Appendix 3

LANDSCAPE DESIGN PROPOSAL

Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/40 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Landscape Design Proposal

(Rev. 0)

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Prepared by:

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1 URBIS Limited has been appointed to prepare the Landscape Design Proposal to support the Section 12A ("S12A") Planning Application / Rezoning Request ("RR") to amend the Approved Sha Tin Outline Zoning Plan No. S/ST/40 ("Approved OZP") gazetted on 17 July 2026 at Nos. 8-14 Siu Lek Yune Road, Sha Tin, New Territories (the "Site"/ "Rezoning Site") (Sha Tin Town Lot ("STTL") Nos.196 and 276).

1.1.2 The Rezoning Site has an area of approx. 7,668 sq.m. and is currently zoned Industrial (1)" ("I(1)") on the Approved OZP. There are no development restrictions on plot ratio ("PR"), building height ("BH"), gross floor area ("GFA") or site coverage ("SC") stipulated on "I(I)" zone. 'Flat' is neither a Column 1 nor Column 2 use under the "I(1)" zone. This RR seeks to rezone the Site from "I(1)" zone to "Residential (Group A)10" ("R(A)10") zone subject to a PR restriction of 6 and BH restriction of 120mPD, as stipulated on the Plan, to facilitate the comprehensive redevelopment of two (2) existing Industrial Buildings ("IBs") into a private residential development with commercial uses ("Proposed Redevelopment"). An Indicative Development Scheme (Appendix 1 of the Planning Statement refers) is prepared to demonstrate the feasibility of the proposed zoning and to illustrate the proposed zoning parameters

1.1.3 The Proposed Redevelopment comprises of two (2) 32-storey residential towers above a 3-storey Podium at a proposed building height ("BH") of 127mPD and with a plot ratio ("PR") of 6.

1.1.4 This section of the report contains the landscape design proposal and tree assessment for the S12A Planning Application.

1.1.5 This landscape design proposal is submitted to demonstrate:

- Compliance with the development parameters set out in the Planning Statement;
- That a high standard of landscape amenity can be provided as part of the project, taking into account its development parameters;
- That the project will make a positive contribution to the greening and urban landscape of the immediate area around the Rezoning Site;
- Compliance with the greenery area provision required under PNAP APP-152; and
- Compliance with the compensatory tree requirement under DEVB TC(W) 4/2020 and mitigation of impacts on trees.

2 EXISTING SITE CONDITIONS

2.1 INTRODUCTION

2.1.1 This section of the Planning Design Proposal introduces the landscape context of the Rezoning Site and the current condition of its landscape.

2.2 LANDSCAPE CONTEXT

2.2.1 The Rezoning Site currently comprises two industrial buildings. It is located near the Shing Mun River, close to the Siu Lek Yuen Road Playground.

2.2.2 To the north, across Siu Lek Yeun Road lies the promenade of the Shing Mun River channel and Siu Lek Yuen Road Playground. This recreational area includes a well vegetated strip of mature amenity shrub and tree planting (see **Figure 2.1**)

2.2.3 To the south and west side of the Rezoning Site lies an area of industrial buildings with no significant landscape resources.

2.2.4 Siu Lek Yuen Road to the south east of the Rezoning Site features roadside planting of roadside trees and shrubs (see **Figure 2.1**).

2.2.5 Further to the south east, the grounds of the ALVA Hotel feature amenity planting of a series of trees and shrubs (see **Figure 2.1**).

3 TREE PRESERVATION SCHEME

3.1 EXISTING VEGETATION

3.1.1 There are a total of 3 existing trees within the Rezoning Site (see Figure 3.1). Tree T1 (*Artocarpus heterophyllus)* and T3 (*Bombax ceiba)* are located at the ground level while one Tree T2 (*Bridelia tomentosa)* is located in a small podium garden (see **Figure 3.1**). Details of the trees can be found in the Tree Survey and Compensation Planting Proposal**.**

3.1.2 There are no trees registered in the current Register of Old and Valuable Trees promulgated under DEVB TC (W) 5/2020 within or in the vicinity of the Rezoning Site.

3.1.3 All 3 existing trees are inevitably be affected by the proposed building. The proposed building footprint is needed to satisfy the requirement.

3.1.4 Since the suitability for transplanting of all the trees within the Rezoning Site is low, they are proposed to be removed and compensated for.

3.1.5 The aggregate total Diameter at Breast Height (DBH) of the three trees is 643mm.

3.1.6 A total of 3 compensatory trees is proposed to be planted within the Rezoning Site. This will meet the requirement of 1:1 compensatory ratio in terms of quantity as required by DevB TC(W) No. 4/2020.

3.1.7 A summary of tree impact & tree compensation is shown in the table below. For further details refer Tree Survey & Assessment Report.

