

**SECTION 12A APPLICATION FOR PROPOSED REZONING
FROM “COMPREHENSIVE DEVELOPMENT AREA” AND “GREEN BELT” ZONES
TO “RESIDENTIAL (GROUP A)4” ZONE AND TO AMEND THE NOTES OF THE ZONE
APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND
SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY)
AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN,
HUNG SHUI KIU, NEW TERRITORIES**

Landscape Proposal

1st Submission

by



Date: 3 March 2026

On behalf of

Right Fortune Investment Limited

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1.0 INTRODUCTION

- 1.1 The proposed residential development and social welfare facility (Residential Care Home for the Elderly) (“the Proposed Development”) is located at Lot Nos. 2188 & 398 RP in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, Yuen Long, New Territories. This proposal is prepared as part of the planning application for the Proposed Development.
- 1.2 This report describes the concepts and principles underlying the Landscape Master Plan of the Proposed Development as required in the Planning Department’s Practice Note for Professional Persons No. 1/2019. It describes the proposed composite development and the associated landscape design. A more comprehensive package of proposals will be formulated at the detailed design stage of the Project.
- 1.3 This landscape proposal presents:
- The existing tree vegetation;
 - The Landscape Master Plan;
 - Site Coverage of Greenery;
 - Communal Open Space Provision and
 - Planting Proposal of the Proposed Development.

2.0 THE SITE CONTEXT

- 2.1 The proposed Development is located to the immediate southeast of Uptown while Tin Shui Wai West Interchange is located to its east with site area of about 2,138m². It is bounded by Fui Sha Wai South Road on its east. The current vehicular to the Site is Castle Peak Road – Hung Shui Kiu via Fui Sha Wai Road and a local access. The site location plan shall refer to Figure 1 below.

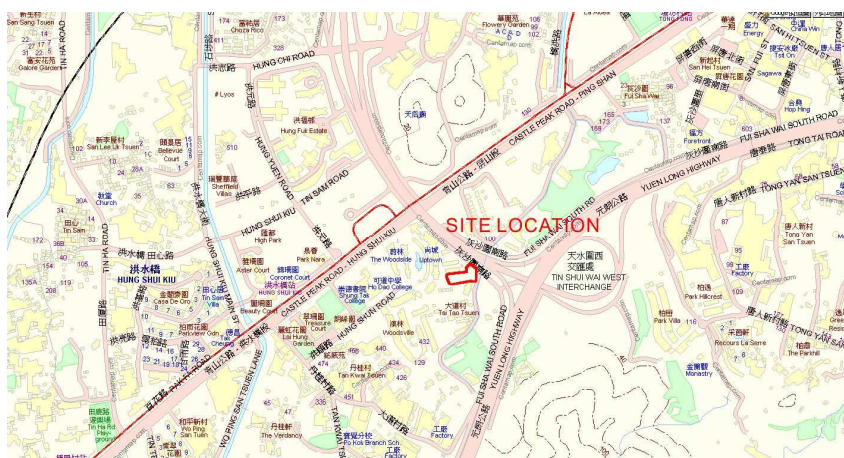


Figure 1 Site Location Plan

- 2.2 The site itself is gently flat and is currently vacant and fenced off. Majority of the Site is covered by bare soil with weed and only portion of land close to entrance is covered by concrete.
- 2.3 The landscape character of the site and its surrounding is mixed of low-rise and high-rise residential development and village houses, e.g. Uptown, the Woodside, the Woodsville, Le Regent and road corridors, e.g. Yuen Long Highway, Castle Peak Road – Hung Shui Kiu.

3.0 THE PROPOSED DEVELOPMENT

3.1 The development comprises two 6-storey residential development situated on top of an 7-storey RCHE. A podium garden is proposed at flat roof of 7th floor, while ancillary facilities such as a carpark and E/M rooms are located at G/F. Drawings of the proposed development can be referred to the building plans submitted with the planning application, and the indicative development schedule is outlined as follows:

Table 1.0 Indicative Development Schedule

Site Area	About 2,138 m ²
Mean Street Level	11.30mPD
Building Height	Not exceeding 60mPD
Domestic Site Coverage	about 26.6%
Non-Domestic Site Coverage	about 55.2%
Total Non-Domestic GFA	about 6,961 m ²
Non-Domestic Plot Ratio	about 3.26
Total Domestic GFA	about 3,528 m ²
Domestic Plot Ratio	about 1.65
No. of Population:	645

3.2 The vehicular road and footpath connect from Fui Sha Wai South Road at **+11.30mPD** to the central part of the proposed development at **+11.30mPD**. The formation level of the site follows the local topography in order to minimize the extent of site formation works. As the ground level needs to be recontoured and some vegetation will be affected by the site formation work, a detailed tree assessment will be provided in Paragraph **4.0** below.

4.0 EXISTING VEGETATION

4.1 A tree survey was carried out on **9 January 2025** in accordance with LAO PN No. 6/2023. A total of **2** trees were recorded within the Application Site Boundary. The tree survey schedule, tree survey plan and photographic record of existing trees are shown in **Appendix A** and are outlined below:

Table 2.0 Species Composition of Existing Trees

No.	Scientific Name	Chinese Name	Qty	Tree No.
1	<i>Dimocarpus longan</i>	龍眼	1	T01
2	<i>Ficus benjamina</i>	垂葉榕	1	T02
		Total:	2	

4.2 The tree species recorded are mostly common species found in Hong Kong. Both of them are in mature size and in fair health conditions. It is confirmed that no Old and Valuable Trees, OVT and protected species were identified in accordance with the DEVB TWC No. 5/2020 – Registration and Preservation of Old and Valuable Trees and Countryside Ordinance (Cap. 96) respectively.

