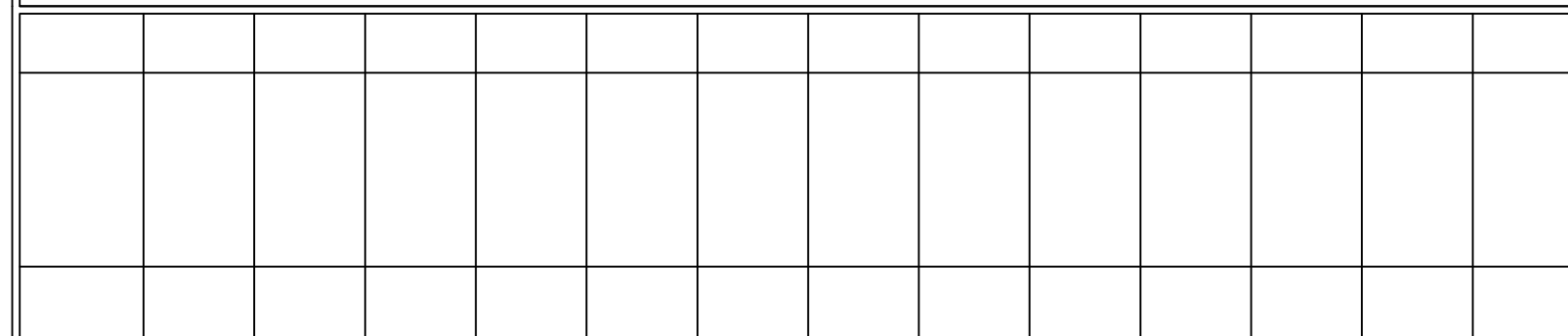
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TITLE	SECTION B
JOB NO.	D40822
DRAWING NO.	SEC-02
REV.	-

JOB NO.	D40822
DRAWING NO.	SEC-02
REV.	-

ADJOINING SITE

RESERVED OPENING FOR 24-HOUR PEDESTRIAN WALKWAY CONNECTING TO PHASE I (YOHO MALL I)