Table 3.1 – Summary of Tree Impact & Tree Compensation

Retain	Transplant	Fell	Compensatory Trees
0	0	3	3

4 LANDSCAPE MASTER PLAN

4.1 LANDSCAPE DESIGN CONCEPT

4.1.1 Landscape design proposals are illustrated in the Landscape Master Plan (**Figures 4.1**) and Landscape Section (**Figures 4.3**).

4.1.2 The landscape design aims to provide a high-quality landscape setting for the podium floor of the proposed project and to achieve the following design objectives

- To provide a spatially planned environment with different zones to cater for a range of activities for the residents.
- To present an attractive appearance for the development when viewed from adjacent public areas;
- To create attractive and usable landscape spaces within the Rezoning Site;
- To maximize greening opportunities by provision of shade trees, diverse planting palette, green wall and more;
- To fully compensate for the loss of existing trees; and
- To provide greening in compliance with the requirements of PNAP APP-152.

4.1.3 The design has referenced Development Bureau's 'Public Open Space in Private Developments: Design & Management Guidelines'.

4.2 LANDSCAPE ELEMENTS

4.2.1 A riverfront viewing deck is located on the north-east side of the podium of the proposed redevelopment, featuring seating benches with an open view of the Shing Mun River, complemented by layered groundcover, shrub and tree planting that provides comfort for users (see plan at **Figure 4.1,** Section at **Figure 4.3**).

4.2.2 South of the riverfront viewing deck, the pool area features a main swimming pool and three sundeck areas, offering space for overlooking the main pool. This area is enveloped by lush shrub planting and shade trees, creating a comfortable, semi-private environment for users. A landscape buffer separates the pool area from an adjacent residents' garden in the centre of the podium. The central garden contains a children's play area surrounded by greenery (see plan at **Figure 4.1,** Section at **Figure 4.3**).

4.2.3 An outdoor fitness/yoga lawn is provided on the south-east side of the podium. The lawn offers close contact with nature and is surrounded by taller shrub planting that provides layered greenery and a sense of privacy for users (see plan at **Figure 4.1,** Section at **Figure 4.3**).

4.2.4 Beside the fitness/yoga lawn, is a green linear garden of shrubs and small trees, furnished with seating and a semi-circular communal seating deck sheltered by a trellis. To enhance privacy and mitigate visual intrusion from the neighbouring industrial zone, the edge of the garden fronting the adjacent road is lined with a dense series of tall shrubs and small trees, creating an effective visual barrier (see plan at **Figure 4.1**, Section at **Figure 4.3**).

4.3 GREENERY AREA COVERAGE

4.3.1 The total area of the Rezoning Site is **7,668 sq.m**. Based on PNAP APP-152, a minimum provision of greenery area equivalent to **20%** of the site area is therefore required (i.e. **1,534 sq.m**.). 10% of total green area is also required to be located at the 'Primary Zone' (within 15m of adjacent ground level).

4.3.2 All planting is open to the air apart from a small area of planting at podium floor level which is undercover. The total calculated greenery area provided in the landscape design is **20.17%** (1546.75 sq.m.) which meets this requirement. Refer to table below and Greenery Plan **(Figure 4.2).**

4.3.3 All the greenery area falls under the Primary Zone.

Table 4.1 – Greenery Area Breakdown

Types of Greening Features	Area	Reduction Factor	Area After Reduction
Uncovered Primary Zone	1382.6 sqm	No Reduction	1382.6 sqm
Covered Greenery Area	48.3 sqm	50%	24.15 sq.m
Vertical Greening	130 sqm	No Reduction	130 sq.m
Total	**1546.75 sqm**		

Table 4.2 – Greenery Area Provision

Item	Total
Green Coverage % Required	(1534 sq.m) 20%*
Green Coverage % Achieved	(1546.75 sq.m.) 20.17% > 20%*

* Incl >10% within the Primary Zone as required by PNAP 152.

4.4 OPEN SPACE PROVISION

4.4.1 The total private open space will be not less than 2,506 sq.m of open space. The minimum standard of 10 ha per 100,000 persons as stipulated in Chapter 4 of the Hong Kong Planning Standards and Guidelines is achieved by the proposed layout. The extent of the open space is shown in the Private Open Space Provision **(Figure 4.4)**

4.5 PLANTING STRATEGY

4.5.1 The planting will comprise native and exotic species of trees, shrubs and groundcovers to create an attractive and comfortable environment for the users which also improves local biodiversity. The species will be used to provide colour and seasonal variation.

4.5.2 Shade trees will be provided throughout the landscape gardens, close to seating areas and gathering spaces. Robust, small to medium size trees suitable for podium spaces have been selected, and an indicative choice of proposed tree species is provided in the table below.