Impact of the Proposed Development

4.3 The impact of the Proposed Development is generally caused by site formation works, construction of new building, the vehicular access/EVA, removal of existing vegetation for construction elements, and related construction activities, including excavation works for E&M reserves and structural footings. The proposed building layout has been overlaid on the Tree Survey Plan in **Appendix A** to illustrate the impact on the existing trees.

Retention of Trees

4.4 The construction of the new building, associated traffic provisions and the demolition of existing structures, will occupy nearly all outdoor areas within the Site. Due to the development activities and limited space remaining, it will not be feasible to retain any of the existing trees in situ.

Felling and Transplantation of Trees

4.5 For trees that will be in conflict with the proposed works shall be proposed to be transplanted if they fulfil all the criteria below:

- a. Trees have high amenity value;
- b. Trees with good form and health;
- c. Suitable access;
- d. Tree species able to be transplanted easily;

- e. Trees have suitable size and;
- f. Trees are young to semi-mature.

4.6 In this project, **2** existing trees within the Site Boundary are in direct conflict with the proposed works and cannot be retained in situ. None of the disturbed trees meet the criteria for transplantation.

4.7 **2** affected trees, namely **T01** – *Dimocarpus longan* and **T02** – *Ficus benjamina*, are common hillside species in Hong Kong. As they are propagated from the adjacent hillsides, their root systems are highly susceptible to environmental changes, resulting in a relatively low survival rate after transplantation. Additionally, both trees are growing along the site boundary and are mature specimens. It is not practical to form viable and well-balanced root balls by excavating the adjacent road outside the site, and transporting such mature trees within the site during construction is also unfeasible. Therefore, it is proposed to remove these trees and replace them with quality trees as compensation.

4.8 **The proposed treatment to existing tree is summarized in table below:**

Table 3.0 Summary of Treatment to Existing Trees

Proposed Treatment to Existing Trees	No. of Trees
Number of Trees to be Retained	0
Number of Trees to be Felled	2
Number of Trees to be Transplanted	0
Total Number of Trees in Survey	2

5.0 LANDSCAPE PROPOSAL

5.0.1 The aim of the landscape proposals is to respond to site conditions, building form and function and to provide a quality landscape scheme. The main factors to be taken into consideration are:

- Response to the site context, both in terms of landscape character and visual amenity;
- Response to the proposed building and its architectural style;
- Creation of a green setting by maximising the opportunity for soft landscape;
- Establishment of pleasant landscape areas which meet the varying needs of staffs, users and visitors; and
- Minimization of future maintenance requirements.

5.0.2 Landscape Master Plan showing the proposed landscape treatment and their underlying principles have been attached in **Appendix B** for ease of reference.

5.0.3 The detail design of the Communal Open Space should consider the following relevant guidelines/legislation:

- Hong Kong Planning Standards and Guidelines;
- Technical Guidelines on Landscape Treatment for Slopes (GEO Publication No. 1/2011);
- LAO Practice Note No. 6/2023 – Processing of Tree Preservation and Removal Proposals for Building Development in Private Projects – Compliance with Tree Preservation Clause under Lease; and
- PNAP APP 152 – Sustainable Building Design Guidelines;
- PlanD’s PNPP No. 1/2019 – Processing and Compliance Checking of Landscape Submissions related to Planning Applications; and
- Guidance Notes for Application for Permission under Section 16 of the Town Planning Ordinance (Cap. 131).

5.1 Landscape Design Concept

5.1.1 The landscape concept mentioned below describe considerations, which had been considered as being general to the whole landscape design.

Integration of the development with the surrounding landscape

5.1.2 The provision of traffic facilities, including vehicular driveways, maneuvering spaces, and parking lots, occupies the majority of the open space at ground floor (G/F). To enhance greenery along the driveway, planting beds with evergreen trees and shrubs are proposed. The site is bounded by high retaining structures associated with the adjoining development, *Uptown*, on its south and west sides. In areas where space for planting is available, buffer planting strips featuring ornamental trees and shrubs are proposed. These planting strips, consisting of ornamental trees, shrubs, and groundcover,

are intended to create soft-edged boundaries along the site’s periphery. Please refer to the landscape sections and Landscape Master Plans in **Appendix B**. This design aims to facilitate a seamless transition between the development and the adjacent natural and built environments. Along the eastern boundary, the building has been strategically setback **5m** from Fui Sha Wai South Road. Planting verges and widened pedestrian pavement is proposed at setback area. The planting verges will be designed with adequate growing mediums to support the proposed vegetation, which will primarily consist of evergreen species.

Landscaped Garden at G/F and 7/F

- 5.1.3 Landscape open spaces are proposed at ground floor (G/F) and seventh floor (7/F) levels to cater to the recreational needs of both users and visitors. Several landscaped open spaces, including an sitting gardens and a gathering courtyard are planned in vacant locations on the ground floor, creating inviting areas for social interaction and community activities. At the 7/F, outdoor spaces comprising a yoga area, terrace garden, fitness equipment zones and a viewing platform are designed to offer a variety of recreational and relaxation options. These gardens will be equipped with outdoor furniture and recreational facilities and will feature a diverse selection of plants to create attractive green spaces. The refined paving materials and carefully curated plant combinations are intended to enhance the development’s visual appeal by adding richness in color, texture, and visual gradation, ensuring a vibrant and aesthetically pleasing environment for all users.

Planting Design

- 5.1.4 Due to the building configuration, proposed planting is mainly located in planting strips along the site boundary, which will also serve to create a landscape and visual buffer to the new building. This will provide a soft segregation between the Site and the surrounding environment. Species should be selected for their pollution tolerance, drought resistance, and capability to provide a strong visual buffer.
- 5.1.5 Where practicable and feasible, heavy standard trees, medium shrubs, and foliage plants are proposed. These soft landscape measures will soften the hard lines of the Proposed Development. The use of heavier standard-sized vegetation will provide a more immediate greening effect. Planting Plans are included in **Appendix C**.

