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Section 12A Application for Proposed Rezoning from “Commercial”, “Open Space” and an area shown as 'Road' to “Residential (Group A)13” and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

Landscape Proposal and Tree Preservation Proposal

Reference: Nov 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 299267-10

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Appendix

Appendix A Tree Assessment Schedule
Appendix B Tree Survey Photo Record

1. Introduction

1.1 Background

1.1.1.1 This report contains the Landscape Master Plan (LMP) which forms part of the Supporting Planning Statement in support of the Section 12A (S12A) Planning Application for the proposed residential development at 16 Po Tai Street, Ma On Shan, Sha Tin, New Territories (the "**Application Site**").

1.1.1.2 The LMP intends to demonstrate the overall landscape design of the Proposed Scheme at the Application Site and provide other relevant information as required in the Planning Department's Practice Note for Professional Persons No. 1/2019. The LMP is attached in **Figure 1.4a** to **Figure 1.4f**.

1.2 Land Use Zoning

1.2.1.1 The Application Site is under "Commercial" ("C"), "Open Space" ("O") and an area shown as 'Road' under the Approved Ma On Shan Outline Zoning Plan No. S/MOS/28 (the "OZP"). Please refer to **Figures 1.1** for the approved OZP.

2. Site Description

2.1 Existing Site Context

2.1.1.1 The Application Site is located at Nos. 16 Po Tai Street with a site area of 5,090 m2, where situates at the clusters of residential buildings. It is bounded by Po Tai Street and Sai Sha Street. The Application Site is currently a commercial building, 2 existing trees are found, while there is no significant vegetation within the site.

Drawing 1 Aerial Photo



3. Existing Trees

3.1 Key Findings

3.1.1.1 Total 2 nos. of trees are found within the Application Site boundary and summarized in the following table (Table 3.1). The general health condition and structural form of the existing trees are considered as good.

3.1.1.2 Tree Survey Plan showing the locations of exiting tree within the survey boundary is attached in **Figure 1.2**. Details of tree condition are included in the Tree Assessment Schedule in **Appendix A**. Photographic records are shown in **Appendix B**.

Table 3.1 Summary of Identified Individual Surveyed Trees

Scientific name	Chinese name	Quantity
Terminalia mantaly	細葉欖仁	2
		2

3.2 Impacts of Existing Trees

3.2.1.1 According to the development layout, all existing trees (T001 & T002) would not have direct conflict with the proposed development and are proposed to be retained at their original location. The locations of the preserved tree are indicated in **Figure 1.3**.

4. Landscape Design Proposal

4.1 Landscape Design Objectives

4.1.1.1 The design objectives for the proposed Indicative Landscape Master Plan is to:

- Provide a quality and sustainable environment with adequate landscape area for the enjoyment of the residents of the proposed development;
- Provide sufficient landscape treatment along the boundary to minimize the potential visual impact of the built form;
- Incorporate new trees and shrubs to enhance the greenery; and
- Fully integrate the landscape with the architecture where each exterior component draws upon the merits of the corresponding interior/ building component.

4.1.1.2 The landscape design at G/F has created a linear garden for the residents, with some featured trees at the entrance to create a sense of arrival. Ornamental tree and shrub plantings are proposed along the proposed development to soften the built form and maximize the greenery.

4.1.1.3 For the green space on 2/F and 3/F, a green roof garden with feature tree planting is proposed to create a welcoming environment for the residential car park entrance and child care centre while maximizing on-site greenery. For the open space on 5/F, sufficient activity spaces have been preserved for inclusive playground, and fitness play area. There is also ample passive space, such as pocket seating-out areas and outdoor dining deck to

support leisure and social activities. At 6/F, the communal area is optimized to incorporate shaded canopy retreat spaces and a community farming zone to promote sustainability. A centrally located feature pavilion is provided as a focal point for residents' gathering and community interaction.

4.1.1.4 Please refer to **Figure 1.4a** to **Figure 1.4f** for the details of the landscape proposal.

4.2 Softscape Design Proposal

4.2.1.1 To enhance the landscape features and the local biodiversity of existing environment, 3 native species and 6 exotic species are proposed throughout the site. A summary of plant materials (categories of planting, species list and size) is provided in **Table 3.2** below. The proposed planting plan is shown in **Figure 1.5a to Figure 1.5e**.

Table 3.2: Proposed Tree Planting

Botanical Name	Symbol	Chinese Name	Origin	Specification (1)	Quantity
Cinnamomum burmannii	Cin. bur.	陰香	Native	Heavy Standard Tree	5
Bauhinia variegata L.	Bau. var.	宮粉羊蹄甲	Exotic	Standard Tree	2
Ficus benjamina 'Variegata'	Fic.ben.	花葉垂榕	Exotic	Standard Tree	6
Terminalia mantaly	Ter. man.	細葉欖仁	Exotic	Standard Tree	10
Melaleuca bracteata	Mel. bra.	黃金串錢柳	Exotic	Light Standard Tree	5
Sapium sebiferum	Sap. seb.	烏桕	Native	Light Standard Tree	7
Michelia chapensis Dandy	Mic.cha.	樂昌含笑	Native	Standard Tree	12
Magnolia grandiflora	Mag. gra.	荷花玉蘭	Exotic	Light Standard Tree	4
Plumeria rubra	Plu. rub.	紅雞蛋花	Exotic	Light Standard Tree	16
					67

(1) Specification:
Light Standard Tree shall be in accordance with GS clause 3.13
Standard Tree shall be in accordance with GS clause 3.14

4.2.1.2 *Bauhinia variegata L.* (宮粉羊蹄甲) and *Cinnamomum burmannii* (陰香) are chosen for serving various landscape functions, including screening undesirable views and providing shade for pedestrians. These species will be planted in the vicinity of boundary walls and within roadside amenity planting areas.

4.2.1.3 Ornamental species are proposed to enhance the overall aesthetics, including *Sapium sebiferum (*烏桕*), Melaleuca bracteate* (黃金串錢柳)*, Magnolia grandiflora* (荷花玉蘭), *Terminalia mantaly* (細葉欖仁) and *Michelia chapensis Dandy* (樂昌含笑).

4.2.1.4 Shade tolerant species are proposed for 5/F, including *Plumeria rubra* (紅雞蛋花) and *Ficus benjamina 'Variegata'* (花葉垂榕), which also provide aesthetics value and enhance greening.

