
Appendix B

Landscape Design and

Tree Treatment Proposal

Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D.184 and Adjoining Government Land, Sha Tin, New Territories

LANDSCAPE MASTER PLAN SUBMISSION

June 2026

Landscape Government Submission Consultant
Signed by:

Axxa Group Limited

Mr. Jason TEO, Registered Landscape Architect (R101)



axxa group

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1.0 INTRODUCTION

- 1.1 This Landscape Master Plan is submitted in support of an S12A Planning Application for proposed amendments to the Sha Tin Outline Zoning Plans, to rezone the "Open Space" zone to "Other Specified Use (Hotel Development)" zone, in support of a proposed hotel development at various lots in D.D.184 and adjoining government land, Sha Tin, New Territories.
- 1.2 The Application Site covers about 4,561.5m² and is located on the south bank of the Shing Mun River, approximately 250m northeast of Che Kung Temple MTR Station and 700m south of Sha Tin MTR Station. It is easily accessible via an existing access road from Tai Chung Kiu Road, and is bounded by the Shing Mun River Channel to the north, Tai Chung Kiu Road to the south, and Lion Rock Tunnel Road to the west.
- 1.3 The site has remained idle for years, currently fenced off and occupied by a Grade 3 Historic Building - "Ng Yuen" and some temporary structures. Ng Yuen, built in the 1920s for residential use, now sits vacant and dilapidated within the Application Site. To the northeast of the Application Site is the Shing Mun River Promenade Garden No. 1, while the southwest are Garden Villa A and the Hong Kong Bible Research and Education Centre. Further southwest is the Riverpark, a high-density high-rise private housing development, while to the east is Jat Min Chuen, a medium-density medium-rise public housing estate. Across the Shing Mun River to the north are various high-density high-rise residential and commercial developments above the New Town Plaza. **Figure 1** indicates the site location.

Figure 1 Location Plan



2.0 GENERAL DESCRIPTION OF EXISTING TREES

- 2.1 A tree survey was conducted in October 2024. According to the findings, **38** nos. are located within the Application Site. The dominant tree species is *Bauhinia variegata*, which accounts for 33% of the total. *Dimocarpus longan* and *Macaranga tanarius var. tomentosa* are the next dominant species, at 15% and 10% respectively. In general, they are in poor to fair health condition and form with low amenity value.
- 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 is **no** rare and precious plants, OVT/ potential OVT, and **no** “Champion” tree observed within the site or its periphery during the survey.
- 2.3 The locations of individual living tree are illustrated on Tree Survey Plan in **Appendix C1**. Photographic Record of Existing Trees is provided in **Appendix B**.

3.0 TREE TREATMENT PROPOSAL

- 3.1 Upon reviewing the existing condition of all the affected trees within the Application Site, all **38** nos. are proposed to be felled (including **1** no. dead tree).
- 3.2 To replenish the loss of existing greenery, **38** nos. of new trees are proposed to be planted. Proposed treatment on existing tree groups is illustrated on Tree Treatment Plan in **Appendix C2** and Tree Planting Plan in **Appendix C3**. Refer to **Table 1**.

Table 1: Summary of Tree Treatment Proposal

Items	Current Scheme (no.)
Total No. of Trees <u>Surveyed</u>	38
Nos. of Trees Proposed to be <u>Felled</u>	38
Nos. of <u>New Trees</u> to be Planted	38

4.0 LANDSCAPE OBJECTIVES

- 4.1 The primary landscape objectives are:
- To integrate the proposed hotel development into the existing and planned landscape context;
 - To provide a landscape design that harmonizes with the local open space and respects the character of the Main Building of Ng Yuen, as well as the existing riverside promenade;
 - To create a high-quality landscaped area and accessible open spaces that enhance the experience for both hotel guests and the public;
 - To foster a tranquil environment by incorporating native and ornamental species.

5.0 LANDSCAPE PROPOSAL

This section provides a broad description of the design, function and amenity provisions for the landscape components. Refer to **Appendices D, E and F** for details.

5.1 Proposed Hotel Development

The proposed hotel development comprises a 14-storey tower with a maximum height of 68mPD, featuring hotel guestrooms, a clubhouse, and essential ancillary facilities. Complementing the adaptive reuse of the Main Building of Ng Yuen, the development will include ground floor retail and food & beverage facilities. A portion of the private open space will be accessible to the public, providing direct access to the Main Building of Ng Yuen, which would otherwise be physically and visually separated from the pedestrian walkway along Tai Chung Kiu Road. This design promotes community engagement and connectivity, and enhances its potential as a cultural and tourist destination.

5.2 General Landscape Area

The landscape framework includes the following:

- **Hotel Landscape Area (Within the Application Site)** – The hotel landscape area is thoughtfully designed to create an inviting and vibrant environment that enhances both guest experience and public enjoyment.
 - **Ground Floor:** The central area on the ground floor will feature a welcoming landscape courtyard for relaxation and social interaction. A central landscape plaza and sunken landscape deck will provide an alfresco setting, seamlessly integrating retail and dining facilities with lush greenery. This vibrant outdoor space complements the adaptive reuse of the Main Building of Ng Yuen, blending cultural heritage and modern leisure in harmony.
 - **Upper Floors (1/F, 2/F 10/F-13/F and Roof Floor):** The upper floors of the hotel are designed as a series of landscaped zones, exclusively for the enjoyment of hotel guests. Landscape terraces span multiple levels, offering uninterrupted views northward to the Shing Mun River. These terraces are connected by a viewing bridge and feature a combination of outdoor lounge areas and lush green spaces. Guests can enjoy various landscaped areas, including an outdoor activity space and BBQ deck, a children’s play area, and a vibrant urban garden. The main roof level features a swimming pool and sundeck, combining breathtaking views with relaxation to offer an elevated landscape experience.
 - **Peripheral Planting** – A planting strip with trees and/ or shrubs along the site boundary will create a green buffer with the surrounding land uses.
- **Proposed Public Open Space (Outside the Application Site)** – Following the completion of Trunk Road T4, which connects Shing Mun Tunnel Road/ Tsing Sha Highway and Sha Tin Road, the Applicant proposes to transform the amenity area to the south of the Application Site into a vibrant Public Square, making it a much more usable and functional open space. Serving as a welcoming hub for social gatherings, the Square will feature the Main Building of Ng Yuen as its visual centerpiece and heritage highlight. Thoughtfully designed to enhance visual appeal, recreation, and cultural value, the space will connect seamlessly to the proposed cycle track and Shing Mun River promenade. A dedicated pedal patio and bike parking area will provide convenience for cyclists, while Adrenaline Alley, and the skateboard park, will attract a diverse range of visitors. These elements will shape a lively, inclusive, and multifunctional landscape that celebrates heritage, leisure, and community interaction. The Applicant will be responsible for the construction of the Proposed Public Open Space to the south of the

Application Site, which will be handed over to the government for future maintenance and maintenance upon request.

- **Enhanced Pedestrian Connectivity** – The enhanced pedestrian connectivity through the open space is designed to create an inviting and coherent public realm, connecting private open space within the Application Site and Proposed Public Open Space outside for greater community enjoyment. The improved network will provide direct links to Shing Mun Riverside Promenade, the proposed cycle track, footpath, and Tai Chung Kiu Road, ensuring direct access throughout the site. With the new design and realignment of the footpath and cycle track, pedestrians and cyclists will enjoy more visible and direct routes, enhancing overall accessibility. A tree-lined avenue along the footpath and cycle track will introduce greenery and shade, creating a more inviting atmosphere. By prioritizing a vehicle-free, pedestrian-friendly environment, the design fosters a harmonious balance between walking and cycling spaces, promoting urban sustainability, recreation, and community interaction.

6.0 HARD LANDSCAPE (PAVING MATERIALS/ FINISHES)

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design.

6.1 Hard Landscape Materials

- 6.1.1 Hardscape materials and design are chosen for durability, sustainability, low maintenance, and reasonable cost.

6.2 Landscape Lighting

- 6.2.1 The landscape lighting will be designed in accordance with the intended use of an area, such as seating areas or play areas and for the safety and security of pedestrian circulation.

6.3 Design Codes, Technical Standards & Safety Provision

- 6.3.1 Hard landscape design works shall be in compliance with the government ordinances, codes and regulations, and relevant international standards.

7.0 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.