5.2 Hard Materials

- 5.2.1 Hard materials will be selected to create feature paved areas. The creation of simple patterns, e.g. through the use of banding in contrasting colours, can be used adjacent to the site and building entrances.

- 5.2.2 Paving on podium levels shall be artificial tiles of regular size and texture. Paving used for vehicular traffic shall be of adequate thickness to withstand the required loading. For kerb, planters and walls, artificial tiles with similar colour and texture are proposed and in line with the overall colour tone of the landscape.
- 5.2.3 The provision of landscape paving has been carefully integrated and responded to the architectural design, ensuring that the paving materials, layout, and detailing complement the overall architectural concept. This cohesive approach enhances the visual harmony between the landscape and built elements, creating a seamless transition that reinforces the design intent while providing functional and aesthetically pleasing outdoor spaces. The design of the paving not only supports accessibility and circulation but also contributes to the overall aesthetic quality and identity of the development.
- 5.2.4 The design of the hard landscape elements has been developed in accordance with the Elderly-Friendly Design Guidelines of “Design Manual Barrier Free Access 2008 (2025 Edition)”. This ensures that materials, finishes, and layouts are optimized for accessibility, safety, and ease of use for elderly users. Features such as non-slip surfaces, appropriate bench heights, and clear, unobstructed pathways have been incorporated to create an inclusive environment that promotes comfort and convenience for all users, particularly the elderly.
- 5.2.5 The range of recommended materials is listed in table 1.0 below.

Table 4.0 Summary of Hard Materials

Location	Description
Vehicular Access	
Carpark	Concrete/ Concrete Pavers
Road Kerb	Concrete
Pedestrian Areas	
Copings/ Steps	Artificial Granite Tile/ Homogeneous Tile
Sitting Garden	Artificial Granite Tile/ Homogeneous Tile
Amenity Area	Artificial Granite Tile/ Homogeneous Tile

5.3 Soil Depth and Drainage for Planting

5.3.1 The requirement of soil depth is directly related to the planting design and its associated loading requirement upon structure. In general, the soil depth provided, with all drainage layer, water-proofing and protective screeding exclusive is listed below:

Table 5.0 Planting Medium (Soil Depth)

Planting Type	Soil Depth (Minimum)
Tree/ Palm tree	1200mm
Shrub/Climber/Creepers	600mm
Groundcover/Turf	300mm

5.3.2 All Planting areas on slab shall be provided with sub-soil drainage system with drainage cells with filter fabrics.

5.4 Irrigation

5.4.1 The proposed irrigation system will be by tap water pipe for manual operation. Lockable water points will be provided at 40m centres covering the entire site. The proposed source of water supply is subject to final approval from the Water Services Department.

5.5 Communal Open Spaces

5.5.1 Recreational facilities are proposed at the G/F and 7/F podium garden to cater to the recreational needs of the occupants of the RCHE and residential units. The communal open spaces are equipped with outdoor furniture, such as seating and fitness equipment, to enhance comfort and promote social interaction among users. In addition, the viewing deck at 7/F will help to foster interaction among future residents while offering a scenic vantage point. In designing these areas, particular attention has been paid to safety requirements for elderly users, including selecting furniture with smooth edges, stable and secure fixtures, and appropriate heights to facilitate ease of use.

5.5.2 It is expected that there will be about **645** occupants at the Proposed Development while the proposed area of the communal open spaces under application shall not be less than **645** m². Please refer to the Communal Open Space Calculation in **Appendix D**.

5.6 Site Coverage of Greenery

5.6.1 The current landscape proposal aims to provide more greenery within the site boundary. The calculation of greening ratio in accordance with PNAP APP No. 152 is shown as follows and the common greenery calculation shall refer to **Common Greenery Provision in Appendix D**:

Table 6.0 Common Greenery Calculation

Required Common Greenery	
Site Area:	2,138.0m ²
Minimum Total Common Greenery:	2,138m ² x 20% = 427.60m ²
Minimum Common Greenery at Primary Zone:	2,138m ² x 10% = 213.80m ²
Provided Common Greenery	
Common Greenery Area at Primary Zone (G/F):	283.05m ² (>213.80m ²)
Common Greenery Area at Other Areas (7/F)	194.70m ²
Total Common Greenery Area:	477.75m ² (>427.60 m ²)
Total Green Coverage in Common Area	477.75/2,138.0 x 100% = <u>22.35%</u>

5.6.2 The proposed greenery at common area is approx. **477.75m²** which exceeds the required 20% greenery requirement, i.e. **427.60m²**. Besides, all the proposed greenery are easily accessible and visible by the users and visitors and is counted as “common greenery area at Primary Zone”, i.e. **283.05m²** which also exceeds the required **213.80m²**.

5.7 Planting Framework

Planting adjacent to Car Park

5.7.1 Tree Planting adjacent to the car park to soften its hard appearance and create a more pleasant environment for its use. Species should be selected which are pollution and drought tolerant and which provide a good visual buffer.

Planting adjacent to Building

5.7.2 Tree planting adjacent to the building shall be used to create a landscape and visual buffer to the new building. This will also provide segregation between the building and public environment.

Planting adjacent to Amenity Area

- 5.7.3 Flowering trees are proposed at the amenity area to create a tranquil and pleasant environment for the visitors. Due to the local topography, shady species will be selected to adapt the hillside environment.

Planting adjacent to Refuse Collection Point (RCP)

- 5.7.4 The strategic placement of the refuse collection point to the southeast of the site takes advantage of the direction of the prevailing wind, allowing for the natural dispersion of odors and minimizing potential nuisance to the occupants. The use of fragrant plants, e.g. *Osmanthus fragrans*, *Murraya paniculata* around the RCP serves as a natural and aesthetically pleasing way to further mitigate odors and enhance the olfactory experience in the vicinity. Fragrant plants provide a pleasant aroma, masking any lingering odors and creating a more inviting and enjoyable environment.