Table 4.3 – Indicative List of Proposed Tree Species

Scientific Name	Chinese Name	Size	Spacing
Peltophorum pterocarpum	雙翼豆	Semi Mature	As shown
Ailanthus fordii	福氏臭椿	Standard	As shown

Scientific Name	Chinese Name	Size	Spacing
Lagerstroemia indica	紫薇	Standard	As shown

4.5.3 An indicative choice of shrubs and groundcover planting is provided in the table below;

Table 4.4 – Indicative List of Proposed Shrub & Groundcover Species

Plant Type	Selected Plant Species
Specimen Shrubs	*Neottopteris nidus* *Camellia japonica* *Dypsis lutescens* *Pittosporum tobira* *Tabernaemontana divaricata* *Strelitzia nicolai*
Mass Shrub Planting	*Aglaia odorata* var. *microphylla* *Alpinia zerumbet* 'Variegata' *Asclepius curassavica* *Brunfelsia calcina* *Carmona microphylla* *Dypsis lutescens* *Gardenia jasminoides* *Ixora chinensis* *Ligustrum sinense* *Phyllanthus myrtifolius* *Plumbago auriculata* *Scaevola taccada* *Strelitzia reginae*
Groundcovers:	*Acalypha reptans* *Arachis pintoi* *Asparagus densiflorus* 'Myersii' *Cuphea hyssopifolia* *Dianella tasmanica* 'Variegata' *Dietes bicolor* *Dissotis rotundifolia* *Lantana montevidensis* *Liriope spicata* *Nephrolepis auriculata* *Ophiopogon japonicus* 'Nanus' *Tulbaghia violacea* *Zephylanthus candida*
Lawn:	*Zoysia matrella*

4.5.4 Semi Mature and Standard sized trees will be selected for new tree planting. Mass planted shrubs will be 300mm to 2000mm tall (visual buffer) and groundcover plants will be 100mm to 300mm tall at the time of planting, depending on species.

4.5.5 Plant spacing will vary according to the species and stock size selected and will be subject to detailed design development. Generally, trees will be spaced at a minimum 3m. Shrubs and groundcover plants will be spaced subject to the plant stock size but spacing will ensure that an immediate overall foliage effect is achieved. Typically, the spacing for shrubs will be between 250 to 500mm and for the ground covers, 150 to 250mm.

4.6 SUMMARY OF HARD LANDSCAPE ELEMENTS

4.6.1 Hard landscape materials that promote sustainability are proposed for much of the hard landscape, such as, reconstituted materials (thereby reducing use of non-renewable resources) and / or locally or regionally sourced material (thereby reducing transport energy inputs). An indicative choice of hard landscape materials is provided in the table below.

Table 4.5 – Indicative Hard Landscape Materials

Location	Hard Landscape Elements
Feature Paving	Natural stone or similar
Footpaths	Concrete block pavers using sustainable materials or similar
Furniture	Reconstituted timber seating, rubbish bins made of recycled metal

4.7 OTHER LANDSCAPE MATTERS

4.7.1 **Sustainability** – as noted above, detailed hard landscape design will explore the potential to use materials that contribute to sustainability, including regionally sourced materials, recycled materials such as reconstituted timber. Planting will contribute to sustainability by using either native or adaptive non-native species to favour native fauna and / or reduce irrigation and maintenance inputs.

4.7.2 **Soil Depth** – Sufficient soil depth and associated structural loading capacity will be provided for all planting areas at grade or on structure. Depending on the types of planting, the minimum soil depths excluding drainage layers shall be:

Trees	1200mm
Shrubs	600mm
Groundcover	300 – 600mm

4.7.3 **Soil Drainage** – Planting areas on structure shall be drained by proprietary PVC drain cells, filter fabrics and planter drains connected to pipes in turn connecting to surface water drainage systems.

4.7.4 **Irrigation Water Points** – Sufficient manual irrigation water points at a nominal spacing of 40m will be provided for all planting areas.

4.7.5 **Barrier Free Access** – All landscape areas will be designed and detailed according to the current version of the guidelines set out in Transport Planning and Design Manual Vol. 6, Chapter 8 - Facilities for People with Disabilities, Section 8.6. and relevant parts of Buildings Department Design Manual - Barrier Free Access 2008 (2021 edition) and Chapter 6 of Arch SD's 'Universal Accessibility: Best Practices and Guidelines'.

4.7.6 **Landscape Maintenance** – a minimum of 12 months Establishment Period will be incorporated into the softworks contract prior to handover to the owner. A landscape maintenance manual will be prepared to specify maintenance procedures required.

5 CONCLUSION

5.1 KEY BENEFITS OF THE LANDSCAPE DESIGN

5.1.1 The landscape design will provide the key benefits below;

- The design actively incorporates the existing Shing Mun River view, using a series of interconnected green spaces to give access to the view and provide an enriched, immersive experience for users.
- A dedicated planting zone acts as an effective visual screen against the neighbouring industrial area to the south west. This ensures a private, comfortable, and serene environment for residents within the landscape spaces.
- The proposal introduces an attractive suite of functional outdoor spaces that serve as a direct extension of the building's living environment. Located on the podium, these areas feature high-quality materials and landscaping to create usable, accessible, and vibrant destinations for recreation and social interaction.