7.1 Plant Material Tables

- 7.1.1 The following list indicates the proposed combination of native and exotic tree species along with suitable ornamental evergreen and flowering species to strengthen the greening/ conservation. Carefully selected species will ensure maximum greening effect with minimum maintenance requirements. Specimen trees of various sizes will be used in combination with ornamental shrub planting to create a year-round display.
- 7.1.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detailed design stage. Refer to **Table 2A** and **2B** below:

Table 2A Proposed New Tree Planting Schedule

Proposed Species	Chinese Name	Quantity/ Size
<i>Alangium chinense</i> *	八角楓	38 nos. Size: Heavy Standard Size 4m-5m High; 4m Spread; 4m Spacing; DBH 0.1m
<i>Bischofia javanica</i> *	秋楓	
<i>Celtis sinensis</i> *	朴樹	
<i>Cinnamomum burmanii</i> *	陰香	
<i>Cinnamomum camphora</i> *	樟樹	
<i>Delonix regia</i>	鳳凰木	
<i>Ficus benjamina</i>	垂葉榕	
<i>Lagestroemia speciosa</i>	大花紫薇	
<i>Liquidambar formosana</i> *	楓香	
<i>Michelia x alba</i>	白蘭	
<i>Podocarpus macrophyllus</i> *	羅漢松	
<i>Syzygium jambos</i>	蒲桃	
<i>Terminalia mantaly</i>	細葉欖仁	
<i>Viburnum odoratissimum</i> *	珊瑚樹	

Remarks: * Native Tree Species

Table 2B: Proposed Shrubs and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	250-500
<i>Aspidistra elatior</i>	一葉蘭	400 x 300	
<i>Heliconia subulata</i>	黃麗鳥蕉	500 x 300	
<i>Juncus effuses</i> *	燈心草	300 x 300	
<i>Melastoma malabathricum</i> *	野牡丹	500 x 400	
<i>Psychotria asiatica</i> *	九節	500 x 400	
<i>Pennisetum alopecuroides</i> *	狼尾草	300 x 300	
<i>Philodendron selloum</i>	春羽	500 x 400	
<i>Raphiolepis indica</i> *	車輪梅	600 x 500	
<i>Schefflera arboricola</i>	輻葉鵝掌柴	600 x 500	
<i>Sedum lineare</i>	佛甲草	300 x 300	
Ground Cover Species			
<i>Asparagus densiflorus</i>	非洲天門冬	300 x 300	150-300
<i>Cuphea hyssopifolia</i>	細葉萼距花	300 x 300	
<i>Phyllanthus myrtifolius</i>	錫蘭葉下珠	200 x 200	
Lawn Species			
<i>Zoysia japonica</i>	台灣草		N/A
<i>Paspalum vaginatum</i> *	海雀稗		N/A

Remarks: * Native Species

7.2 Open Space Provision

7.2.1 Private Open Space (within the Application Site)

- Private open space of about 740 sqm at ground floor will be accessible to the public, promoting community interaction with the site.
- Private open space on the upper floors is designated for communal use by future hotel users, intended to offer recreational opportunities. Refer to **Appendix G**.

7.2.2 Proposed Public Open Space (outside the Application Site)

- Proposed Public Open Space of about 2120 sqm will be provided outside the Application Site, facilitating direct access to the Main Building of Ng Yuen and enhancing overall accessibility. The Applicant will be responsible for the construction of the Proposed Public Open Space to the south of the Application Site, which will be handed over to the government for future maintenance and maintenance upon request. Refer to **Appendix G**.

7.3 Greenery Provision

In accordance with the requirement of PNAP APP-152, greenery of not less than 20% of the Application Site area will be provided, please refer to **Appendix H** for details.

7.4 Soil Depth and Drainage Provision for the Planted Area

7.4.1 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:

- Trees: 1200mm
- Shrub: 600mm
- Lawn/ Groundcover: 300mm

7.5 Irrigation and Proposed Source of Water Supply

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

Appendix A

Tree Treatment Schedule

Tree Treatment Schedule

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (m)	Crown Spread (m)	(Retain/ Transplant/ Fell/ Fell(Dead))	
83	83	<i>Acacia confusa</i>	台灣相思	15	520	10	F	Exposed root
85	85	<i>Bauhinia variegata</i>	宮粉羊蹄甲	7	200	7	F	Dead branch / leaning
86	86	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	312	5	F	Epicormics
93	93	<i>Ficus rumphii</i>	心葉榕	15	600	10	F	
94	94	<i>Celtis sinensis</i>	朴樹	12	280	6	F	Exposed root
97	97	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	456	8	F	Dead branch
99	99	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	240	5	F	Leaning
100	100	<i>Leucaena leucocephala</i>	銀合歡	9	350	7	F	Crack with decay / cavity with decay / severely damage and leaning due to Typhoon No. 10 RAGASA/ collapsed and removed for safety
102	102	<i>Celtis sinensis</i>	朴樹	8	320	7	F	Severely leaning due to Typhoon No. 10 RAGASA/ collapsed and removed for safety
103	103	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	190	4	F	
104	104	<i>Macaranga tanarius</i> var. <i>tomentosa</i>	血桐	8	240	5	F	Exposed root
107	107	<i>Bauhinia purpurea</i>	紅花羊蹄甲	8	220	5	F	Epicormics
108	108	<i>Bauhinia purpurea</i>	紅花羊蹄甲	6	140	5	F	Crack with decay / dead branch / leaning
109	109	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	160	5	F	Cavity / dead branch / leaning
110	110	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	272	6	F	Multi-stems / wound
113	113	<i>Bauhinia variegata</i>	宮粉羊蹄甲	5	200	4	F	Epicormics / leaning / topped / wound
114	114	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	280	4	F	Dead branch / exposed root / leaning
115	115	<i>Bauhinia variegata</i>	宮粉羊蹄甲	4	110	3	F	Decay / epicormics / topped / wound
253	253	<i>Dimocarpus longan</i>	龍眼	13	470	7	F	Crack/ cavity on main trunk
254	254	<i>Sterculia lanceolata</i>	假蘋婆	10	370	6	F	Exposed root / codominant trunk
256	256	<i>Dimocarpus longan</i>	龍眼	8	200	4	F	Cracks or splits/ wounds on main trunk/ included bark/ weak branch union
257	257	<i>Dimocarpus longan</i>	龍眼	7	180	5	F	Crack/ cavity on main trunk / dieback/ broken branches

Tree No.	Photo No.	Species		Tree Size			Proposed Treatment	Remarks ¹ (Old and Valuable Tree (OVT), potentially registrable OVT, rare species, protected species, ecological and historical significance, etc.)
		Scientific Name	Chinese Name	Height (m)	DBH ² (m)	Crown Spread (m)	(Retain/ Transplant/ Fell/ Fell(Dead))	
258	258	<i>Clausena lansium</i>	黃皮	8	155	5	F	Codominant stems / exposed root
259	259	<i>Dimocarpus longan</i>	龍眼	7	150	4	F	Dead branch with fungal fruiting bodies / exposed root
260	260	<i>Clausena lansium</i>	黃皮	6	166	3	F	
261	261	<i>Dimocarpus longan</i>	龍眼	8	180	4	F	Included bark/ weak branch union
273	273	Dead tree	死樹	--	--	--	F(D)	Dead tree/ damaged by Typhoon No. 10 RAGASA / removed for safety
282	282	<i>Dimocarpus longan</i>	龍眼	8	290	4	F	Crack with decay on trunk / exposed root / epicormics / wound
563	563	<i>Melia azedarach</i>	苦楝	10	286	5	F	Severely damage and leaning due to Typhoon No. 10 RAGASA/ removed for safety
576	576	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	180	5	F	Crack on trunk / epicormics
601	601	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	320	6	F	Crack on branch
611	611	<i>Bauhinia purpurea</i>	紅花羊蹄甲	8	268	5	F	Dead branch
616	616	<i>Bauhinia purpurea</i>	紅花羊蹄甲	6	130	3	F	Crack on trunk
618	618	<i>Leucaena leucocephala</i>	銀合歡	8	110	4	F	Severely leaning due to Typhoon No. 10 RAGASA/ collapsed and removed for safety
625	625	<i>Melia azedarach</i>	苦楝	7	110	5	F	
627	627	<i>Bauhinia variegata</i>	宮粉羊蹄甲	8	120	4	F	Leaning / uproot
628	628	<i>Bauhinia variegata</i>	宮粉羊蹄甲	9	180	4	F	Leaning
629	629	<i>Bauhinia variegata</i>	宮粉羊蹄甲	7	208	9	F	Codominant stems / split

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplated	0
Tree to be Felled (incl. Dead)	38 (incl. 1 Dead)
Total Number of Existing Tree(s)	38

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees with ecological and historical significance, etc. within and/or adjacent to the site is likely to be affected by the proposed development.