5.8 Future Maintenance

Hard Landscape Elements

- 5.8.1 Maintenance for hard landscape elements within the proposed landscaped areas 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. Damage inspection and repair for site furniture and 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.

Soft Landscape Element

- 5.8.2 For the whole landscaped areas, the softworks contractor will be responsible for maintenance of the planting during the establishment period allowed for in the construction contract, usually for the first year after the beginning of the schemes operational phase. This will ensure that the soft landscape measures are in a healthy condition prior to the finished scheme being handed back to the management office. Please refer to the maintenance schedule for soft landscape works in **Appendix E**.
- 5.8.3 Ultimately the management office will employ maintenance staff to take care of all landscape areas within the site.

6.0 PLANTING PROPOSALS

6.1 In order to provide quality landscape for the proposed development, soft landscape works will be the major landscape element of the landscaping proposal and satisfy the following criteria:

- Low maintenance requirement;
- Evergreen with small amount of leave fall to prevent litter accumulation;
- Tolerance to wind and exposed condition; and
- To screen the proposed buildings and reduce the visual impact to the nearby residents.

6.2 The proposed planting species list is shown as follows and details shall refer to the Planting Plan in **Appendix C**.

Table 7.0 Planting Schedule

Botanical Name	Chinese Name	Height x Spread x DBH (mm)	Spacing (mm)	Native/ Exotic
TREES				
<i>Jacaranda mimosifolia</i>	藍花楸	4500x2000x75	4000	Exotic
<i>Millettia pinnata</i>	水黃皮	3500x1500x75	4000	Native
<i>Terminalia mantaly 'Tricolor'</i>	花葉欖仁	4000x2000x75	4000	Exotic
<i>Thespesia populnea</i>	恒春黃槿	4000x2000x75	4000	Native
Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)	Native/ Exotic
SHRUB PLANTING				
<i>Codiaeum variegatum 'Gloriosa'</i>	紅葉洒金榕	450x400	400	Exotic
<i>Duranta repens 'Golden'</i>	黃金金露花	300x250	250	Exotic
<i>Ixora chinensis</i>	龍船花	500x450	450	Native
<i>Murray paniculatus</i>	九里香	500x450	400	Exotic
<i>Osmanthus fragrans</i>	桂花	500x450	400	Exotic
<i>Rhapis humilis</i>	小葉棕竹	450x300	300	Exotic

<i>Rhaphiolepis indica</i>	石斑木	450x300	300	Native
<i>Rhododendron simsii</i>	紅杜鵑	300x250	250	Native
GROUNDCOVER				
<i>Dieffenbachia picta</i>	白班萬年青	400x350	350	Exotic
<i>Lantana montevidensis</i>	小葉馬櫻丹	400x350	350	Native
<i>Ligustrum sinense</i>	山指甲	350x300	300	Native
<i>Nephrolepis auriculata</i>	腎蕨	350x300	300	Native

6.3 In this study area, a total of **2** trees within the Application Site Boundary were recorded. **None** of the surveyed trees will be retained in-situ while all **2** trees inside the Site will be felled due to in conflict with the Proposed Development and the associated works.

6.4 **17** heavy standard trees with average DBH approx. **75** mm are proposed to be planted to compensate the loss of **2** existing trees. All new trees within the Application Site Boundary will all be maintained by the Applicant.

6.5 In view of the above, the tree compensation proposal can achieve a ratio not less than 1:1 in terms of quantity as follows:

Quantity of loss of trees:	2 nos.
Quantity of compensatory trees:	17 nos.
Quantity compensation ratio	approx. 1:8.5