5.1.2 The design of landscape areas will meet or exceed planning requirements set out in the Planning Brief or PNAP 152 in terms of size or green coverage (i.e. >20% of the site area will be designed as soft landscaping / vegetation). It also has the following features:

- Providing a tree compensation ratio of 1:1 by quantity of trees planted to trees lost on the Site;
- Furthering sustainability in Hong Kong by the use of sustainable hard materials and a native and biodiverse planting palette;
- The design has referenced Development Bureau's 'Public Open Space in Private Developments: Design & Management Guidelines'.

Annex 1

Figures



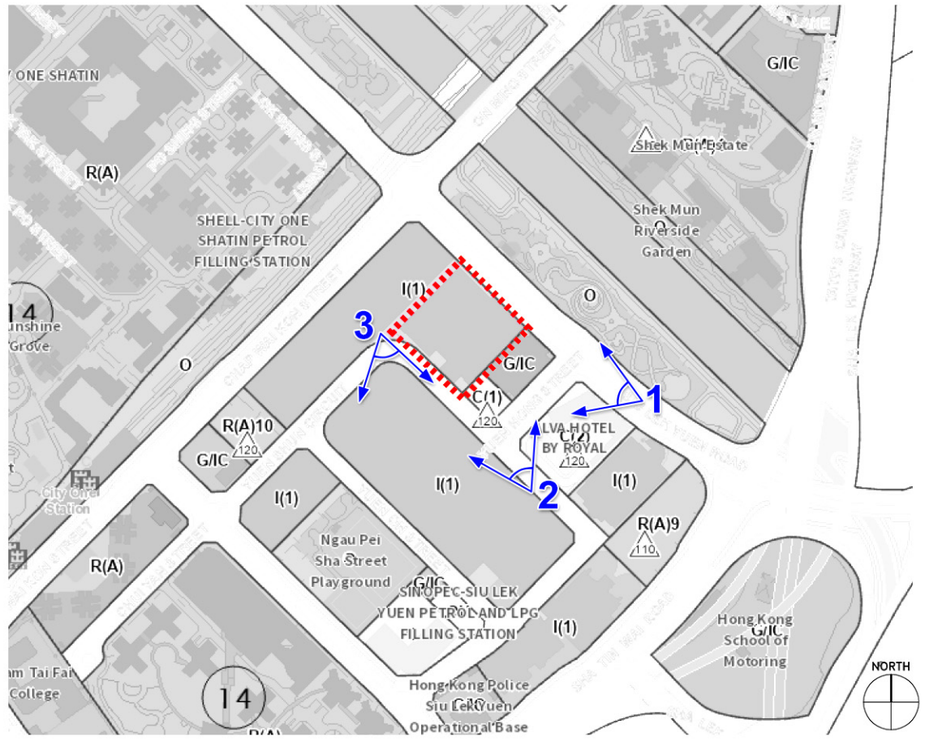
1: View facing the rezoning site situated between Siu Lek Yuen Road Playground and the ALVA Hotel.



2: View from Yuen Shun Circuit, located between the rezoning site and the ALVA Hotel.



3: View along Yuen Shun Circuit, adjacent to the KMB Sha Tin Depot.



Location Plan

Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title	Location Plan and Site Photographs		
Scale	N.T.S.@ A3	Date	November 2025
Figure No.	**2.1**		

8 – 10

12 – 14

16 – 18

Tree Assessment Schedule

Tree ID number	Species		Original Location	Measurements			Amenity value	Form	Health condition	Structural condition	Suitability for transplanting	Conservation status	Recommendation		Justification for Proposed Tree Removal	Remarks
	(Scientific name)	(Chinese name)	(Lot/GA/YA /GHBA, etc.)	Height (m)	DBH (mm)	Crown Spread (m)	(High/ Medium/ Low)	(Good/Fair/Poor)			(High/ Medium/ Low)		in initial / approved application (Retain/ Transplant/Fell)	in this revision, if applicable (Retain/ Transplant/Fell)		(e.g. justification for proposed tree removal; anticipated root-ball size to be preserved (with Ø. x depth in mm), and any other on-site conditions, etc.)
T1	*Artocarpus heterophyllus*	菠蘿蜜	Lot	11	410	8	Medium	Fair	Fair	Fair	Low	-	-			Restricted root growth by adjacent fence wall. Crack on one of main lateral roots. Wound on trunk. Pruning wounds. Wilted twigs
T2	*Bridelia tomentosa*	土蜜樹	Lot	4	128	4	Low	Poor	Fair	Poor	Low	-	-			Growing at edge of podium planter. Codominant trunks with included bark. Girdling roots around base of trunk.
T3	*Bombax ceiba*	木棉	Lot	5	105	3	Medium	Fair	Fair	Fair	Low	-	-			Restricted root growth by surrounding pavement and structures.