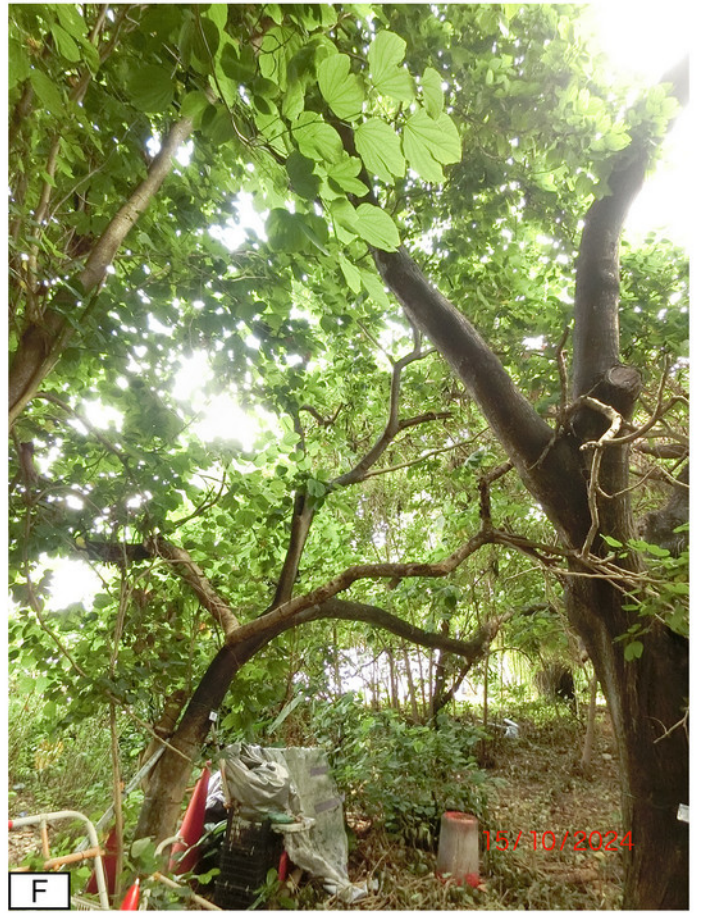
² DBH of a tree refers to its diameter at breast height (i.e. measured at 1.3m above ground level).

Appendix B

Photographic Record of Existing Trees



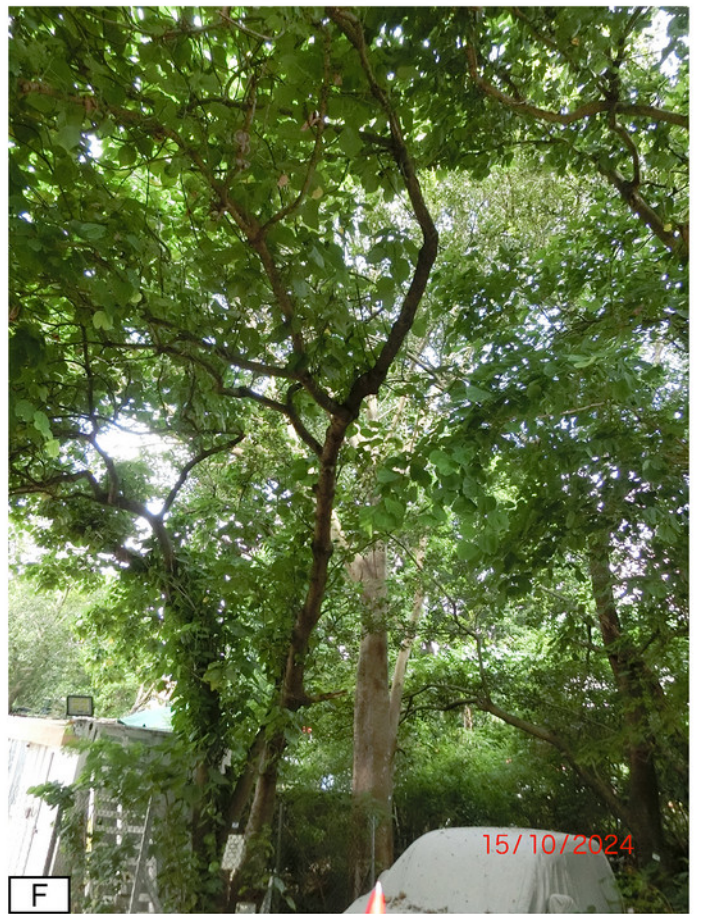
83



85



86



93

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

94



F

97



F

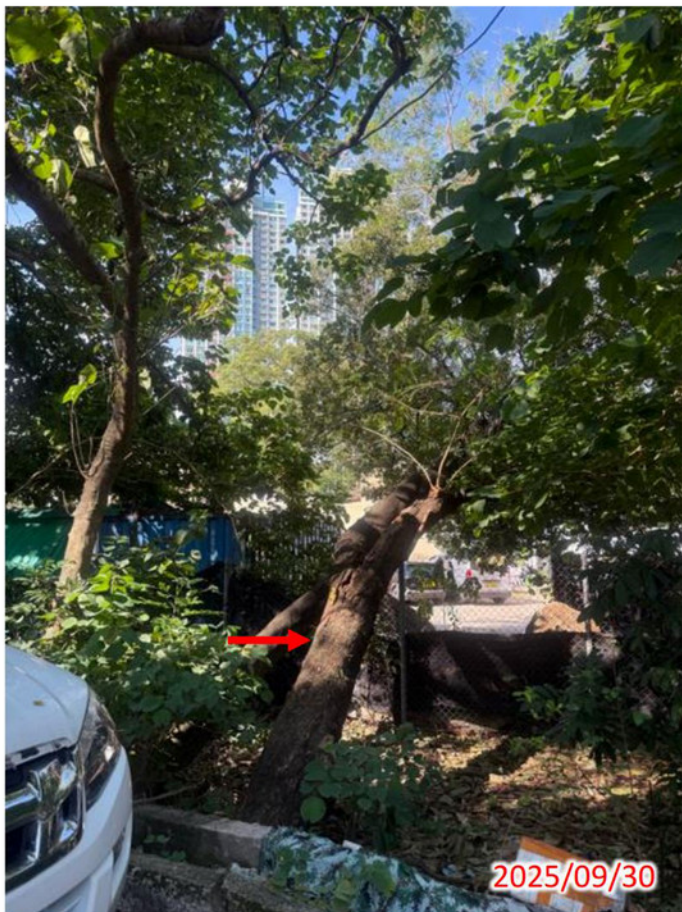
99

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



100



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

102



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



103



104



107

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



108



109



110



113

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



114



115

Shing Mun River
 Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



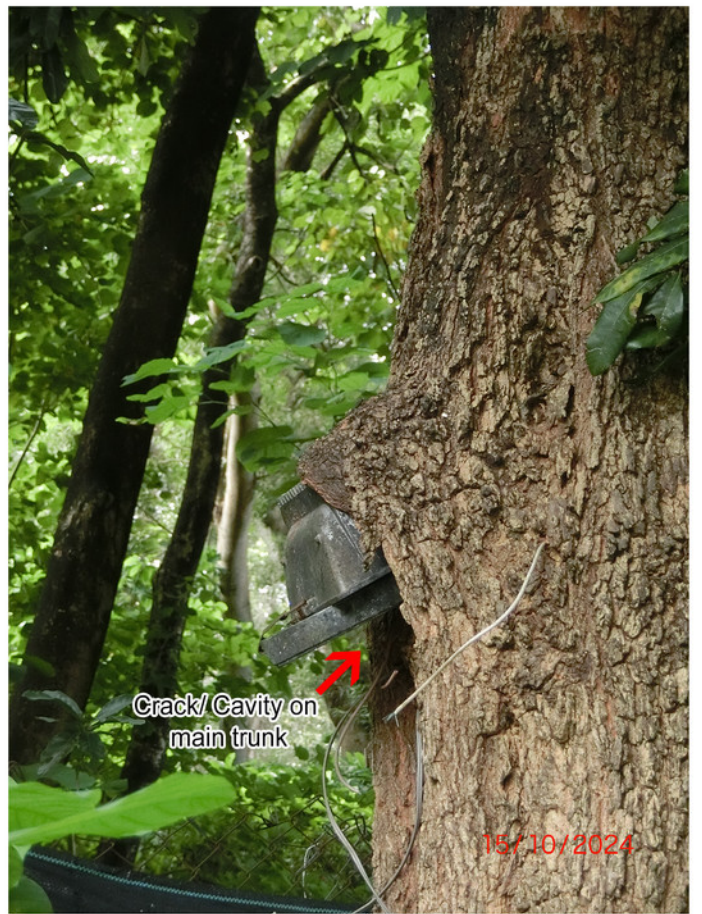
253



Close up



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

254



Close up



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



256



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



257



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



258

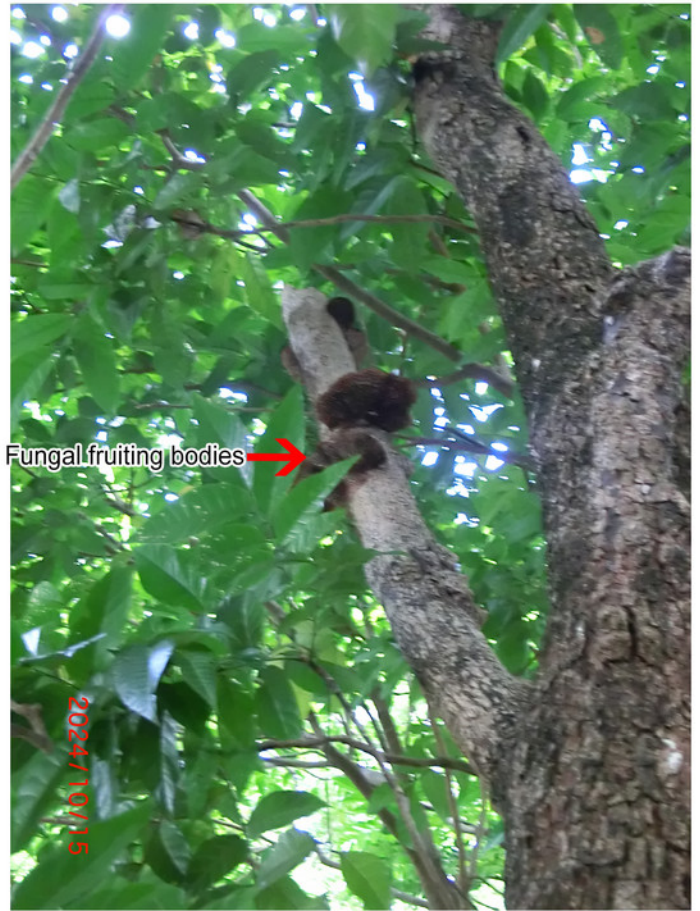
Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