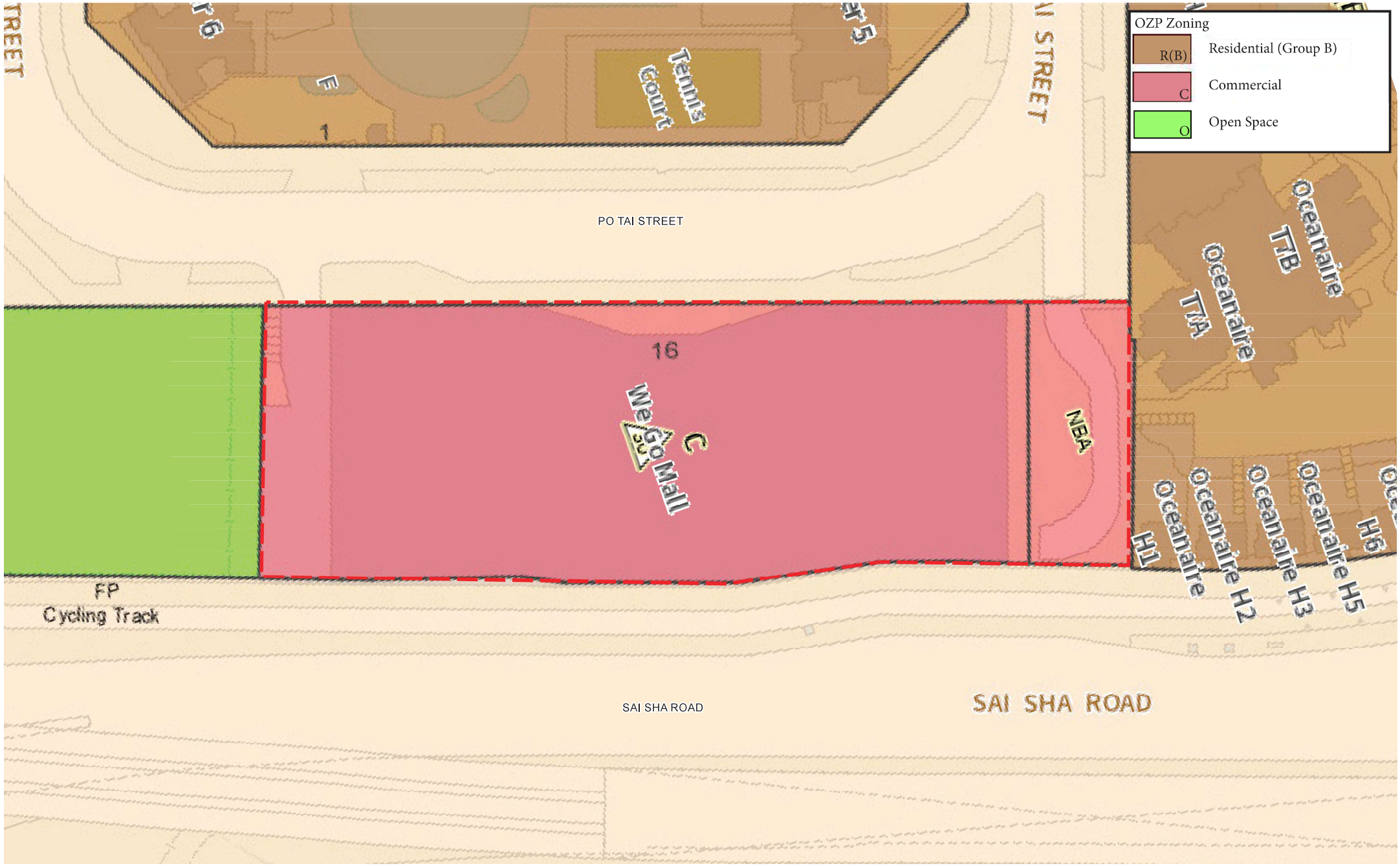
Minimum Soil Depth for Planting

4.2.1.5 According to the General Specification for Building 2012 Edition – Section 25, the proposed soil depths shall make reference to the following requirements:

Plant Category	Minimum Soil Depth
Trees	1,200mm
Small palms and shrubs	600mm
Ground covers/ turf and climbers	300mm

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Figures

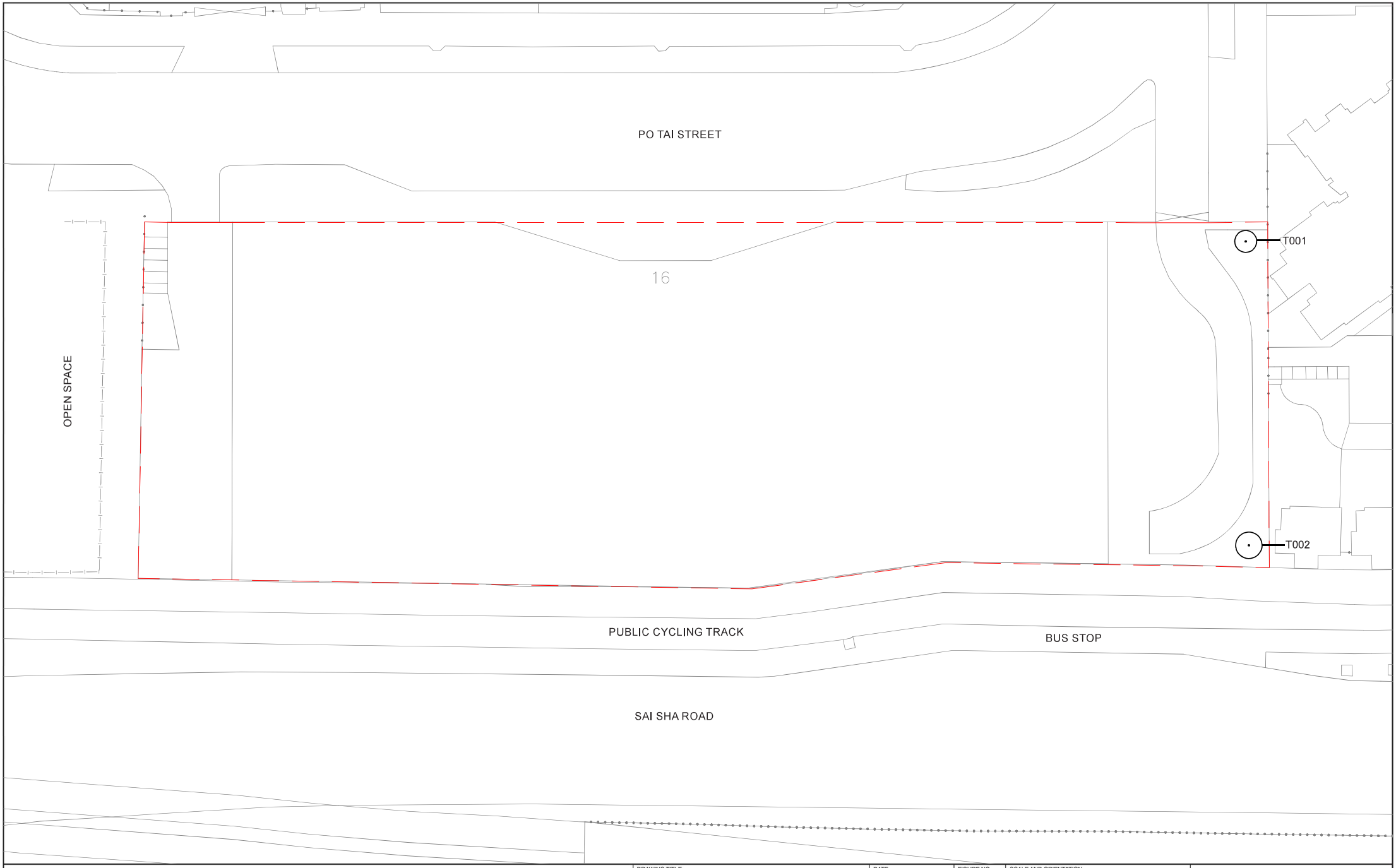


LEGEND

SITE BOUNDARY

DRAWING TITLE: Outline Zoning Plan	DATE: NOV 2026	FIGURE NO.: 1.1	SCALE AND ORIENTATION:
	DRAWN: AC	JOB TITLE: Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan	
	CHECKED: CY		
	APPROVED: CY		

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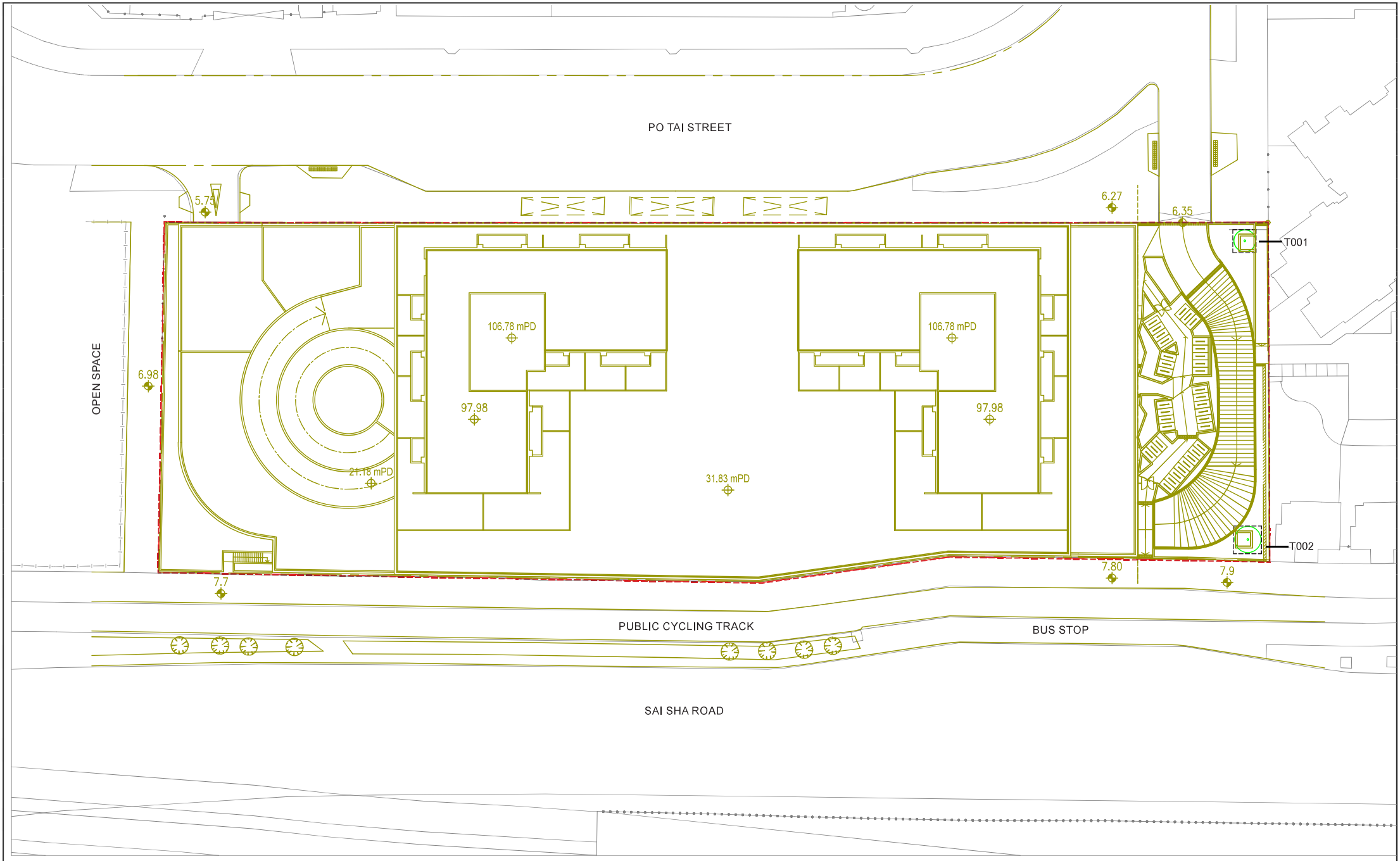
LEGEND