電訊盈科圓洲角電話機樓

PCCW Yuen Chau Kok Telephone Exchange

捷和實業大廈

Chiaphua Industries Building

捷和中心

Chiaphua Centre

T1

T2

T3

0 5 10 15 20 25m NORTH

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Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

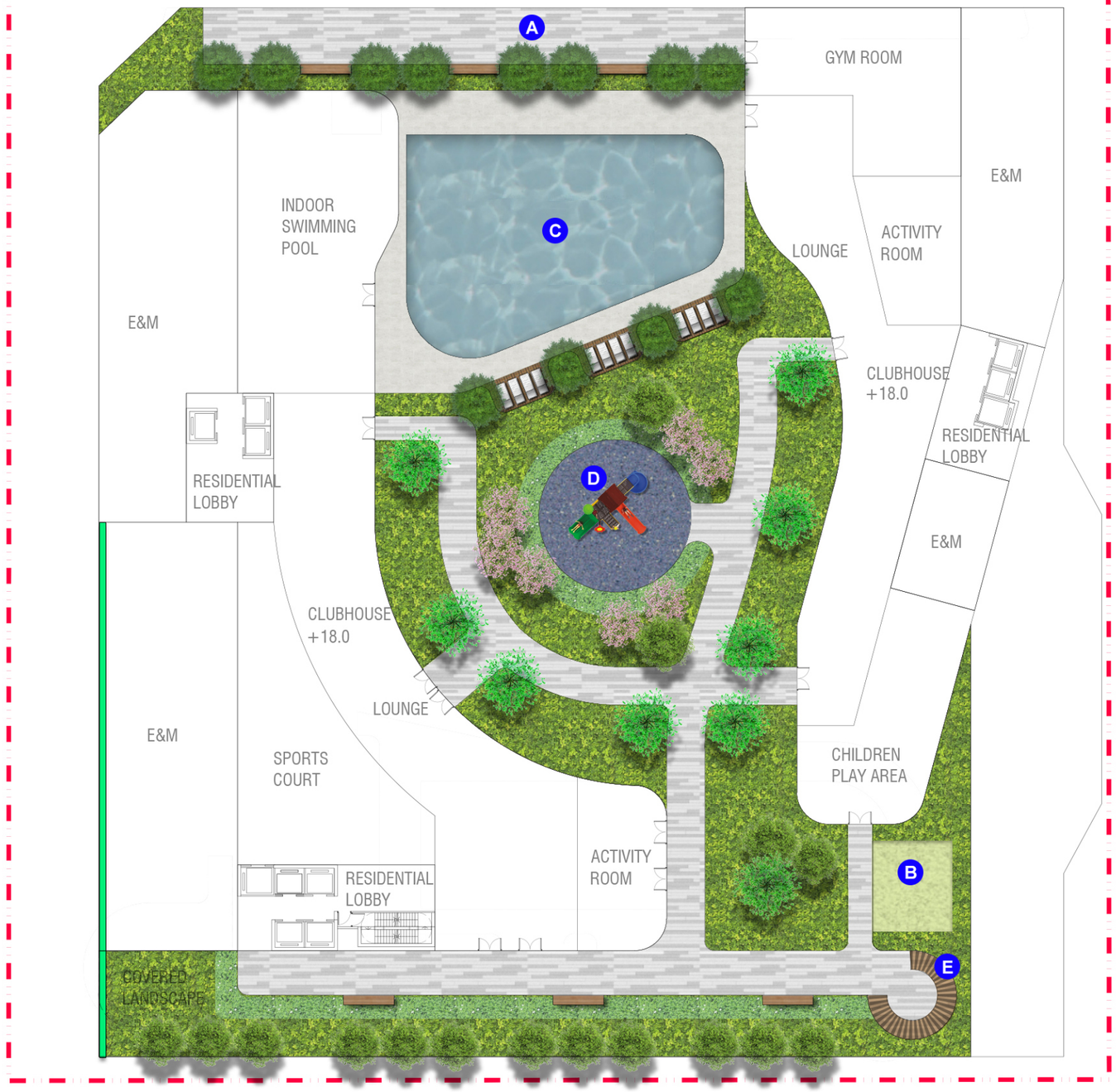
雅邦 Urbis Limited

Title: Tree Survey Plan

Scale: 1:400 @ A3

Date: November 2025

Figure No.: **3.1**



Required Greenery Area:

20 % of Site Area Coverage
20% * 7668 = **1534 sqm**

A: Uncovered Primary Zone	**1382.6 sqm**
B: Covered Greenery Area	**48.3 sqm** (with 50% to be discounted per PNAP APP-152)
C: Vertical Greening	**130 sqm**
Total Greenery Area (A+B+C)	**1546.75 sqm**

PNAP APP-152/SBD Requirements Fulfilled.