259



Fungal fruiting bodies →

2024/10/15

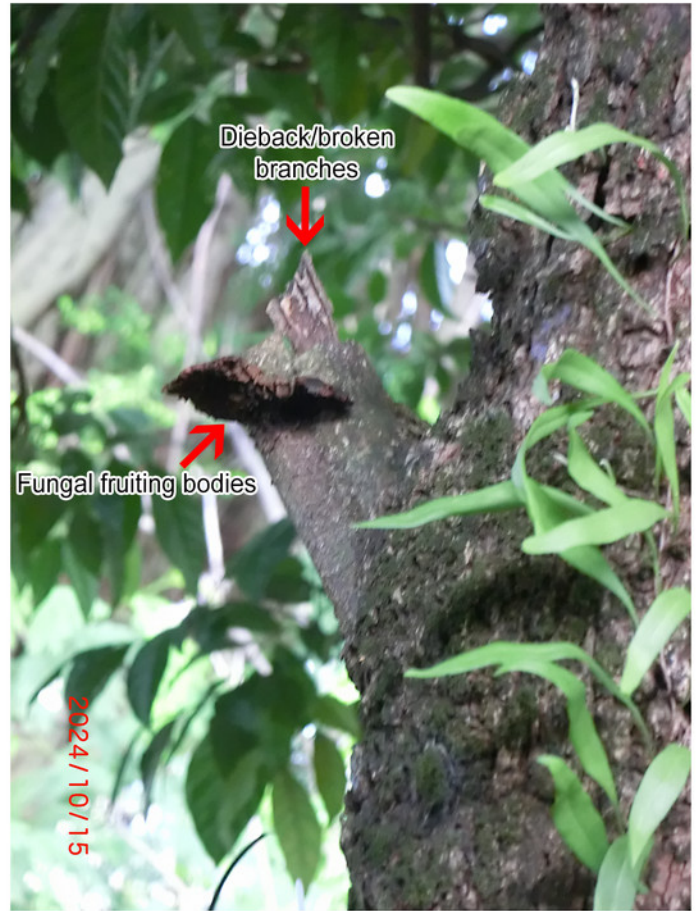
Close up



Exposed roots →

15/10/2024

Close up



Dieback/broken branches →

Fungal fruiting bodies →

2024/10/15

Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

260



F

282

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



261



Close up



Close up

Shing Mun River
Tree Photographic Record

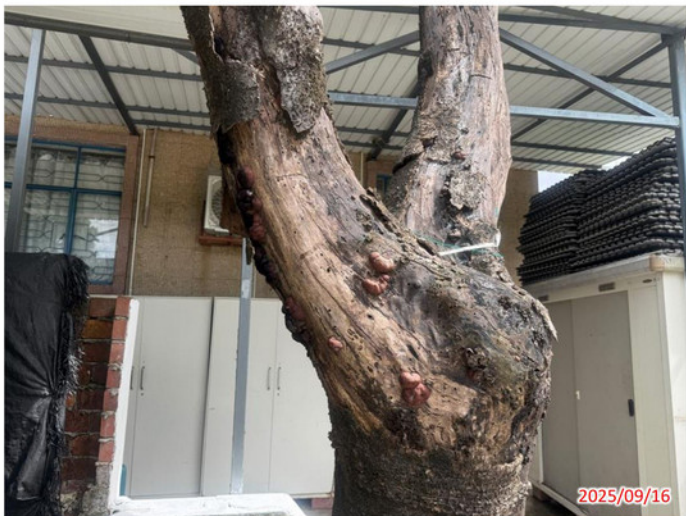
R-Retain T-Transplant F-Fell D-Dead Tree



273



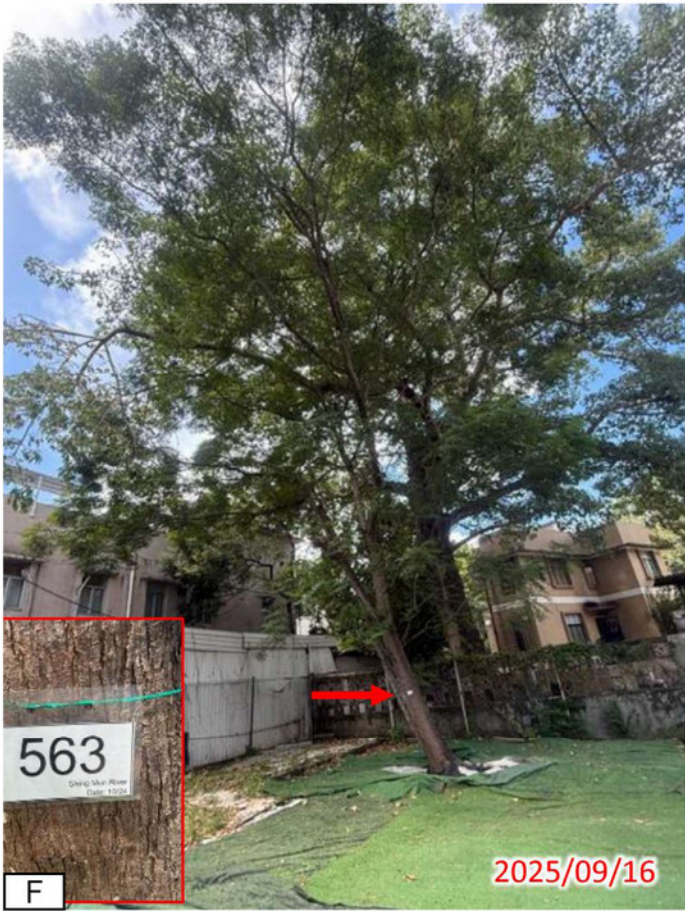
Close up



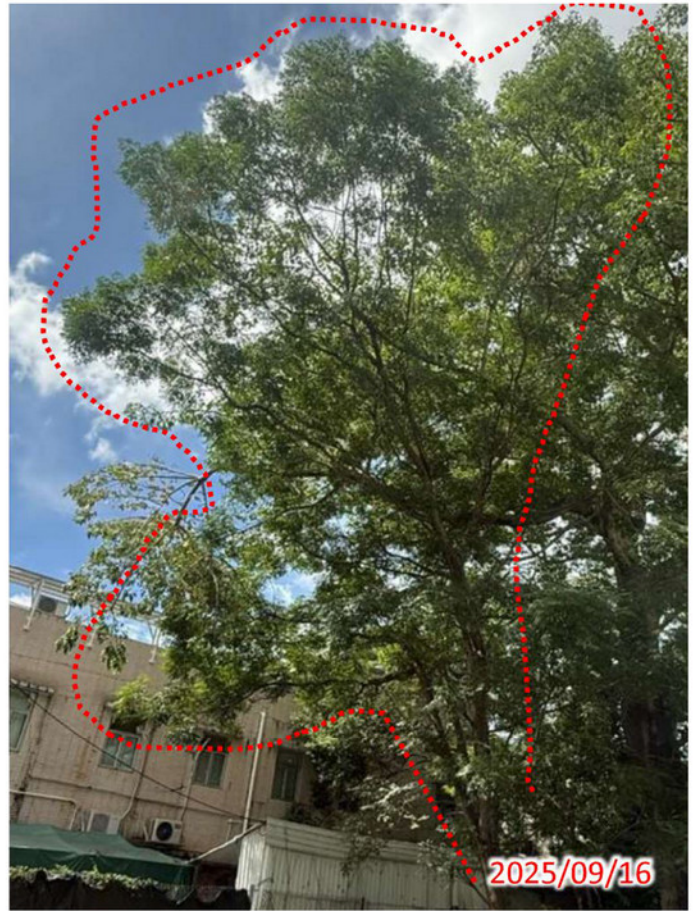
Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