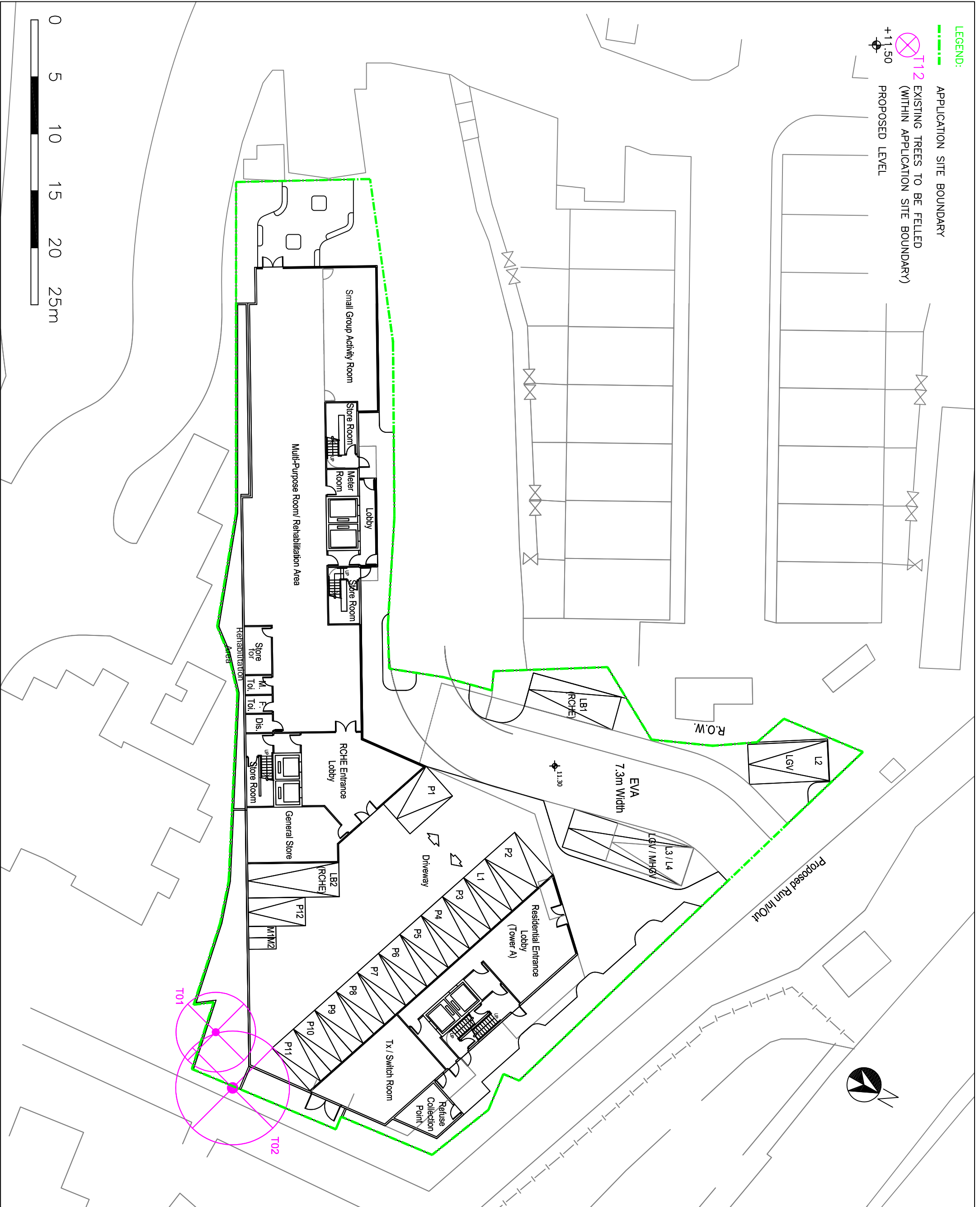
Appendix A

Tree Survey Plan, Tree Assessment Schedule

and

Photographic Record of Existing Trees

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - ⊗ T12 EXISTING TREES TO BE FELLED (WITHIN APPLICATION SITE BOUNDARY)
 - +11.50 PROPOSED LEVEL



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM COMPREHENSIVE DEVELOPMENT AREA AND AFF GREEN BELT ZONES TO RESIDENTIAL (GROUP A) ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 389 RP AND 218B IN D.D. 121, 1A AND 152EN HONG KONG N.O., NEW TERRORIES

DRAWING TITLE :
TREE SURVEY PLAN

PROJECT No. C2225

DRAWING No. TS01

SCALE : 1:300

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-TS01

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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Tree Treatment Schedule at

Section 12A Application for Proposed Rezoning from “Comprehensive Development Area” and “Green Belt” Zones to “Residential (Group A)4” Zone and to Amend the Notes of the Zone Applicable to the Site for Proposed Residential Development and Social Welfare Facility (Residential Care Home for the Elderly) at Lot Nos. 398 RP and 2188 in D.D. 121, Tai Tao Tsuen, Hung Shui Kiu, New Territories

Prepared by Ted Lam (R.L.A. No. R-073) on 09/01/2025

To be read in conjunction with Tree Survey Plan, dwg. no. C2225-TS01

Tree No.	Species		Height (m)	DBH ² (mm)	Crown Spread (m)	Proposed Treatment (Retain/Transplant/Fell)	Remark ¹
	Scientific Name	Chinese Name					
T01	<i>Dimocarpus longan</i>	龍眼	9	343	7	Fell	restricted root, cross branches with electric line
T02	<i>Ficus benjamina</i>	垂葉榕	12	442	10	Fell	restricted root, multiple attachments, cross branches, cross branches with electric line

Summary Table

Tree to be Retained	0
Tree to be Transplanted	0
Tree to be Felled	2 nos.
Total Number of Existing Trees	2 nos.

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)



T01 - Label (F)



T01 - Overview (F)



T01 - Trunk (F)



T01 - Crown (F)

LEGEND:

(R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees

SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)4" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN, HUNG SHUI KIU, NEW TERRITORIES



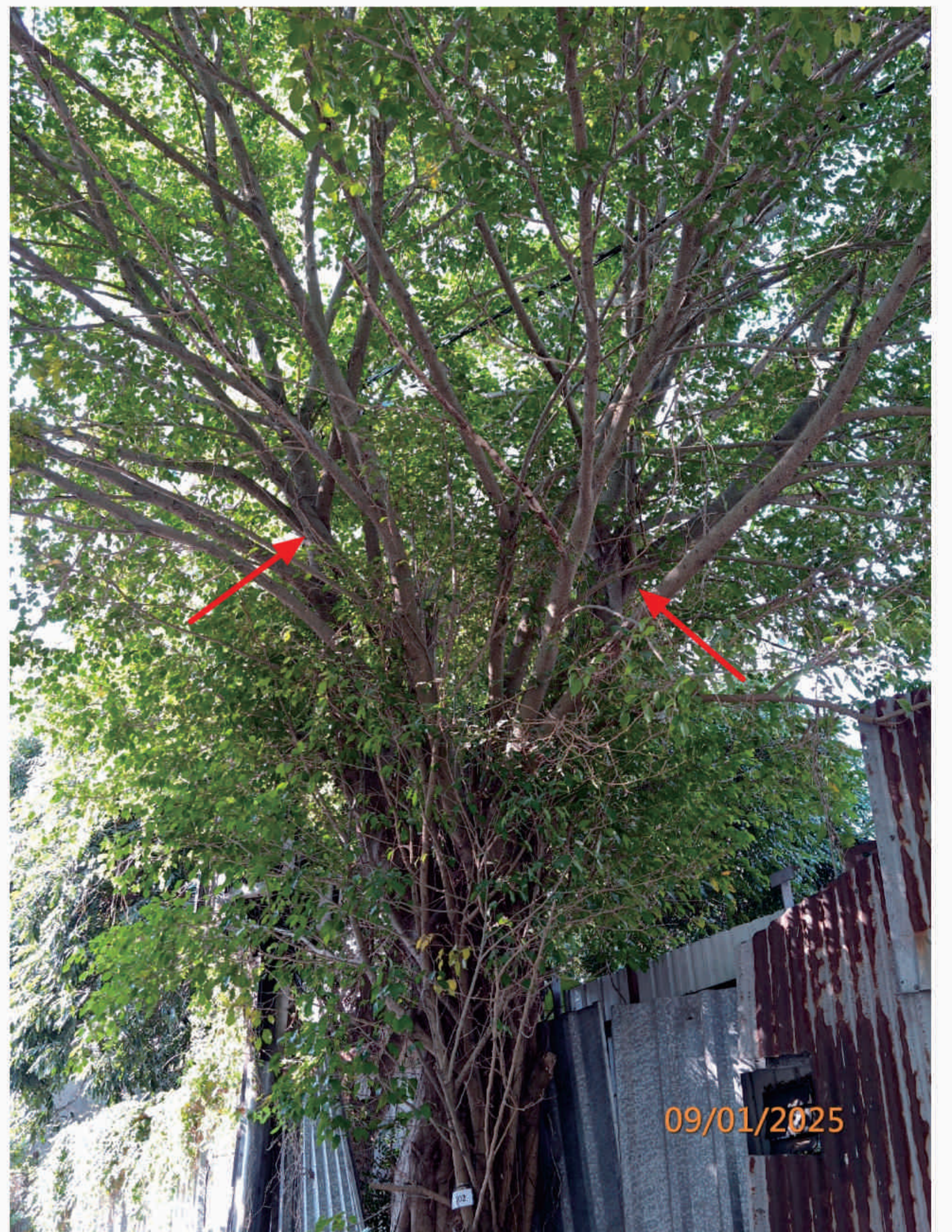
T02 - Label (F)