LEGEND

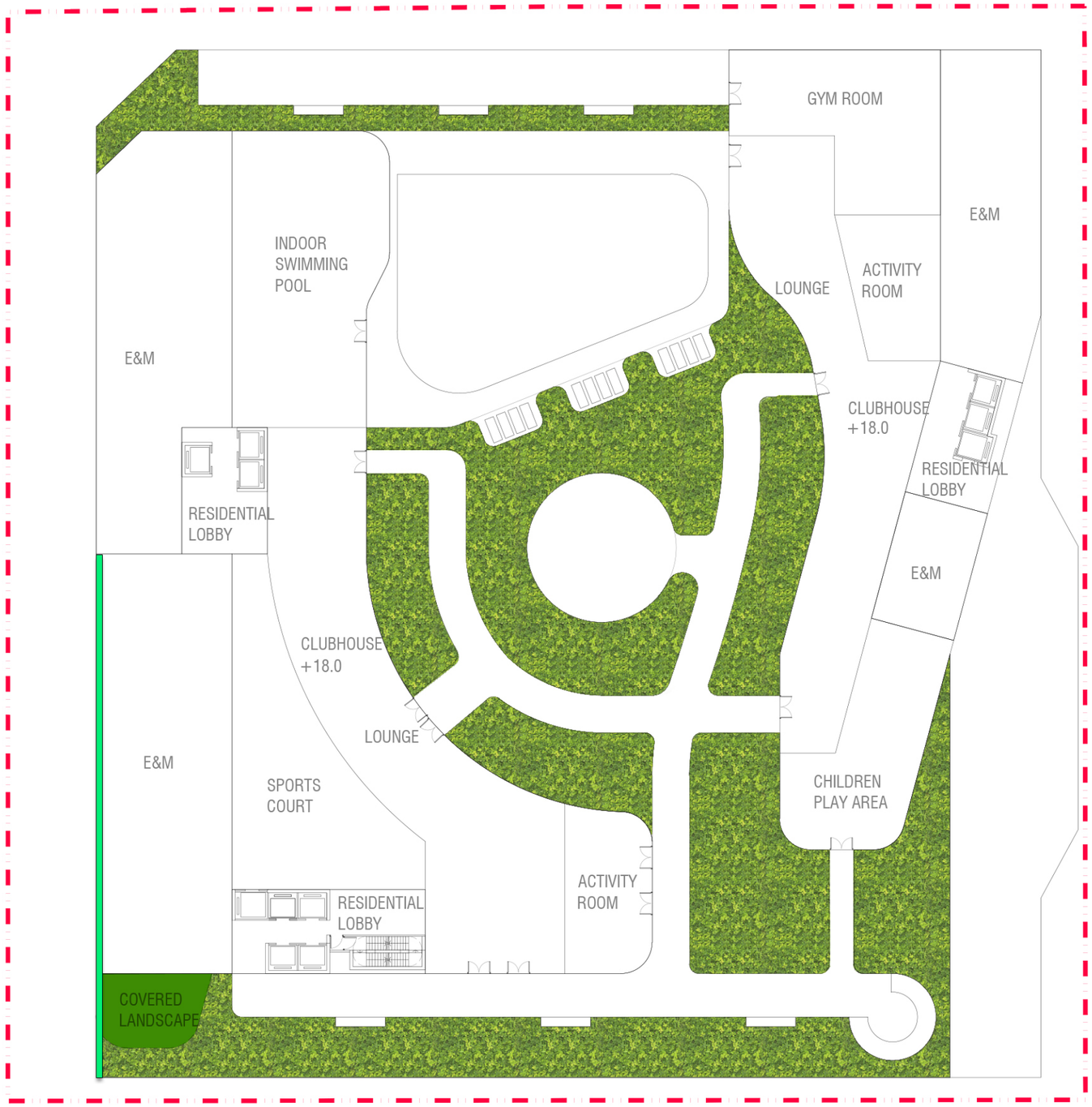
- Boundary of Rezoning Site
- A Riverfront Viewing Deck
- B Outdoor Fitness / Yoga Area
- C Swimming Pool
- D Children's Play Area
- E Community Gathering Spot
- Tree Planting
- Shrubs
- Groundcovers
- Lawn
- Seating Bench
- Children's Play Mat
- Swimming Pool
- Vertical Green

0 5 10 15 20 25m NORTH

Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title: Landscape Master Plan

Scale	Date	Figure No.
1:400 @ A3	October 2026	4.1



strial Centre

Required Greenery Area:

20 % of Site Area Coverage
20% * 7668 = **1534 sqm**

A: Uncovered Primary Zone	**1382.6 sqm**
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Total Greenery Area (A+B+C)	**1546.75 sqm**

PNAP APP-152/SBD Requirements Fulfilled.