SITE BOUNDARY

EXISTING TREE

DRAWING TITLE	Tree Survey Plan
DATE	NOV 2026
FIGURE NO.	1.2
SCALE AND ORIENTATION	
DRAWN	AC
CHECKED	CY
APPROVED	CY
JOB TITLE	Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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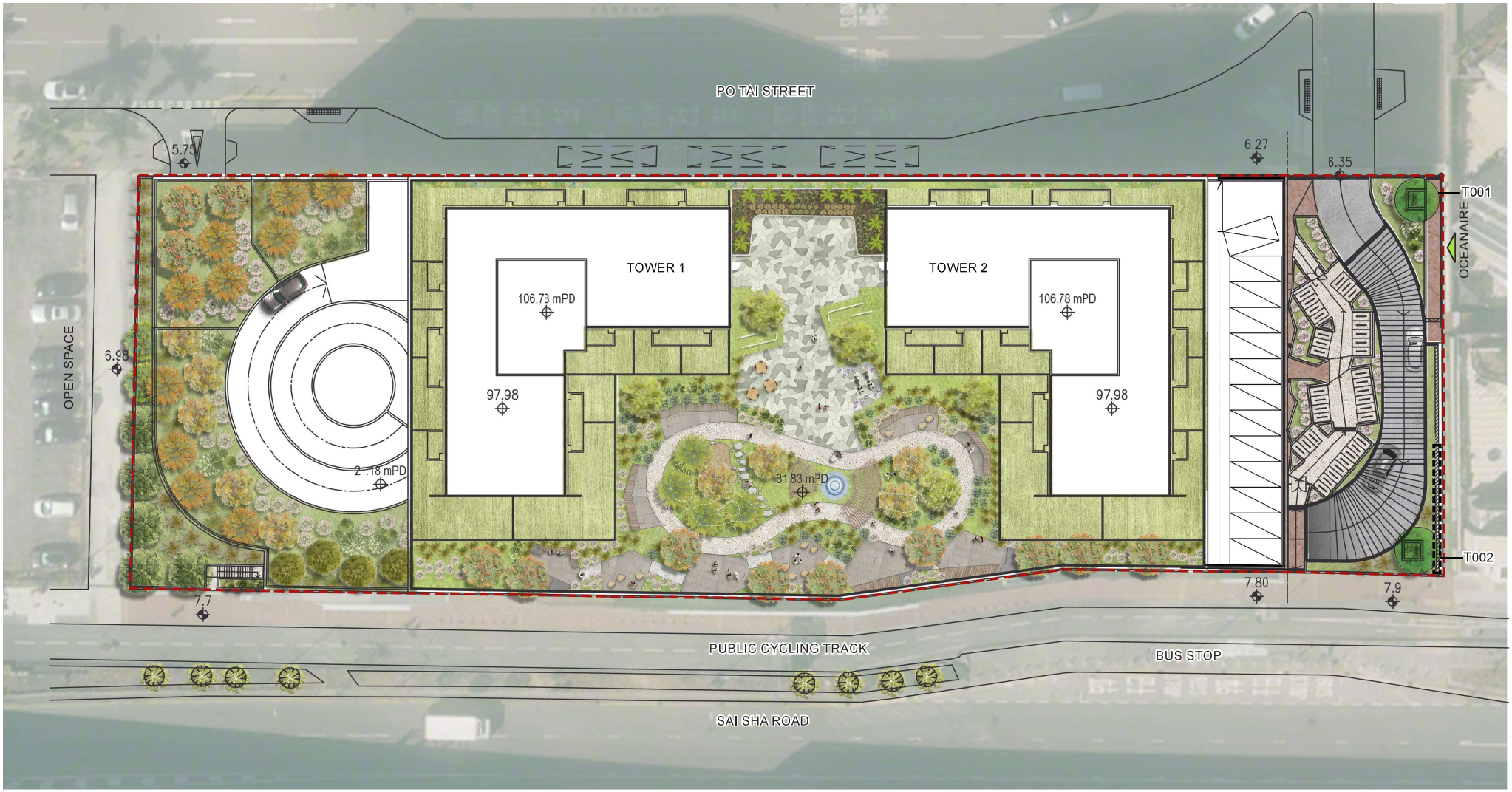


LEGEND

- SITE BOUNDARY
- TREES TO BE PRESERVED
- TREES PROTECTION ZONE
- DEVELOPMENT LAYOUT

DRAWING TITLE	Tree Recommendation Plan
DATE	NOV 2026
FIGURE NO.	1.3
SCALE AND ORIENTATION	
DRAWN	AC
CHECKED	CY
APPROVED	CY
JOB TITLE	Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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LEGEND

SITE BOUNDARY

GREEN WALL

RETAINED TREES

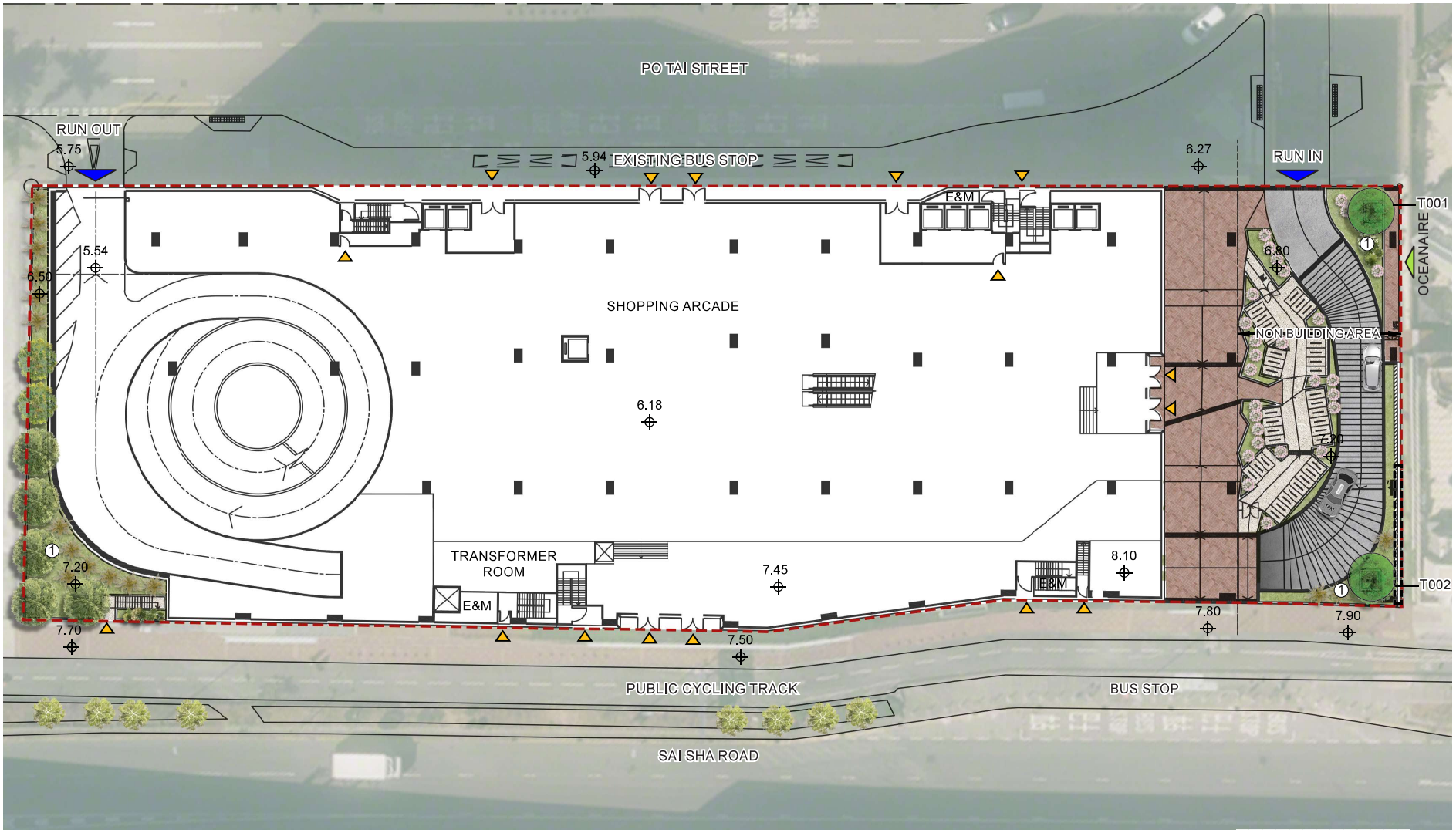
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DATE	NOV 2026
FIGURE NO.	1.4a
SCALE AND ORIENTATION	1:400@A3
DRAWN	AC
CHECKED	CY
APPROVED	CY
JOB TITLE	Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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N