T02 - Overview (F)



T02 - Trunk (F)



T02 - Cross Branches (F)

LEGEND:
 (R) - Retain , (F) - Fell , (T) - Transplant

Photographic Record of Existing Trees







Appendix B

Landscape Master Plan

And

Landscape Details

LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED TREE
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +11.50 PROPOSED LEVEL
-  PROPOSED PAVING

KEY:

- ① Vehicular Access
- ② Parking Lots
- ③ Main Entrance to Building
- ④ Peripheral Planters
- ⑤ Right of Way for the adjacent Lot 403 in D.D.121
- ⑥ Feature Tree
- ⑦ Sitting Garden
- ⑧ Gathering Courtyard
- ⑨ Yoga Place
- ⑩ Fitness Equipment
- ⑪ Viewing Platform
- ⑫ Terrace Garden

Provision of Edge Planters for Ornamental Trees and Shrubs to provide Smooth Transition Between the Development and the Adjoining Environment



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (OVERALL VIEW)

PROJECT No. C2225

DRAWING No. LMP01

SCALE : 1:300

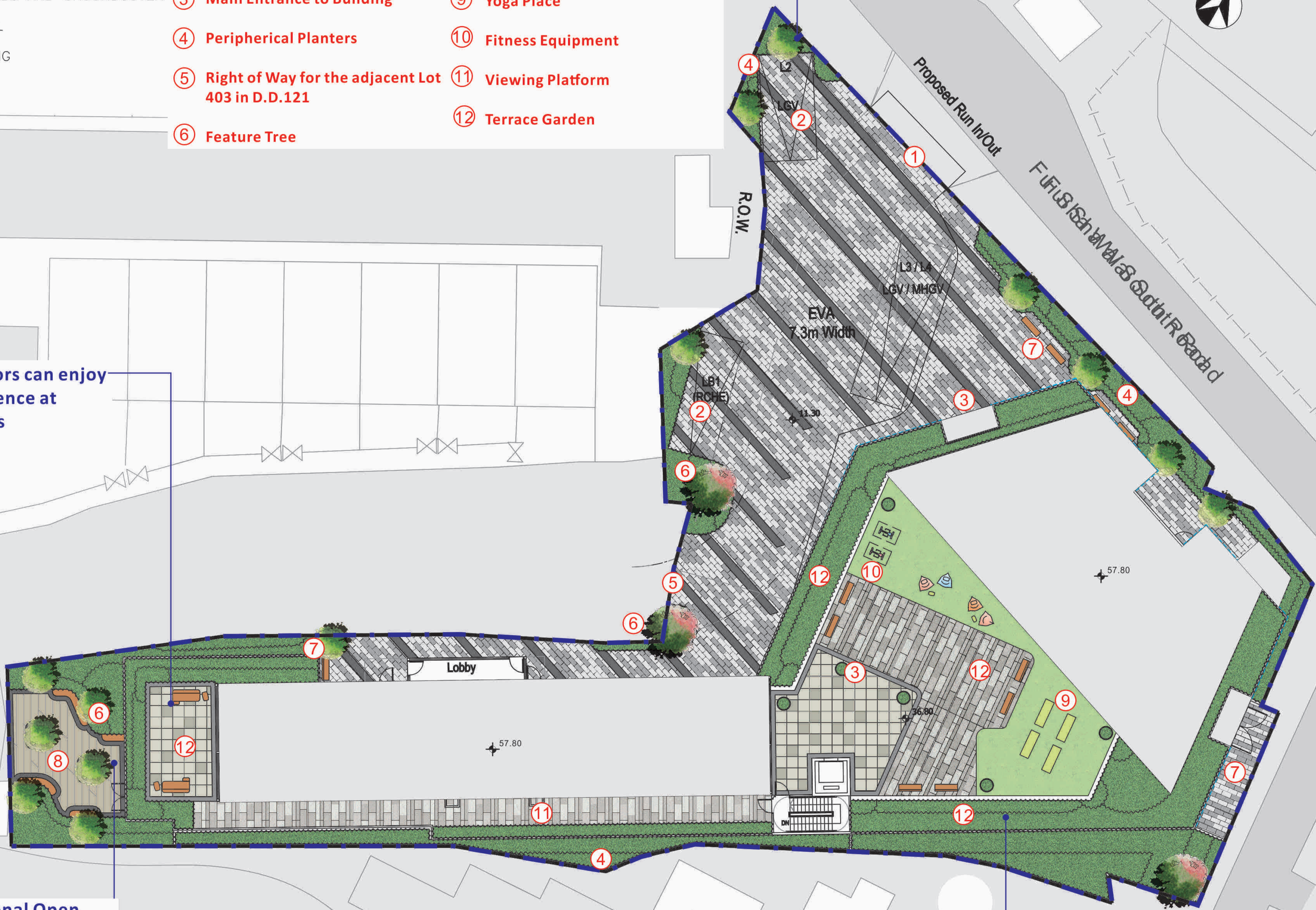
DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-LMP01