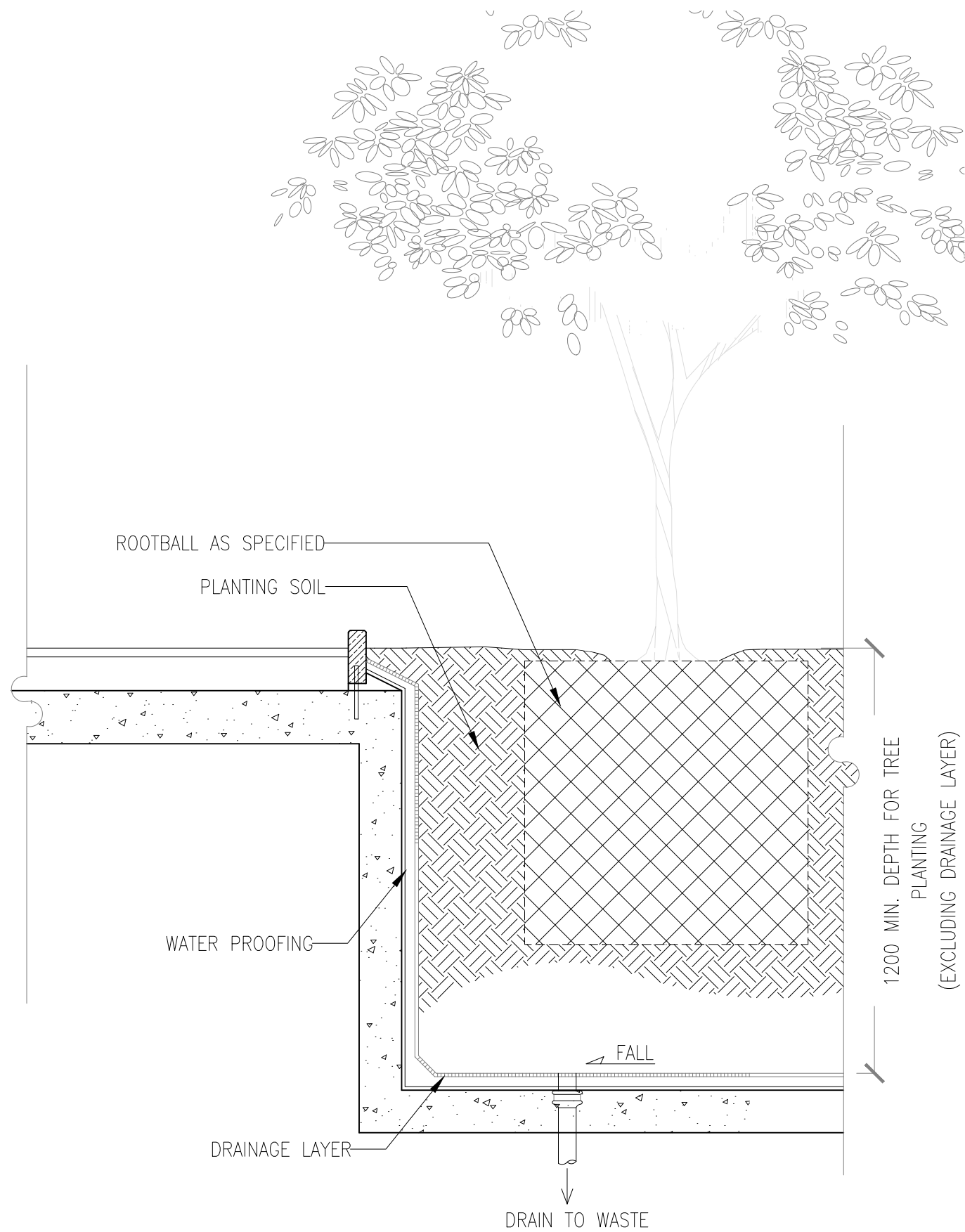
PROPOSED TREE

PHASE I

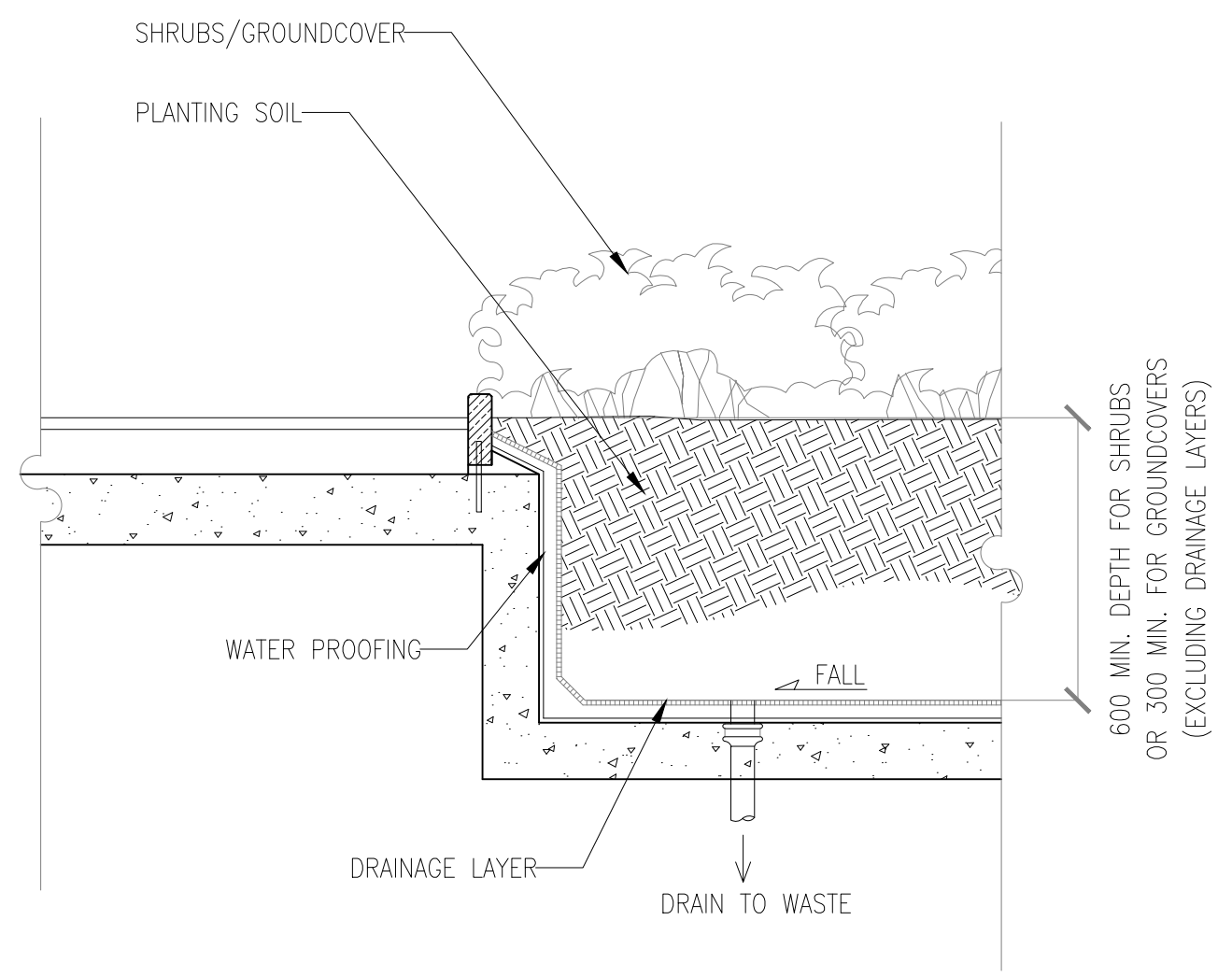


Appendix III Typical Planter Details

- Drawing no.: LD-01



A SECTION (FOR TREE PLANTING)
1:15



B SECTION (FOR SHRUBS / GROUNDCOVERS)
1:15

DATE / REVISION / AMENDMENTS

FILE	
DRWN	VC
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DATE	MAR 2026
SCALE	As shown

PROJECT
SECTION 16 PLANNING APPLICATION FOR PROPOSED COMMERCIAL USE AT PHASE IIA DEVELOPMENT OF AN APPROVED MASTER LAYOUT PLAN (MLP) WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION (PROPOSED AMENDMENTS TO THE APPROVED MLP FOR COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT; WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION APPROVED AT PHASE III)

TITLE
TYPICAL PLANTER DETAILS

JOB NO.	D40822
DRAWING NO.	LD-01
REV.	-

Appendix IV Tree Treatment Schedule

Tree Treatment Schedule

Prepared by Leo Wong (ISA Certified Arborist HK-0288A) on 1 December 2023

Field Survey was conducted on 1 December 2023

To be read in conjunction with drawing no. TSP-01

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment (Retain/Transplant/Fell)	Remarks
		Scientific Name	Chinese Name	Height (m)	DBH (mm)	Crown Spread (m)		
32	32-1, 32-2, 32-3	<i>Ficus subpisocarpa</i>	筆管榕	6	280	4	Fell	crossed branch, chain link fence embedded in main trunk, climbers