563



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



576



601



611

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



616



625



627

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



618



Close up



Close up

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree



F

628



F

629

Shing Mun River
Tree Photographic Record

R-Retain T-Transplant F-Fell D-Dead Tree

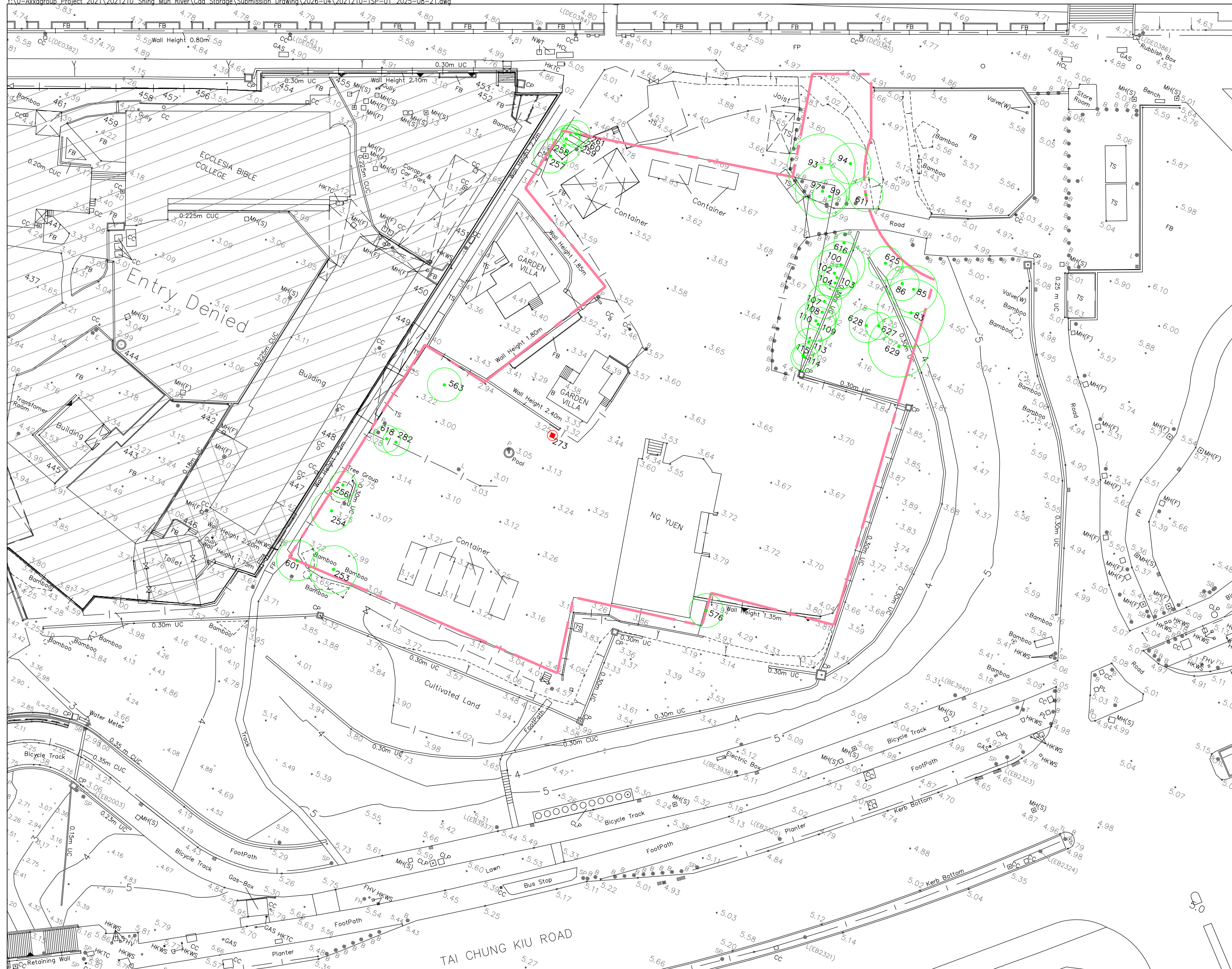
Appendix C

Drawings

C1 Tree Survey Plan

C2 Tree Treatment Plan

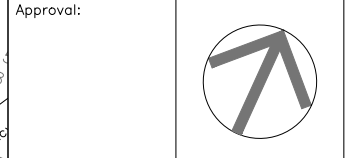
C3 Tree Planting Plan



LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING TREES SURVEYED -INSIDE (37 Nos.)
- DEAD TREE (1 No.)

no.	description	date
REVISION		
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IT IS THE CONTRACTOR'S RESPONSIBILITY TO		
<ul style="list-style-type: none"> * use figured dimension in preference to scaling * verify all dimensions at the site * report all discrepancies to the landscape architect and agree before proceeding * determine location of all existing services prior to excavation 		
This drawing shall not be used for construction purposes unless signed by Landscape Architect		
Date:		



axxa group
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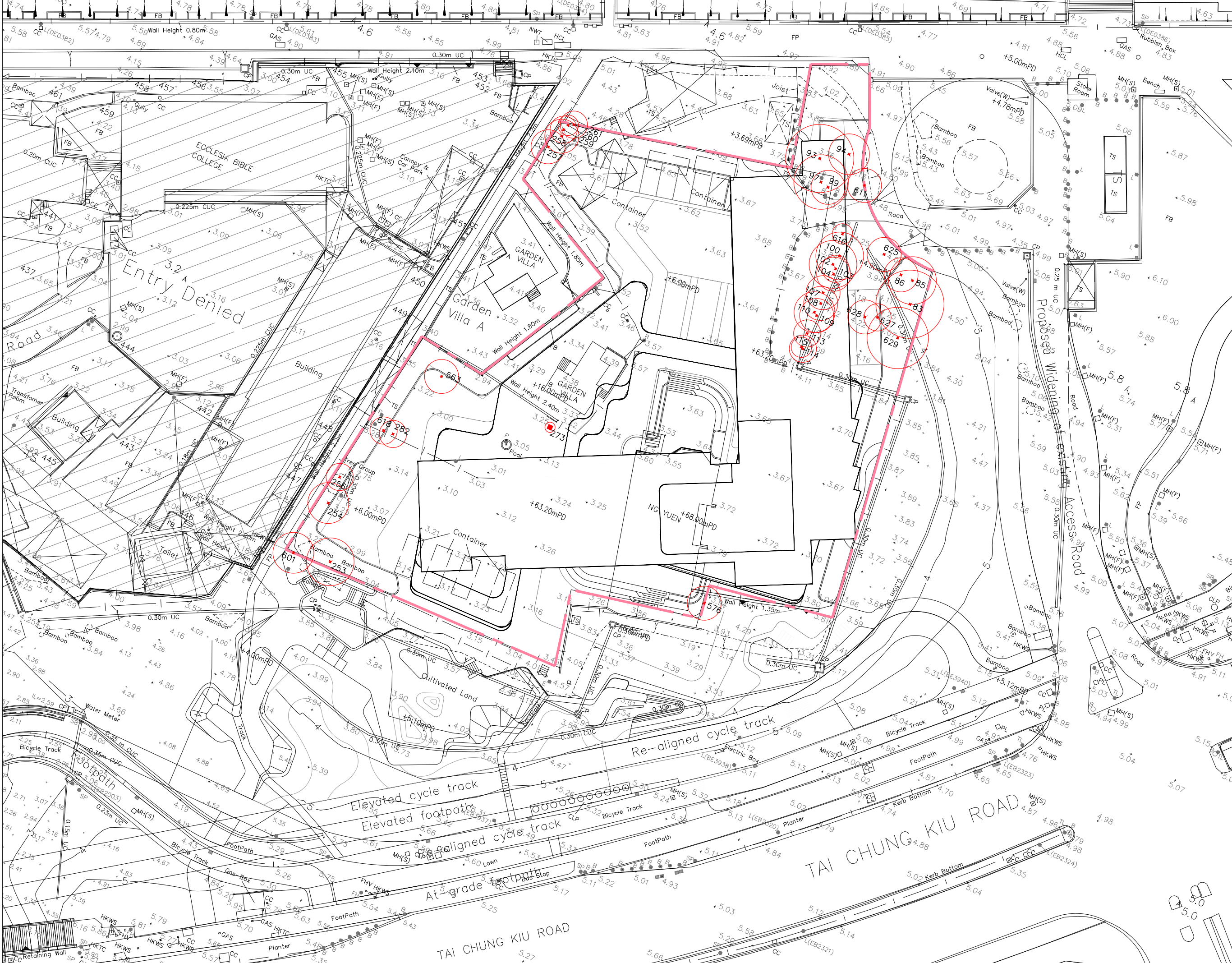
PROJECT: Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

DRAWING TITLE:
TREE SURVEY PLAN

Scale:	1:500	Drawing No.:	
Date:	AUG 2025		
Design:	CL		
Drawn:	LS		
Checked:	CL		
Project No:	2021210		
CAD Ref.:	2021210-TSP-01		

TSP-01

REV.



LEGEND:

- APPLICATION SITE BOUNDARY
- ⊗ TREES PROPOSED TO BE FELLED (37 Nos.)
- DEAD TREE (1 No.)