0 5 10 20m

Scale 1:400



LEGEND

- SITE BOUNDARY
- VEHICULAR ENTRANCE
- BUILDING ENTRANCE
- GREEN WALL
- RETAINED TREES
- ① LINEAR GARDEN

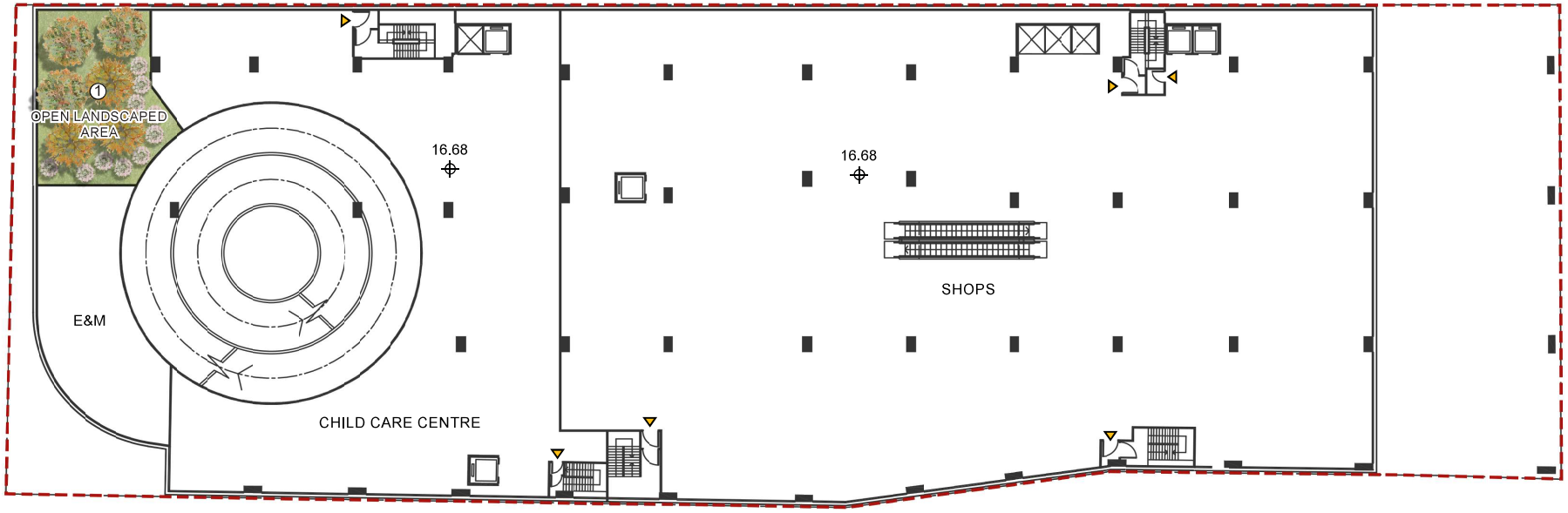
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DATE	NOV 2026
FIGURE NO.	1.4b
SCALE AND ORIENTATION	1:400@A3
DRAWN	AC
CHECKED	CY
APPROVED	CY
JOB TITLE	Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

ARUP

N

0 5 10 20m

Scale 1:400



LEGEND

SITE BOUNDARY

BUILDING ENTRANCE

① GREEN ROOF GARDEN

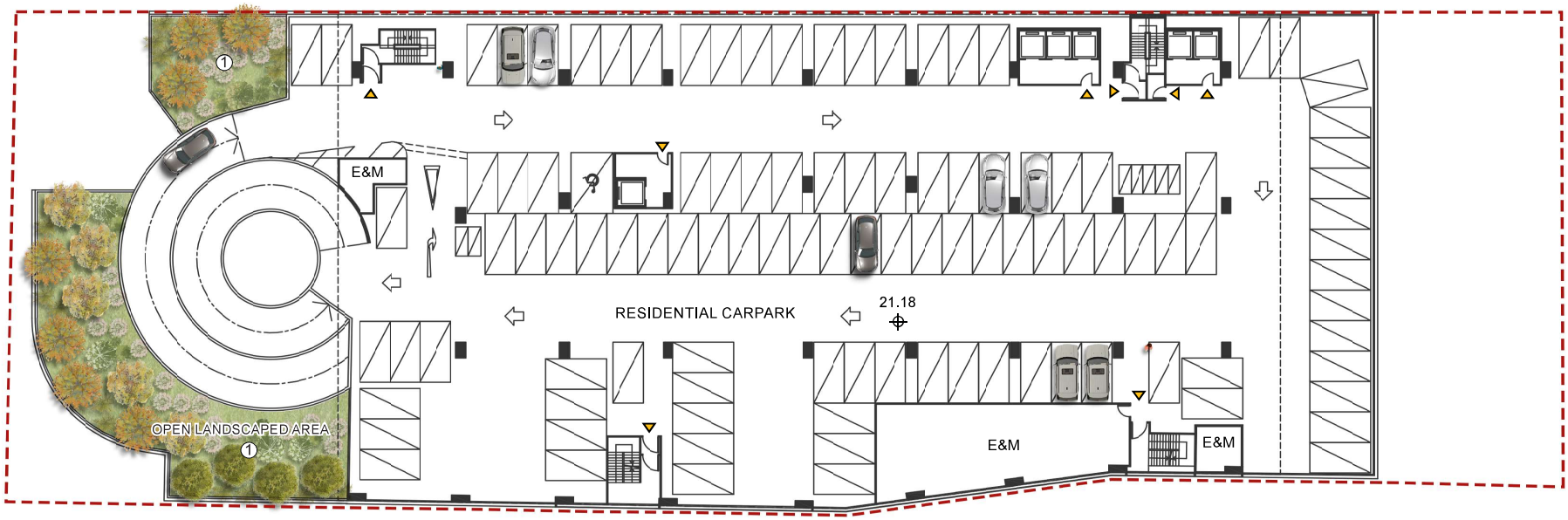
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	CHECKED: CY		
	APPROVED: CY		