33	33-1, 33-2 33-3	<i>Morus alba</i>	桑	4	200	4	Fell	chain link fence embedded in main trunk, epicromics, climbers
34	34-1, 34-2	<i>Bombax ceiba</i>	木棉	12	800	10	Fell	previously uprooted and regrow, decay, climbers
42	42-1, 42-2	<i>Morus alba</i>	桑	6	150	3	Fell	crossed branch, chain link fence embedded in main trunk, epicromics, climbers
44	44-1, 44-2	<i>Ficus virens</i>	黃葛樹	8	650	7	Fell	epicromics, crossed branch, close to concrete structures

Summary Table

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

Appendix V Photographic record of existing trees

Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

TREE PHOTOGRAPHS



32-1 - Fell



32-2 - Fell



32-3 - Fell



33-1 - Fell

Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

TREE PHOTOGRAPHS



33-2 - Fell



33-3 - Fell



34-1 - Fell



34-2 - Fell

Section 16 Planning Application for Proposed Commercial Use at Phase IIa Development of an Approved Master Layout Plan (MLP) with Minor Relaxation of Plot Ratio Restriction (Proposed Amendments to the Approved MLP for Comprehensive Residential, Commercial, Social Welfare Facility and Public Vehicle Park Development; with Minor Relaxation of Plot Ratio Restriction Approved at Phase III)