B	GENERAL REVISION	
A	GENERAL REVISION	05/01/26
no.	description	date

REVISION

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- use figured dimension in preference to scaling
- verify all dimensions at the site
- report all discrepancies to the landscape architect and agree before proceeding
- determine location of all existing services prior to excavation

This drawing shall not be used for construction purposes unless signed by Landscape Architect

Date:

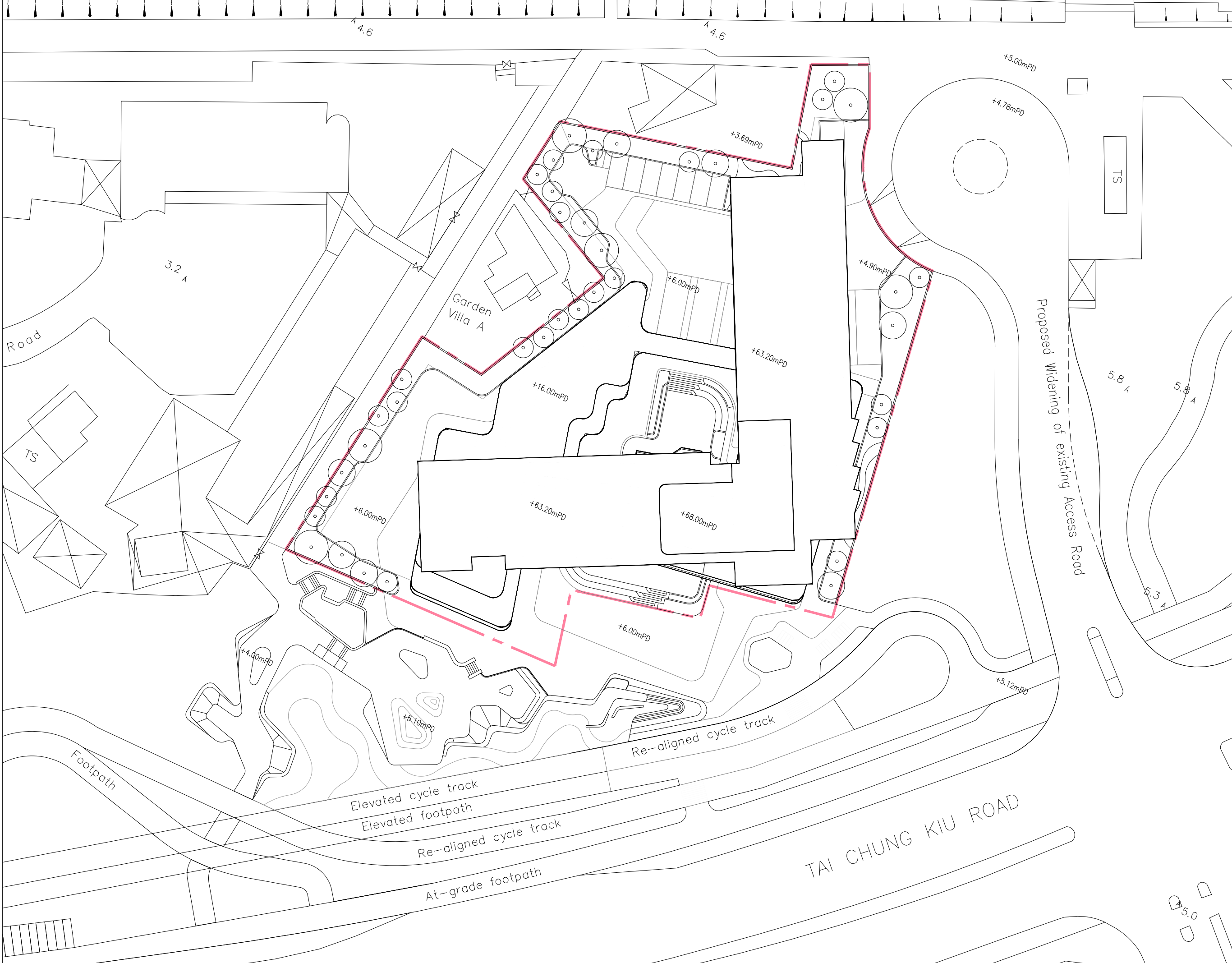
Approval:

axxa group
axxa group limited

PROJECT: Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

DRAWING TITLE:
TREE FELLING PLAN

Scale:	1:500	Drawing No.:	
Date:	AUG 2025		
Design:	CL		
Drawn:	LS		
Checked:	CL		
Project No:	2021210		
CAD Ref.:	2021210-TFP-01		



LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED NEW TREES (38 Nos.)

B	GENERAL REVISION	
A	GENERAL REVISION	05/01/26
no.	description	date

REVISION

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IT IS THE CONTRACTOR'S RESPONSIBILITY TO

- * use figured dimension in preference to scaling
- * verify all dimensions at the site
- * report all discrepancies to the landscape architect and agree before proceeding
- * determine location of all existing services prior to excavation

This drawing shall not be used for construction purposes unless signed by Landscape Architect

Date:

Approval:

axxa group
axxa group limited

PROJECT: Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

DRAWING TITLE:
TREE PLANTING PLAN

Scale:	1:500	Drawing No.:	
Date:	AUG 2025		
Design:	CL		
Drawn:	LS		
Checked:	CL		
Project No.:	2021210		
CAD Ref.:	2021210-TPP-01		

TPP-01

REV. B

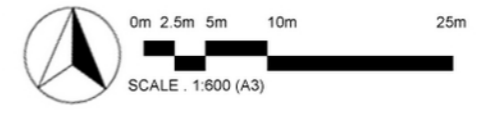
Appendix D

Landscape Master Plans



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - EXISTING TREE GROUPS OUTSIDE APPLICATION SITE
 - PROPOSED NEW TREES WITHIN APPLICATION SITE (38 nos)
 - PROPOSED NEW TREES OUTSIDE APPLICATION SITE
 - PROPOSED SHRUBS / GROUNDCOVER
 - PROPOSED LAWN
 - PROPOSED PAVING
 - PROPOSED SWIMMING POOL
 - PROPOSED POTTED PLANTS
 - PROPOSED LOOSE FURNITURE (Indicative Only)
 - PROPOSED SKYLIGHT
 - +6.00mPD PROPOSED LEVELS
 - +5.00mPD EXISTING LEVELS
 - VEHICULAR ACCESS
 - PEDESTRIAN ACCESS

- LANDSCAPE COMPONENTS:**
- 1 Sunken Landscape Deck
 - 2 Arrival Court
 - 3 Retail Landscape / Alfresco Dining
 - 4 Landscape Courtyard
 - 5 Landscape Terrace
 - 6 Viewing Link Bridge
 - 7 Outdoor Viewing Lounge / Terrace
 - 8 Outdoor Lounge Area
 - 9 Urban Garden
 - 10 Swimming Pool
 - 11 Outdoor Activity Area / BBQ Deck
 - 12 Public Square
 - 13 Adrenaline Alley
 - 14 Skateboard Park
 - 15 Pedal Patio / Bike Parking



Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
Landscape Master Plan - Overall Composite Plan

Dwg. No. : 2021210-LMP-01a
Date : APR 2026
(A3-size)



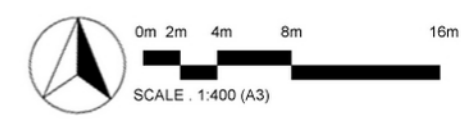


LEGEND:

- APPLICATION SITE BOUNDARY
- EXISTING TREE GROUPS OUTSIDE APPLICATION SITE
- PROPOSED NEW TREES WITHIN APPLICATION SITE (38 nos)
- PROPOSED NEW TREES OUTSIDE APPLICATION SITE
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED PAVING
- PROPOSED POTTED PLANTS
- PROPOSED LOOSE FURNITURE (Indicative Only)
- PROPOSED LEVELS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS

LANDSCAPE COMPONENTS:

- 1 Preserved Ng Yuen (F&B)
- 2 Arrival Court
- 3 Retail Landscape / Alfresco Dining
- 4 Sunken Landscape Deck
- 5 Landscape Courtyard



Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
 Landscape Master Plan - G/F (+6.00mPD)
 Dwg. No. : 2021210-LMP-02a
 Date : APR 2026
 (A3-size)



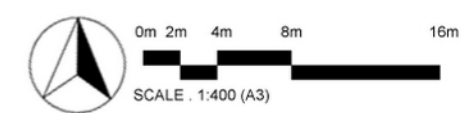


LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED LAWN
- PROPOSED PAVING
- PROPOSED POTTED PLANTS
- PROPOSED LOOSE FURNITURE (Indicative Only)
- PROPOSED SKYLIGHT
- PROPOSED LEVELS
- PEDESTRIAN ACCESS

LANDSCAPE COMPONENTS:

- 1 Preserved Ng Yuen (F&B)
- 2 Landscape Terrace
- 3 Viewing Link Bridge
- 4 Outdoor Viewing Lounge / Terrace
- 5 Outdoor Lounge Area
- 6 Outdoor Activity Area / BBQ Deck
- 7 Children Play Area
- 8 Leisure Activity Court / Viewing Deck
- 9 Urban Garden



Y:\0-Axxagroup Project 2021\2021210_Shing Mun River\Graphic Storage\5. Submission Drawing\2026-04-10 LMP\2021210-LMP-03a

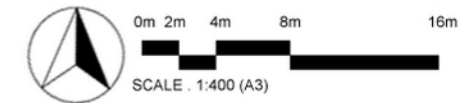


LEGEND:

- APPLICATION SITE BOUNDARY
- PROPOSED SHRUBS / GROUNDCOVER
- PROPOSED LAWN
- PROPOSED PAVING
- PROPOSED SWIMMING POOL
- PROPOSED POTTED PLANTS
- PROPOSED LOOSE FURNITURE (Indicative Only)
- PROPOSED LEVELS
- PEDESTRIAN ACCESS