ARUP

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0 5 10 20m

Scale 1:400



LEGEND

SITE BOUNDARY

BUILDING ENTRANCE

① GREEN ROOF GARDEN

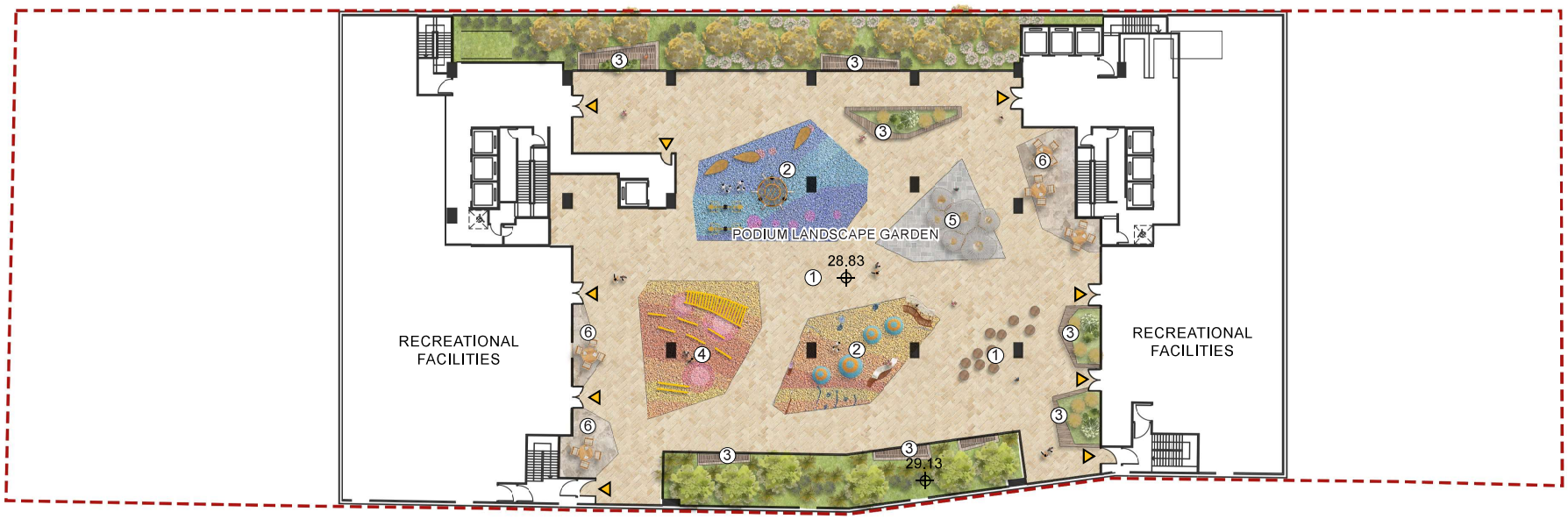
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	CHECKED: CY		
	APPROVED: CY		

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N

0 5 10 20m

Scale 1:400



LEGEND

- SITE BOUNDARY
- BUILDING ENTRANCE
- PRIVATE GARDEN

① MULTI-FUNCTIONAL PLAZA
② INCLUSIVE PLAYGROUND
③ SITTING-OUT AREA
④ FITNESS PLAY
⑤ ARTS PLAZA
⑥ OUTDOOR DINING DECK

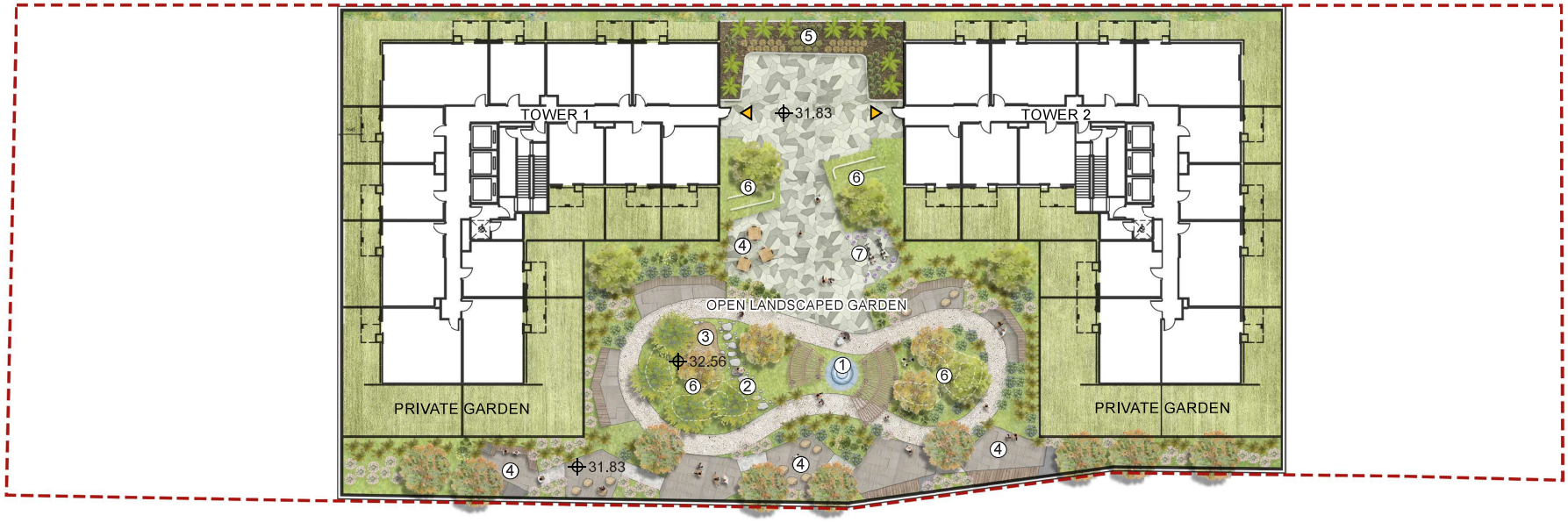
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	CHECKED: CY		
	APPROVED: CY		

ARUP

N

0 5 10 20m

Scale 1:400



LEGEND

- SITE BOUNDARY
- BUILDING ENTRANCE
- PRIVATE GARDEN

① FEATURE PAVILION
② STONE GARDEN
③ SAND PLAY
④ POCKET GARDEN
⑤ COMMUNITY FARM
⑥ CANOPY RETREAT
⑦ FITNESS PLAY

DRAWING TITLE
Landscape Master Plan - 6/F

DATE
NOV 2026

FIGURE NO.
1.4f

SCALE AND ORIENTATION
1:400@A3

DRAWN
AC

CHECKED
CY

APPROVED
CY

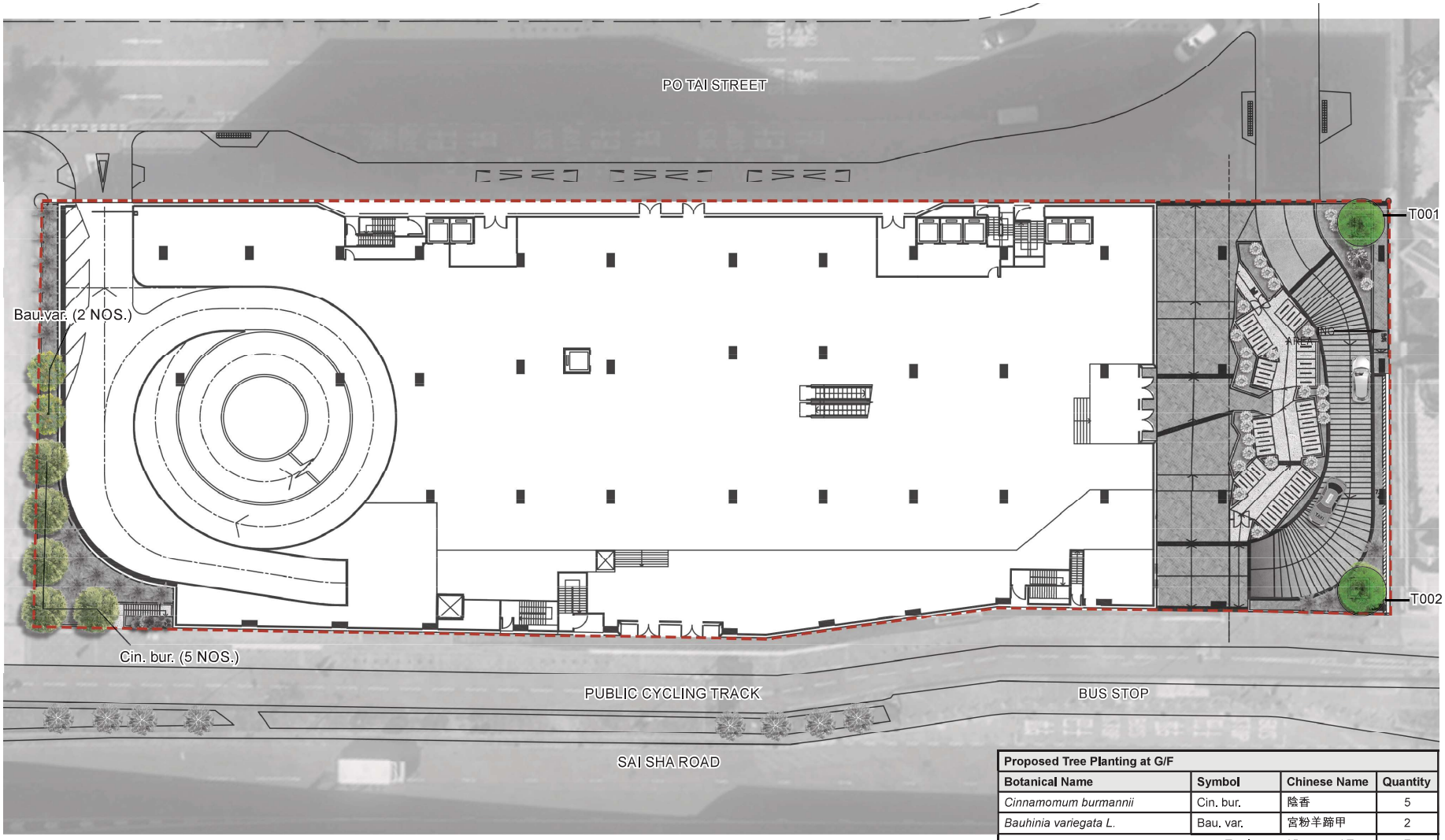
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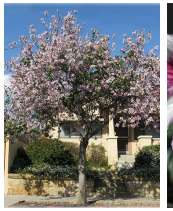
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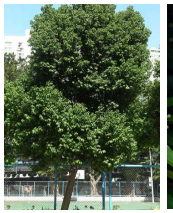