TREE PHOTOGRAPHS



42-1 - Fell



42-2 - Fell



44-1 - Fell



44-2 - Fell

Appendix VI Tree Survey Plan

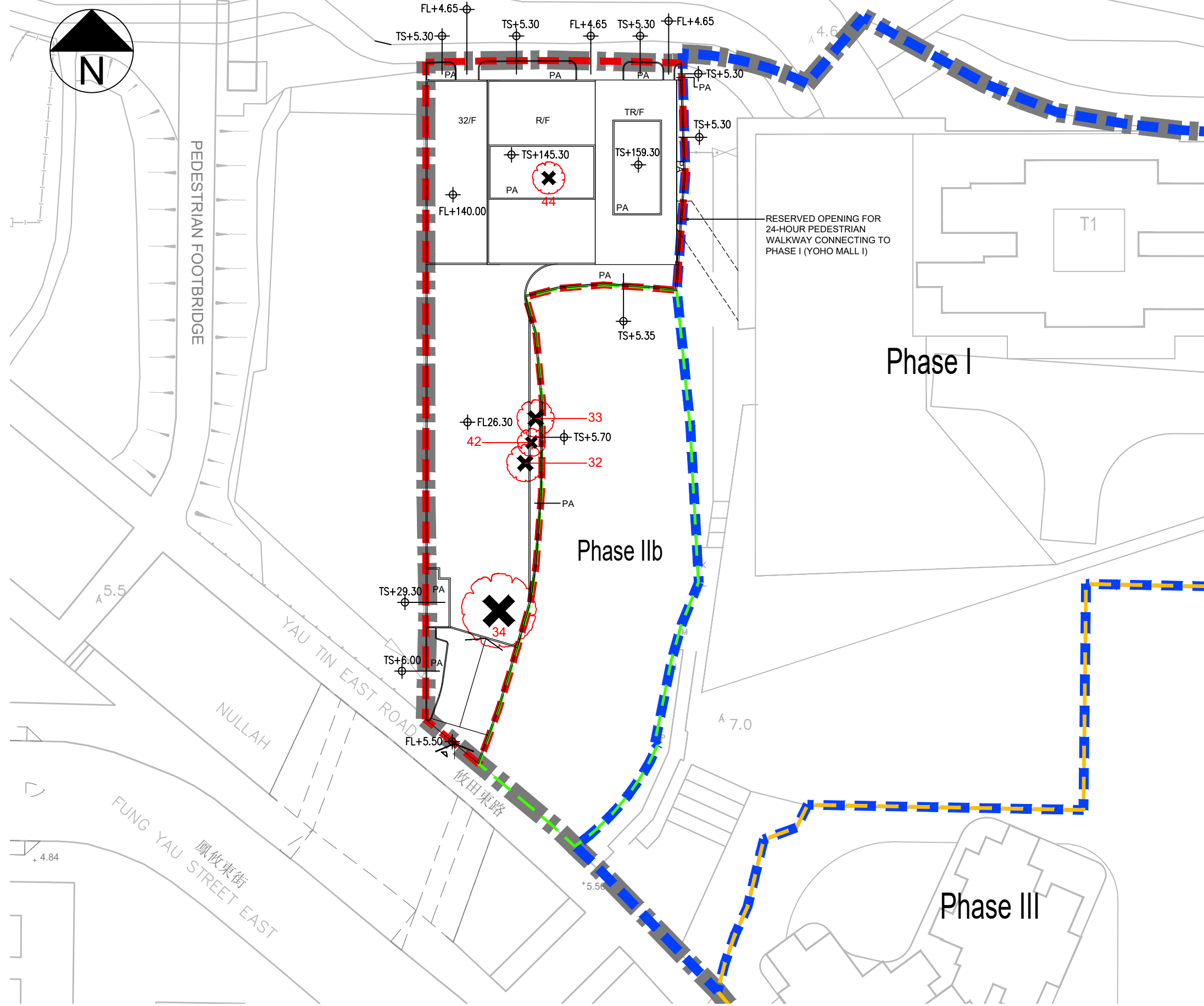
- Drawing no.: TSP-01

CASTLE PEAK ROAD - YUEN LONG
青山公路一元朗段



LEGEND

- APPLICATION SITE BOUNDARY
- PHASE I BOUNDARY
- PHASE IIa BOUNDARY
- PHASE IIb BOUNDARY
- PHASE III BOUNDARY
- ⊗ EXISTING TREE (5 NOS.)
- PA PLANTING AREA
- ⊕EX EXISTING LEVEL
- ⊕FL FINISHED FLOOR LEVEL
- ⊕TS TOP OF SOIL LEVEL



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DATE / REVISION / AMENDMENTS

FILE	
DRWN	VC
CHKD	LW
DATE	MAR 2026
SCALE	1:450 (A3)

PROJECT
SECTION 16 PLANNING APPLICATION FOR PROPOSED COMMERCIAL USE AT PHASE IIA DEVELOPMENT OF AN APPROVED MASTER LAYOUT PLAN (MLP) WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION (PROPOSED AMENDMENTS TO THE APPROVED MLP FOR COMPREHENSIVE RESIDENTIAL, COMMERCIAL, SOCIAL WELFARE FACILITY AND PUBLIC VEHICLE PARK DEVELOPMENT; WITH MINOR RELAXATION OF PLOT RATIO RESTRICTION APPROVED AT PHASE III)