LANDSCAPE COMPONENTS:


- Swimming Pool
- Outdoor Activity Area / BBQ Deck
- Outdoor Viewing Lounge / Terrace



Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

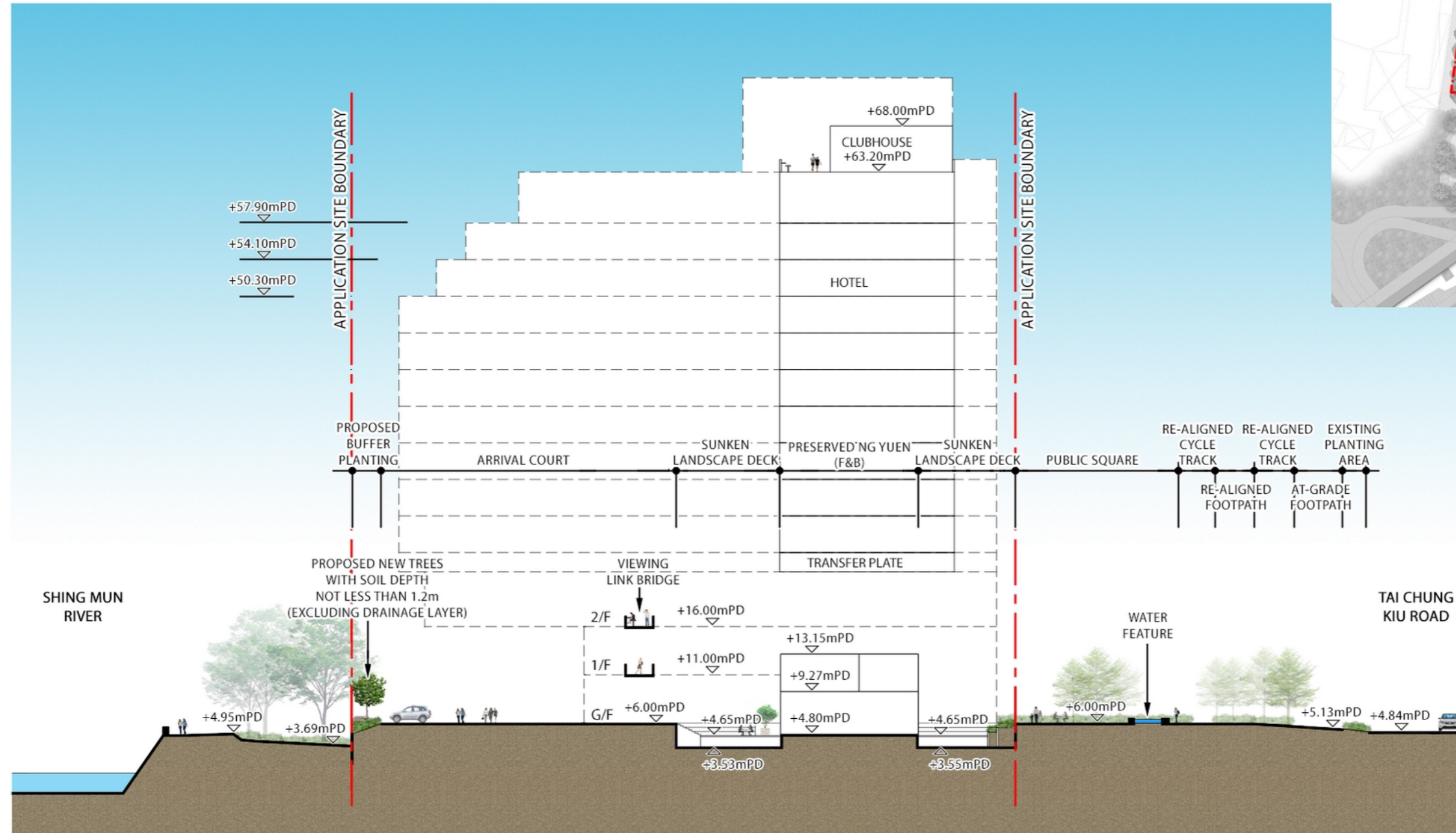
Landscape Master Plan - 10/F (+50.30mPD), 11/F (+54.10mPD), 12/F (+57.90mPD) & 13/F (+63.20mPD)

Dwg. No. : 2021210-LMP-04
 Date : DEC 2025
 (A3-size)



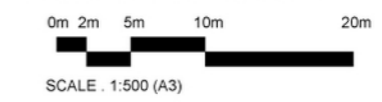
Appendix E

Landscape Sections



KEYPLAN

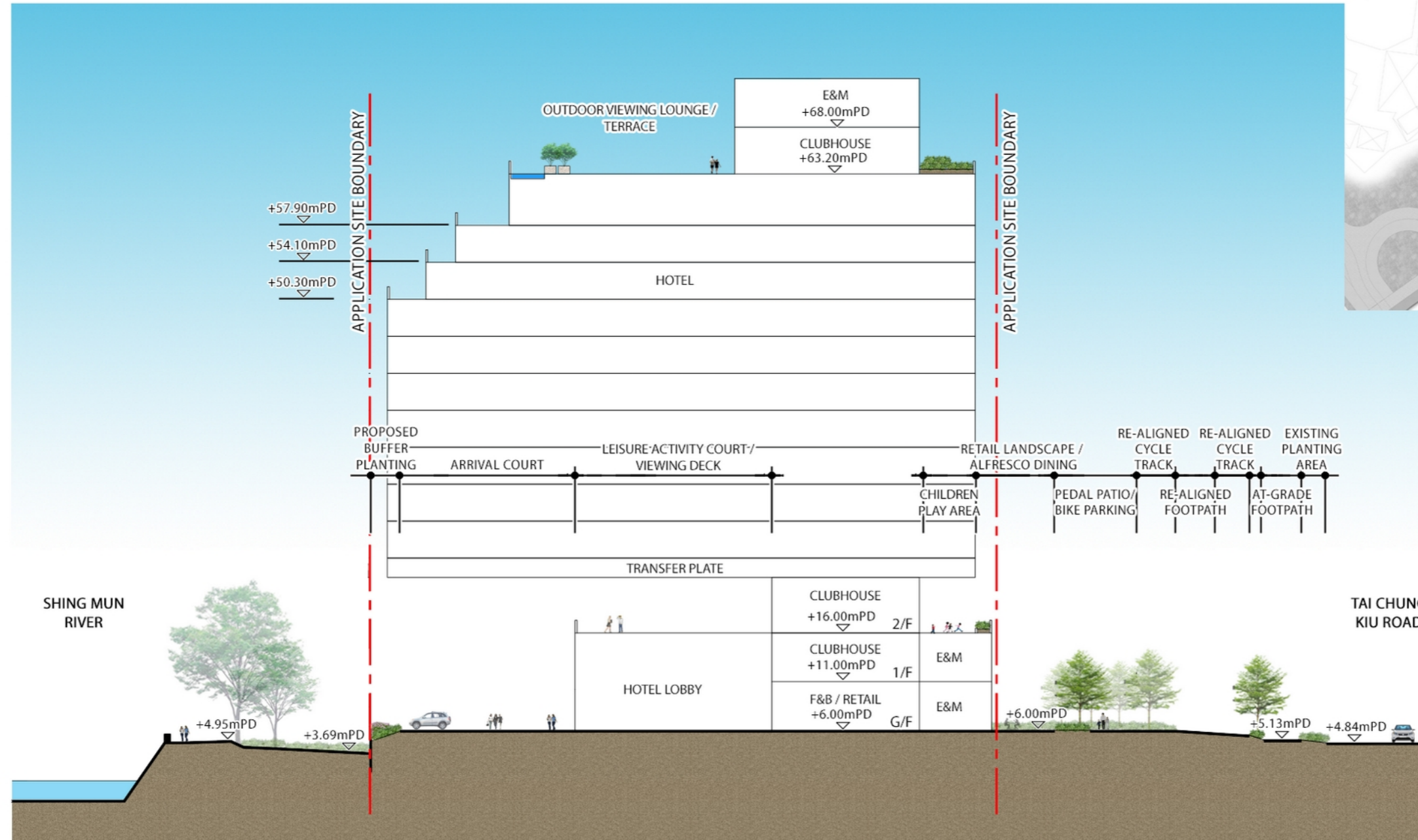
LANDSCAPE SECTION 1-1'



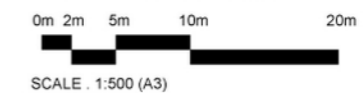
Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
 Landscape Section 1-1'

Dwg. No. : 2021210-SEC-01a
 Date : APR 2026
 (A3-size)





LANDSCAPE SECTION 2-2'