Users and Visitors can enjoy the Open Ambience at Terrace Gardens

Provision of Functional Open Space including Gathering Courtyard and Sitting Gardens at G/F to cater for the Passive Recreational Need of the Users and Visitors

Provision of Edge Planters to soften the Hard Lines of Building Structures



REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	






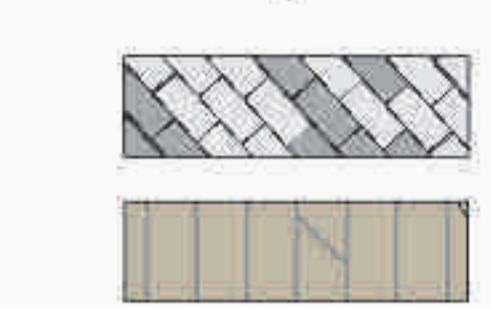
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LEGEND:

-  APPLICATION SITE BOUNDARY
-  BUILDING LINE ABOVE
-  PROPOSED TREE
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +11.50 PROPOSED LEVEL
-  PROPOSED PAVING

KEY:

-  **1** Vehicular Access
-  **2** Parking Lots
-  **3** Main Entrance to Building
-  **4** Peripheral Planters
-  **5** Right of Way for the adjacent Lot 403 in D.D.121
-  **6** Feature Tree
-  **7** Sitting Garden
-  **8** Gathering Courtyard

Provision of Edge Planters for Ornamental Trees and Shrubs to provide Smooth Transition Between the Development and the Adjoining Environment

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (G/F)

PROJECT No. C2225

DRAWING No. LMP02

SCALE : 1:300

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-LMP02

REV	DESCRIPTION	DATE
DESIGN BY :	TEL	
DRAWN BY :	CAD	
CHECKED BY :	TEL	
APPROVED BY :	TEL	

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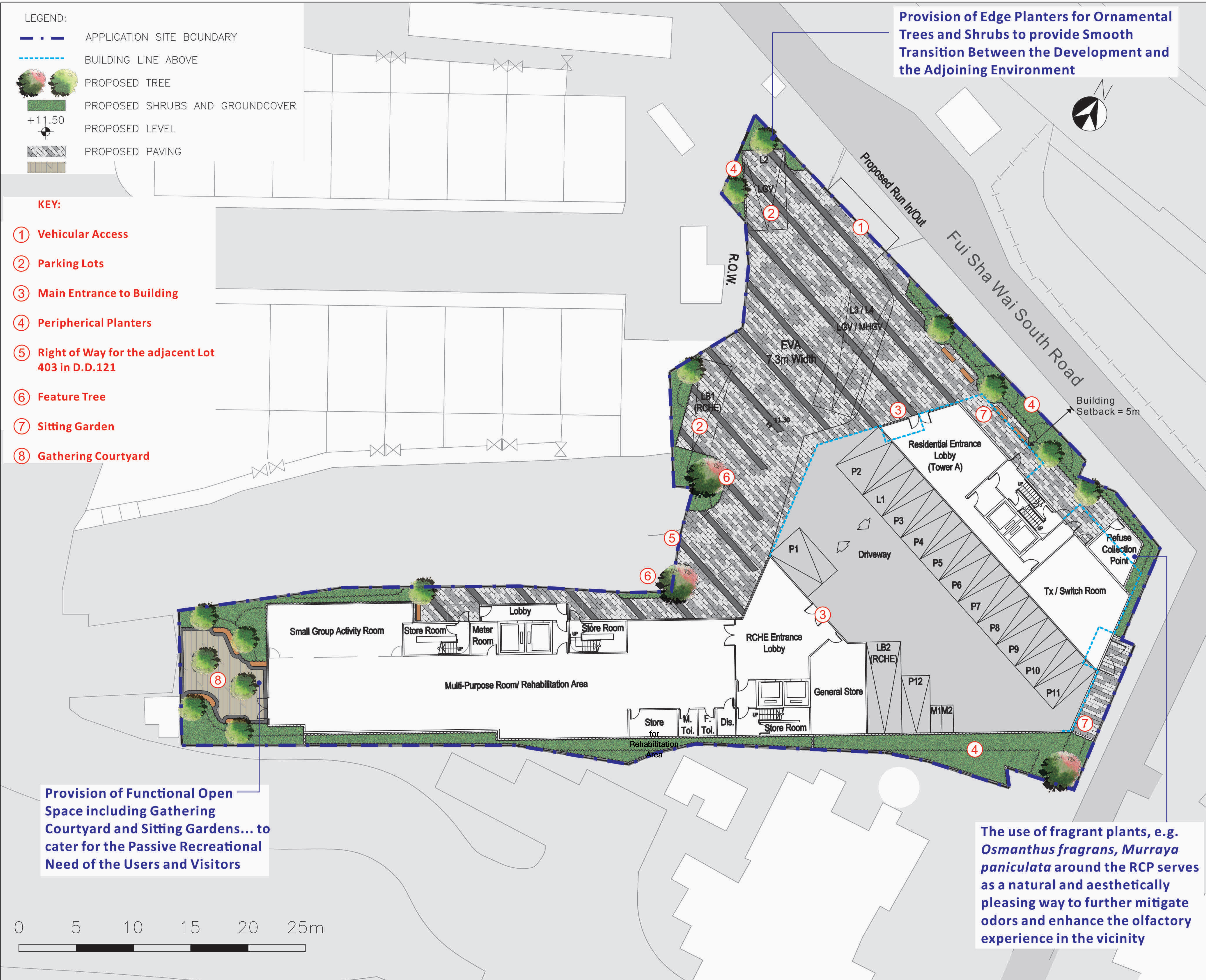
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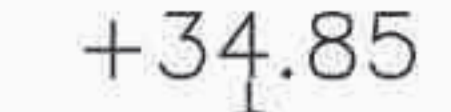