LEGEND

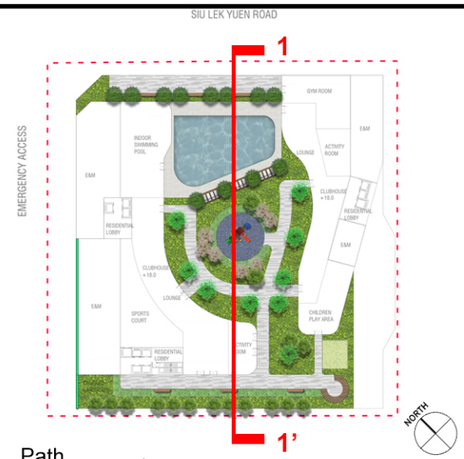
- Boundary of Rezoning Site
- Greenery Area within Primary Zone
- Greenery Area under Cover
- Vertical Greening

0 5 10 15 20 25m NORTH

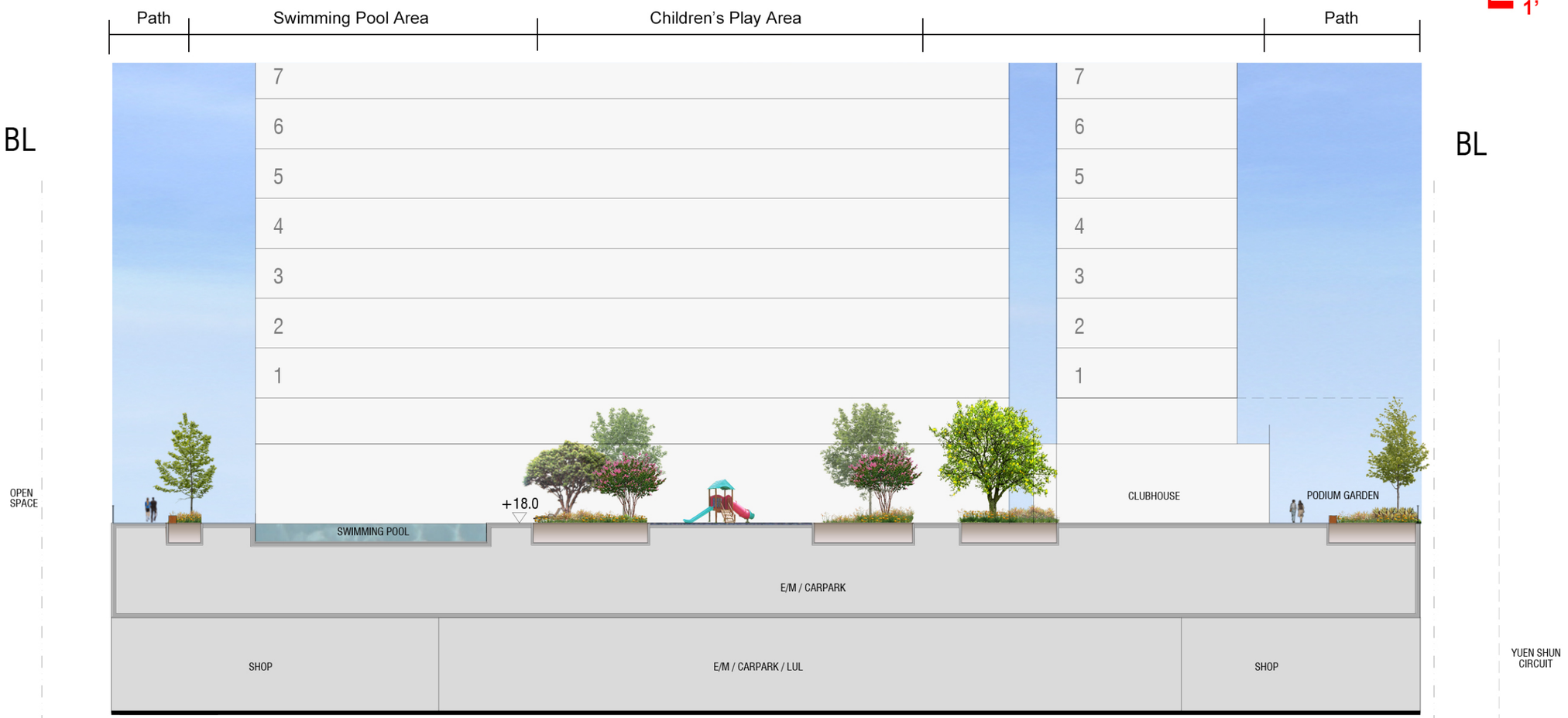
Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title: Greening Plan