Proposed Tree Planting at G/F			
Botanical Name	**Symbol**	**Chinese Name**	**Quantity**
Cinnamomum burmannii	Cin. bur.	陰香	5
Bauhinia variegata L.	Bau. var.	宮粉羊蹄甲	2
		Total nos. of Proposed Tree	7

PROPOSED TREE SPECIES



Bauhinia variegata L.
宮粉羊蹄甲 (Bau. var.)



Cinnamomum burmannii
陰香 (Cin. bur.)

LEGEND

SITE BOUNDARY

NEW PLANTING TREES (7 NOS)

RETAINED TREES

DRAWING TITLE
Proposed Tree Planting Plan - G/F

DATE
NOV 2026

FIGURE NO.
1.5a

SCALE AND ORIENTATION
1:500@A3

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CHECKED
CY

APPROVED
CY

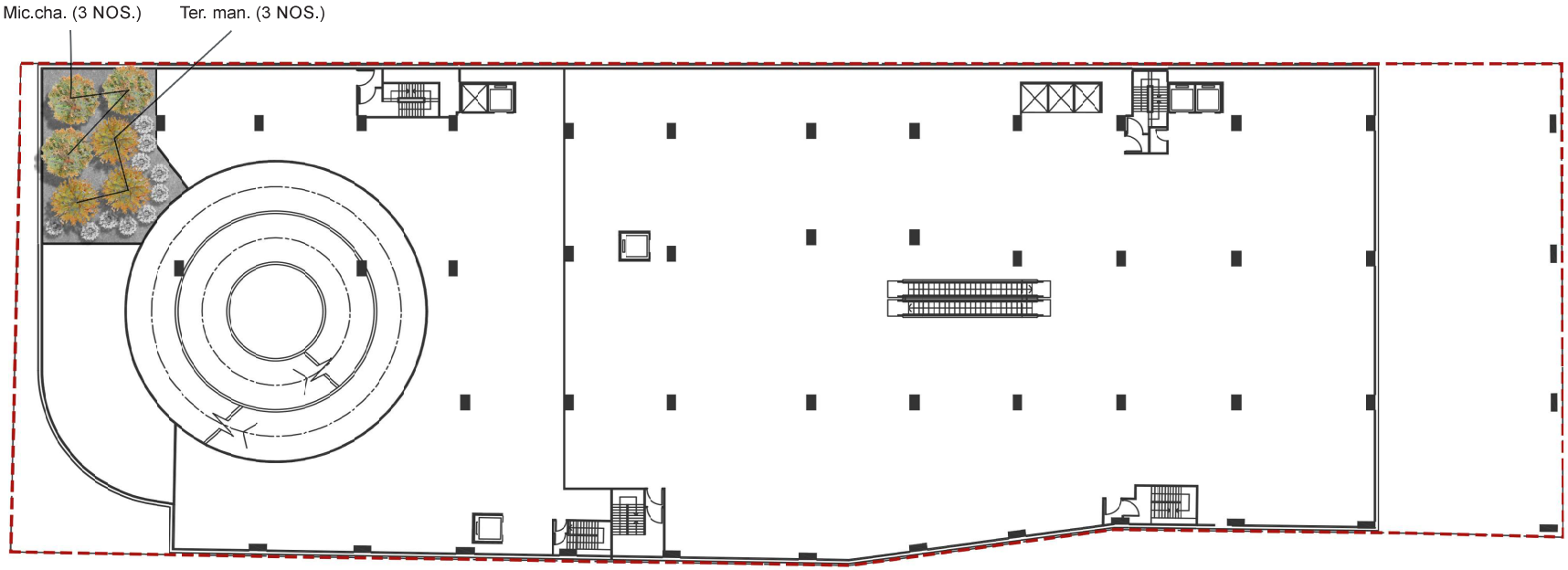
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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0 5 10 25m

Scale 1:500



PROPOSED TREE SPECIES



Terminalia mantaly
細葉欖仁 (Ter. man)



Michelia chapensis Dandy
樂昌含笑 (Mic.cha.)

Proposed Tree Planting at 2/F			
Botanical Name	**Symbol**	**Chinese Name**	**Quantity**
Terminalia mantaly	Ter. man.	細葉欖仁	3
Michelia chapensis Dandy	Mic.cha.	樂昌含笑	3
		Total nos. of Proposed Tree	6

LEGEND

SITE BOUNDARY

NEW PLANTING TREES (6 NOS)

DRAWING TITLE
Proposed Tree Planting Plan - 2/F

DATE
NOV 2026

FIGURE NO.
1.5b

SCALE AND ORIENTATION
1:500@A3

DRAWN
AC

CHECKED
CY

APPROVED
CY

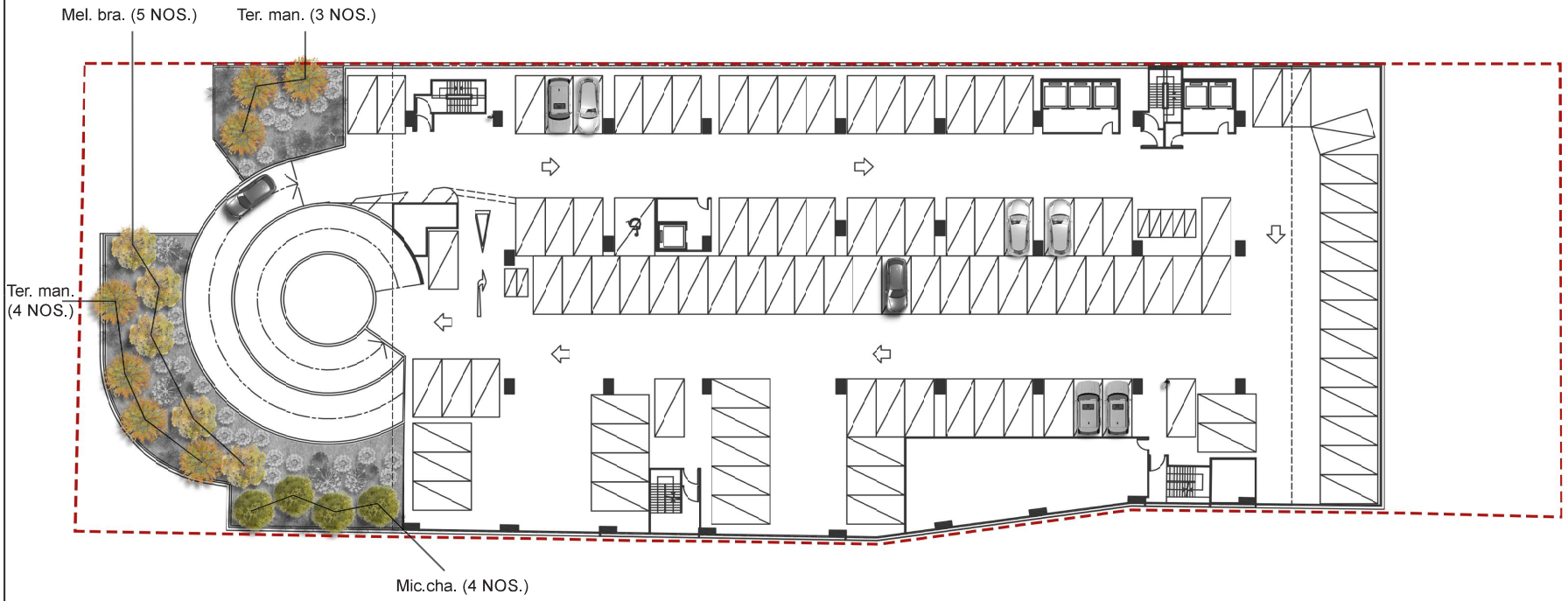
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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N

0 5 10 25m

Scale 1:500



PROPOSED TREE SPECIES



Terminalia mantaly
細葉欖仁 (Ter. man)



Melaleuca bracteata
黃金串錢柳 (Mel. bra.)