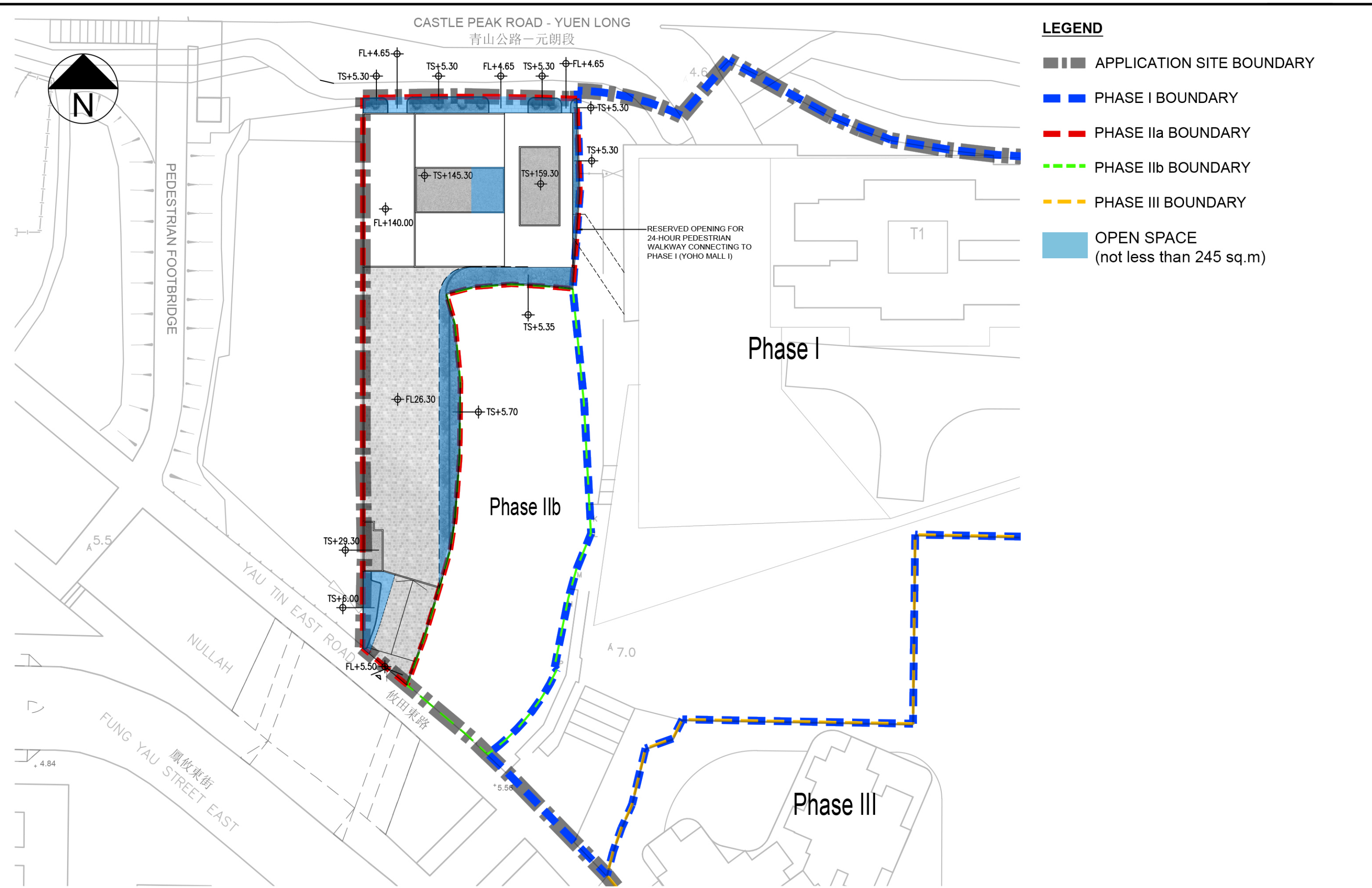
TITLE	PHASE IIa AREA TREE SURVEY PLAN
JOB NO.	D40822
DRAWING NO.	TSP-01
REV.	-

Appendix VII Tree Planting Plan

- Drawing no.: TPP-01

Appendix VIII Open Space Demarcation Plan

- Drawing no.: OSP-01



- LEGEND**
- APPLICATION SITE BOUNDARY
 - ▬ PHASE I BOUNDARY
 - ▬ PHASE IIa BOUNDARY
 - ▬ PHASE IIb BOUNDARY
 - ▬ PHASE III BOUNDARY
 - OPEN SPACE (not less than 245 sq.m)



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TITLE
 PHASE IIa AREA
 OPEN SPACE DEMARCATION PLAN

JOB NO.	D40822
DRAWING NO.	OSP-01
REV.	-

Appendix IX Greenery Demarcation Plan

- Drawing no.: GDP-01