Scale	Date	Figure No.
1:400 @ A3	October 2026	4.2



Key Plan



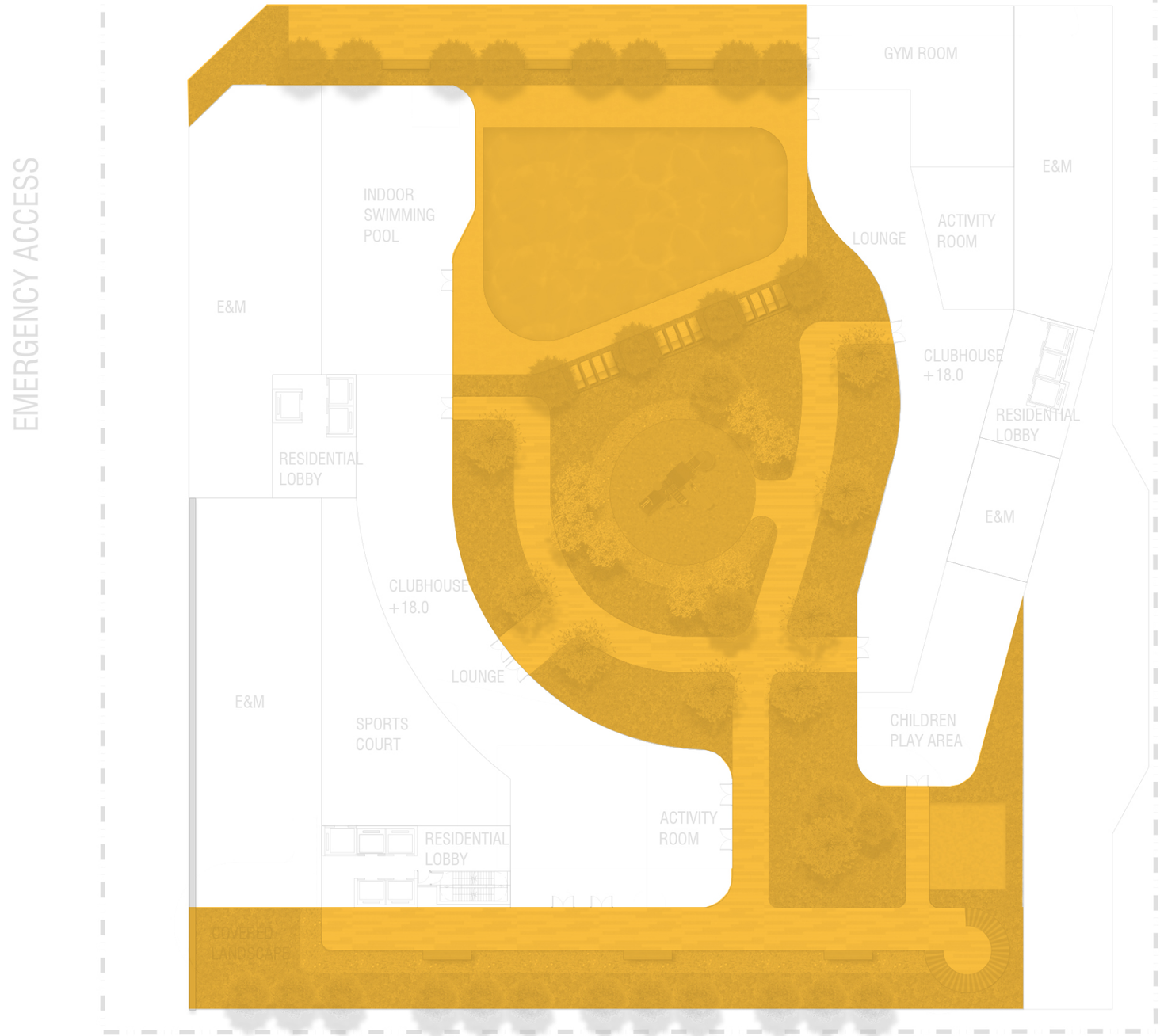
Landscape Section 1-1'

0 5 10 15m

Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title: Landscape Section

Scale	Date	Figure No.
1:300 @ A3	October 2026	**4.3**



strial Centre

LEGEND

Boundary of Rezoning Site

Private Open Space Area (Not less than 2,506m²)

0 5 10 15 20 25m

NORTH

Landscape Design Proposal for Proposed Amendment to the Approved Sha Tin Outline Zoning Plan No. S/ST/38 from "Industrial (1)" zone to "Residential (Group A)10" zone at Nos.8-14 Siu Lek Yuen Road, Sha Tin, New Territories (STTL Nos.196 and 276)

Title: Private Open Space Provision

Scale	Date	Figure No.
1:400 @ A3	October 2026	**4.4**