Michelia chapensis Dandy
樂昌含笑 (Mic.cha.)

Proposed Tree Planting at 3/F			
Botanical Name	**Symbol**	**Chinese Name**	**Quantity**
Terminalia mantaly	Ter. man.	細葉欖仁	7
Melaleuca bracteata	Mel. bra.	黃金串錢柳	5
Michelia chapensis Dandy	Mic.cha.	樂昌含笑	4
		Total nos. of Proposed Tree	16

LEGEND

SITE BOUNDARY

NEW PLANTING TREES (16 NOS)

DRAWING TITLE
Proposed Tree Planting Plan - 3/F

DATE
NOV 2026

FIGURE NO.
1.5c

SCALE AND ORIENTATION
1:500@A3

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AC

CHECKED
CY

APPROVED
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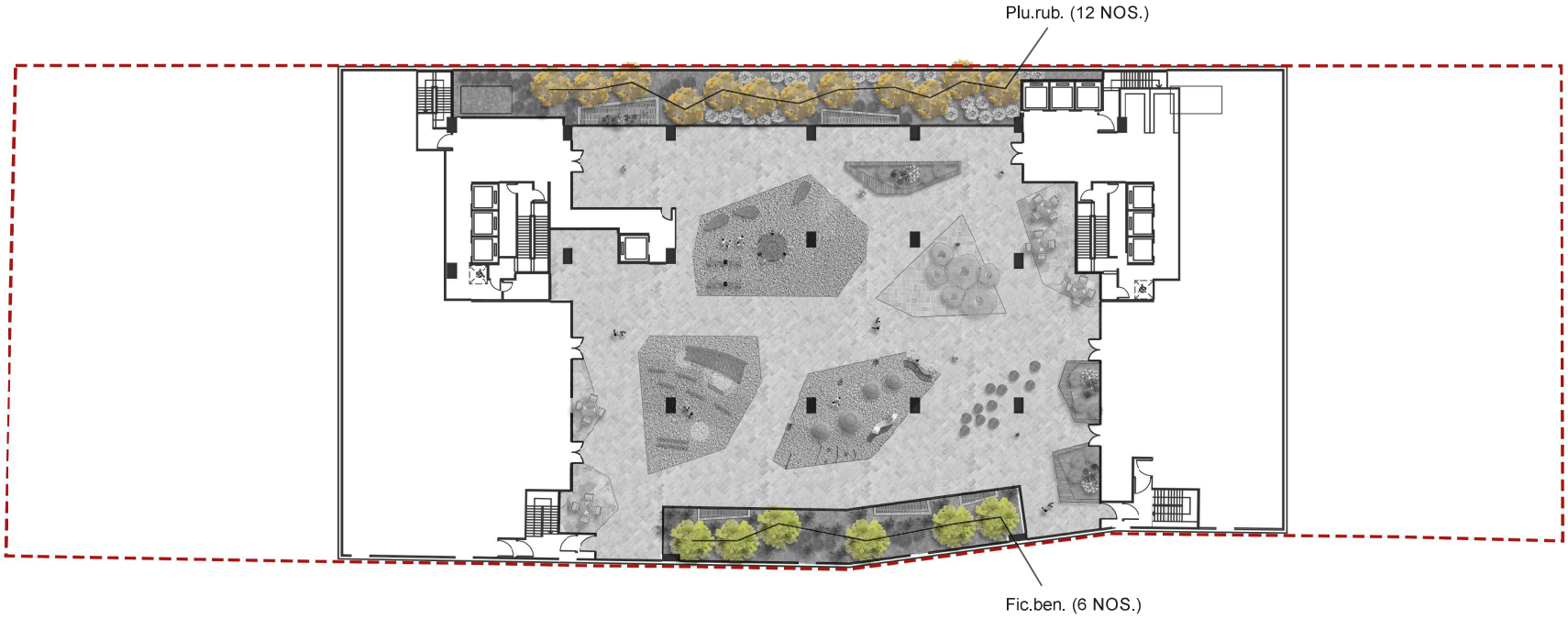
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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N

0 5 10 25m

Scale 1:500



PROPOSED TREE SPECIES



Plumeria rubra
紅雞蛋花 (Plu. rub.)



Ficus benjamina 'Variegata'
花葉垂榕 (Fic. ben.)

Proposed Tree Planting at 5/F			
Botanical Name	**Symbol**	**Chinese Name**	**Quantity**
Plumeria rubra	Plu.rub.	紅雞蛋花	12
Ficus benjamina 'Variegata'	Fic.ben.	花葉垂榕	6
		Total nos. of Proposed Tree	18

LEGEND

SITE BOUNDARY

NEW PLANTING TREES (18 NOS)

DRAWING TITLE
Proposed Tree Planting Plan - 5/F

DATE
JUL 2026

FIGURE NO.
1.5d

SCALE AND ORIENTATION
1:500@A3

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CHECKED
CY

APPROVED
CY

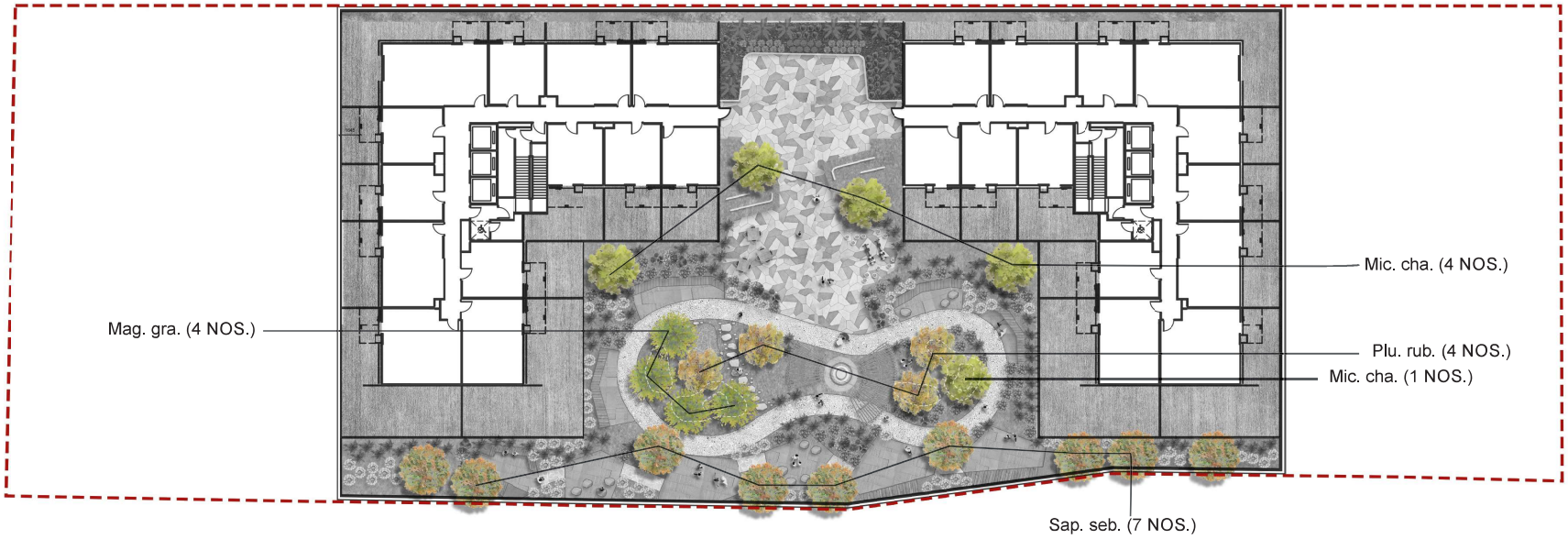
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Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

ARUP

N

0 5 10 25m

Scale 1:500



PROPOSED TREE SPECIES



Magnolia grandiflora
荷花玉蘭 (Mag. gra.)



Plumeria rubra
紅雞蛋花 (Plu. rub.)



Sapium sebiferum
烏桕 (Sap. seb.)



Michelia chapensis Dandy
樂昌含笑 (Mic.cha.)