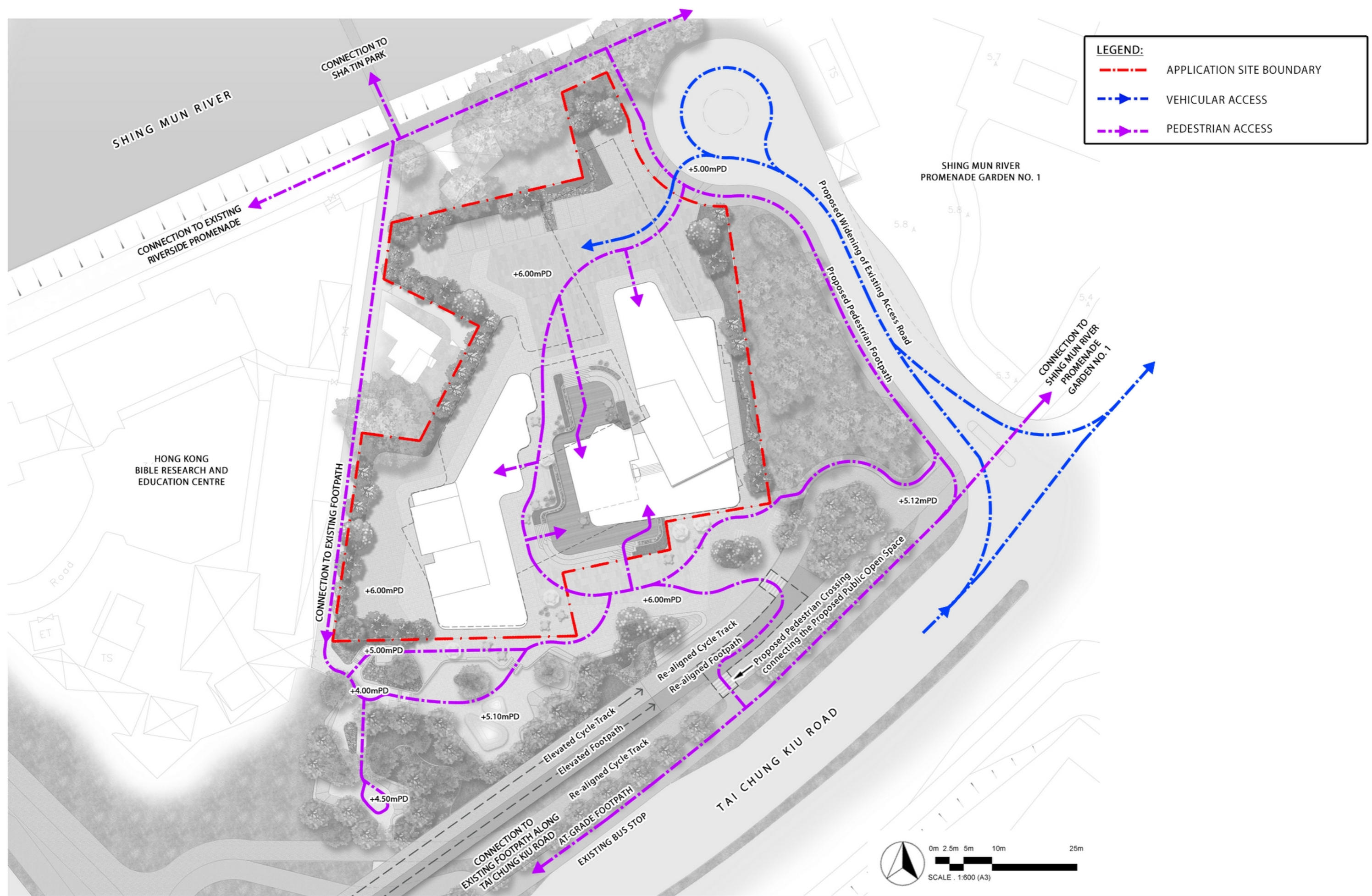
Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone "Open Space" Zone to "Other Specified Use (Hotel Development)" Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories

Landscape Section 2-2'
Dwg. No. : 2021210-SEC-02a
Date : APR 2026
(A3-size)



Appendix F

Circulation Diagram Plan



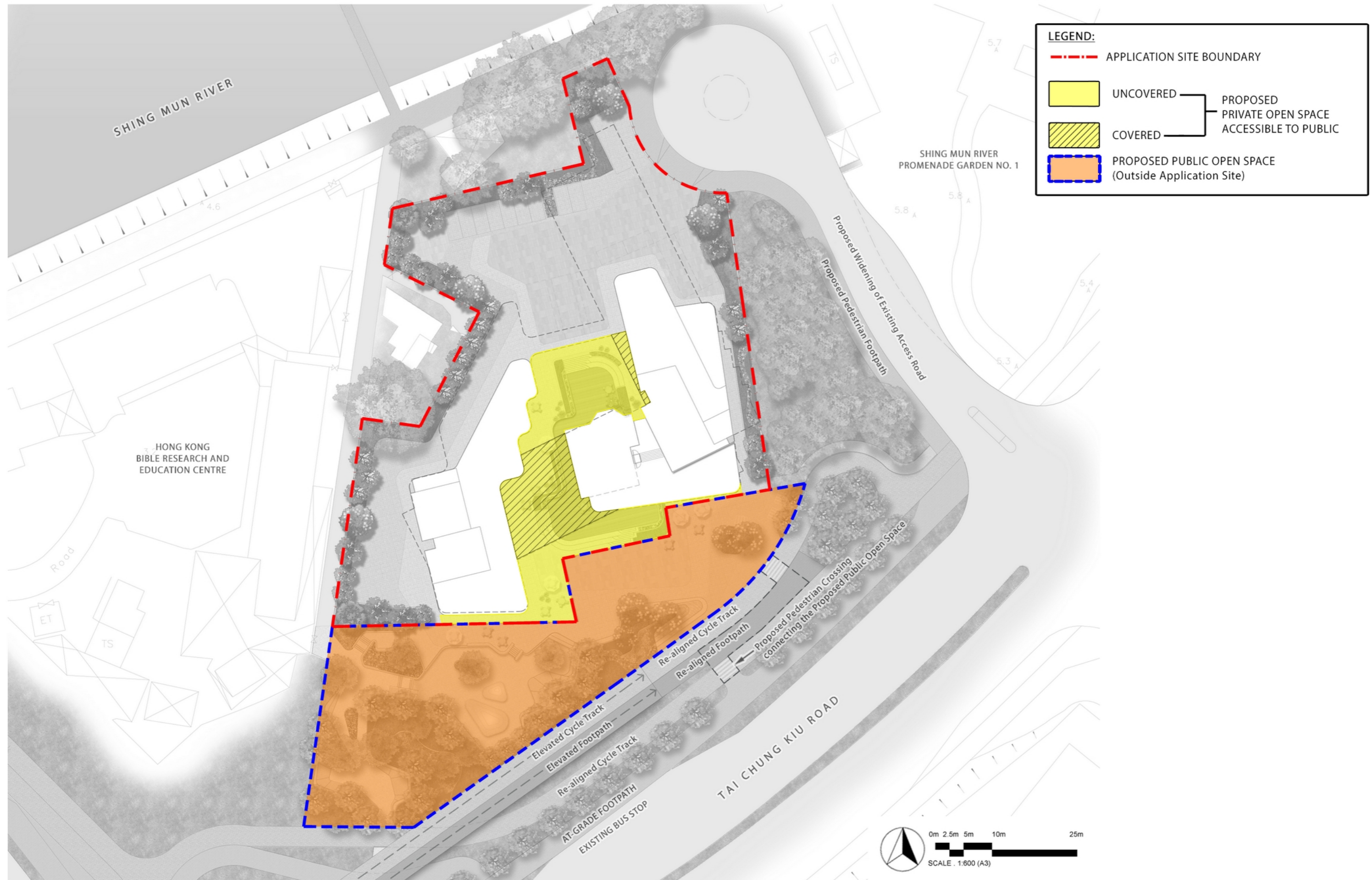
Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
Circulation Diagram Plan

Dwg. No. : 2021210-CDP-01a
 Date : APR 2026
 (A3-size)



Appendix G

Open Space Demarcation Plan



Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
 Open Space Demarcation Plan - G/F (+6.00mPD)

Dwg. No. : 2021210-OSD-01a
 Date : APR 2026
 (A3-size)



Appendix H

Greenery Demarcation Plan

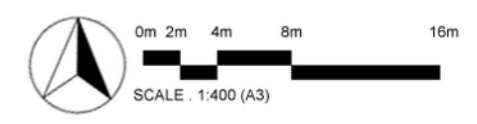


LEGEND:

- - - APPLICATION SITE BOUNDARY

GREENERY PROVIDED
(Not less than 20% of the Site Area)
Approx. 913 sqm

	G/F (+6.00mPD) Approx. 650 sqm
	2/F (+16.00mPD) Approx. 45 sqm
	13/F (+63.20mPD) Approx. 218 sqm



Section 12A Planning Application for Proposed Amendments to the Sha Tin Outline Zoning Plan to Rezone “Open Space” Zone to “Other Specified Use (Hotel Development)” Zone in Support of Proposed Hotel Development at Various Lots in D.D. 184 and Adjoining Government Land, Sha Tin, New Territories
Greenery Demarcation Plan
 Dwg. No. : 2021210-GDP-01a
 Date : APR 2026
 (A3-size)