Proposed Tree Planting at 6/F			
Botanical Name	**Symbol**	**Chinese Name**	**Quantity**
Magnolia grandiflora	Mag. gra.	荷花玉蘭	4
Michelia chapensis Dandy	Mic.cha.	樂昌含笑	5
Plumeria rubra	Plu. rub.	紅雞蛋花	4
Sapium sebiferum	Sap. seb.	烏桕	7
		Total nos. of Proposed Tree	20

LEGEND

SITE BOUNDARY

NEW PLANTING TREES (20 NOS)

DRAWING TITLE
Proposed Tree Planting Plan - 6/F

DATE
NOV 2026

FIGURE NO.
1.5e

SCALE AND ORIENTATION
1:500@A3

DRAWN
AC

CHECKED
CY

APPROVED
CY

JOB TITLE
Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan

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Appendix A

Tree Survey Schedule

Prepared by RH
Field Study was conducted in Feb 2025

Tree No.	Scientific Name	Chinese Common Name	Measurement			Amenity (High/ Medium / Low)	Tree Condition (Good /Fair/ Poor)			Suitability for Transplanting	Conservation Status	Recommendation (Retain/ Transplant/ Fell)	Justification [1]	Department to provide expert advice to LandsD	Additional Remarks
			Height (m)	DBH (mm)	Crown Spread (m)		Form	Health	Structure	(High/ Medium/ Low)					
T001	*Terminalia mantaly*	細葉欖仁	5	120	3	Medium	Fair	Good	Good	Medium	-	Retain	-	LandsD	-
T002	*Terminalia mantaly*	細葉欖仁	6	110	3	Medium	Good	Good	Good	Medium	-	Retain	-	LandsD	-

SUMMARY:

Total number of trees surveyed =	2	nos.
Total number of invasive tree species =	0	nos.
Total number of dead trees =	0	nos.
Nos. trees to be retained =	2	nos.
Nos. trees to be transplanted =	0	nos.
Nos. trees to be felled =	0	nos.

Note:
[1] Justification:
A- in conflict with proposed development/ site formation
B- tree in poor health condition
C- growing on slope or difficult to form a proper root ball for transplanting
D- tree with a low survival rate after transplanting
E- Common non-local species and/ or not cost effective to transplant

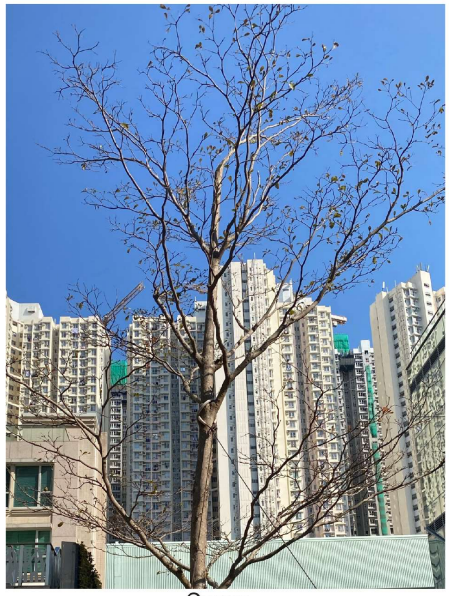
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Appendix B

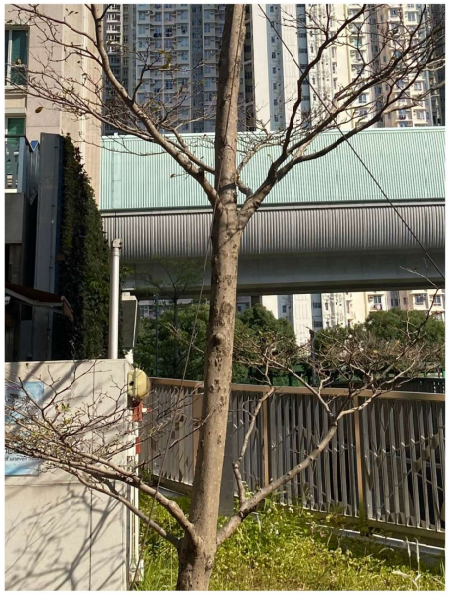
T001 - *Terminalia mantaly* 細葉欖仁



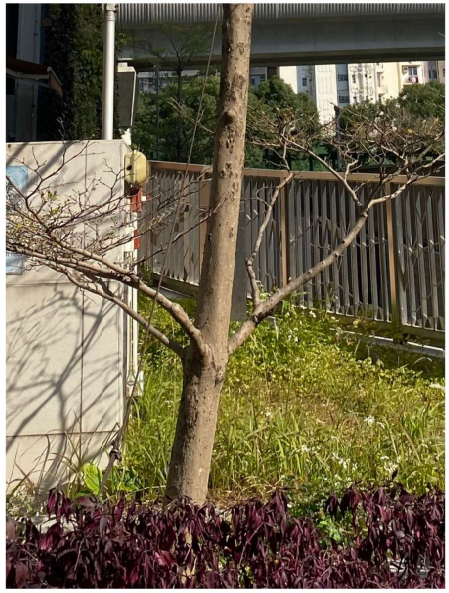
Whole View



Crown

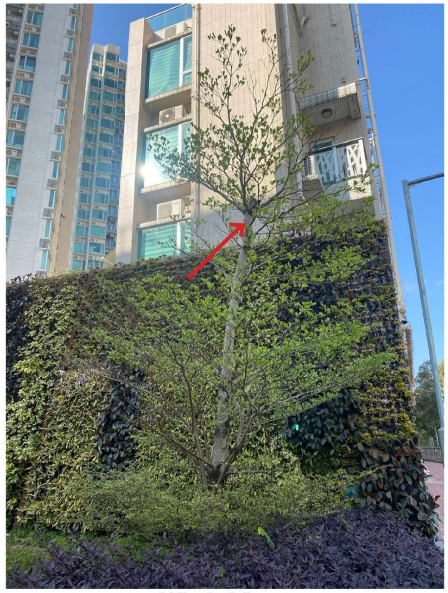


Trunk

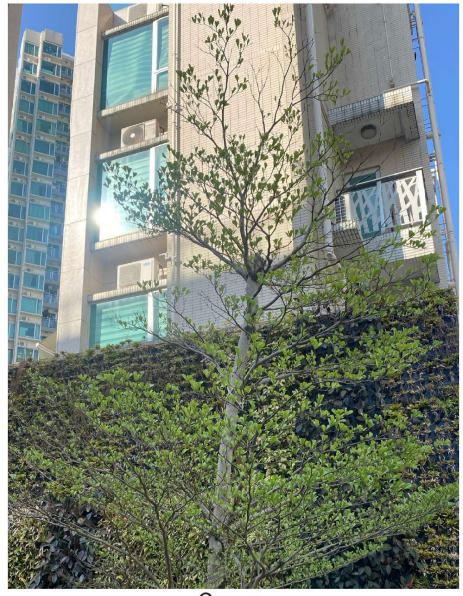


Trunk Base

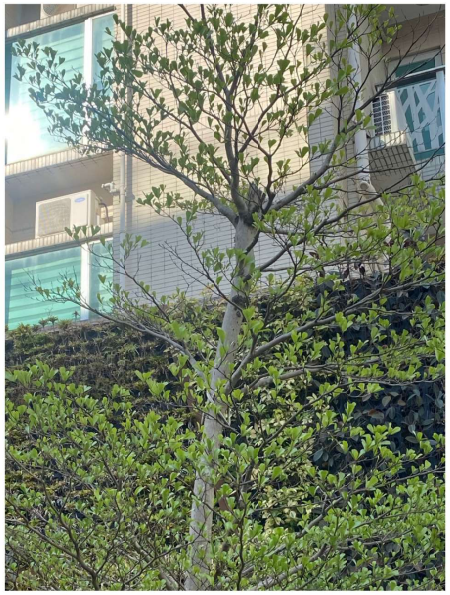
T002 - *Terminalia mantaly* 細葉欖仁



Whole View



Crown



Trunk



Trunk Base

LEGEND

DRAWING TITLE: Tree Survey Photo Record	DATE: FEB 2025	FIGURE NO.: 1.1	SCALE AND ORIENTATION
	DRAWN: AW	JOB TITLE: Section 12A Application for Proposed Rezoning from "Commercial", "Open Space" and an area shown as 'Road' to "Residential (Group A)13" and Amend the Notes of the Zone Applicable to the Site for Proposed Flat, Shop and Services, Eating Place and Social Welfare Facility (Child Care Centre) Uses at 16 Po Tai Street, Ma On Shan	
	CHECKED: RH		
	APPROVED: CY		

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