Provision of Functional Open Space including Gathering Courtyard and Sitting Gardens... to cater for the Passive Recreational Need of the Users and Visitors

The use of fragrant plants, e.g. *Osmanthus fragrans*, *Murraya paniculata* around the RCP serves as a natural and aesthetically pleasing way to further mitigate odors and enhance the olfactory experience in the vicinity



LEGEND:

-  APPLICATION SITE BOUNDARY
-  PROPOSED SHRUBS AND GROUNDCOVER
-  +34.85 PROPOSED LEVEL
-  PROPOSED PAVING
- 

KEY:

- ① Terrace Garden
- ② Yoga Place
- ③ Fitness Equipment
- ④ Viewing Platform
- ⑤ Edge Planters

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE MASTER PLAN (7/F)

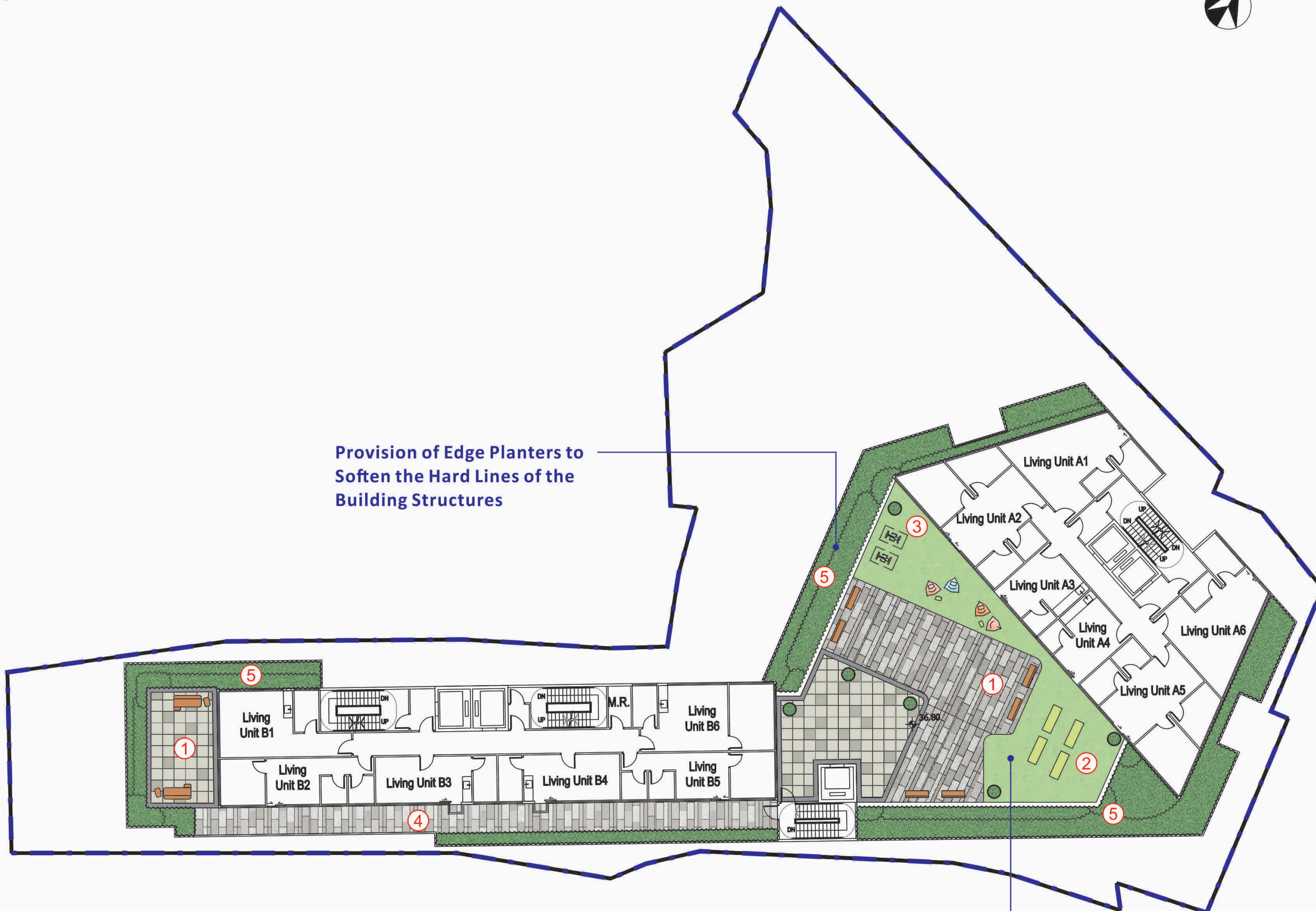
PROJECT No. C2225

DRAWING No. LMP03

SCALE : 1:300

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-LMP03



Provision of Edge Planters to Soften the Hard Lines of the Building Structures

Provision of Functional Open Space including Yoga Place, Fitness Equipment and Sitting Garden... to cater for the Recreational Need of the Users and Visitors

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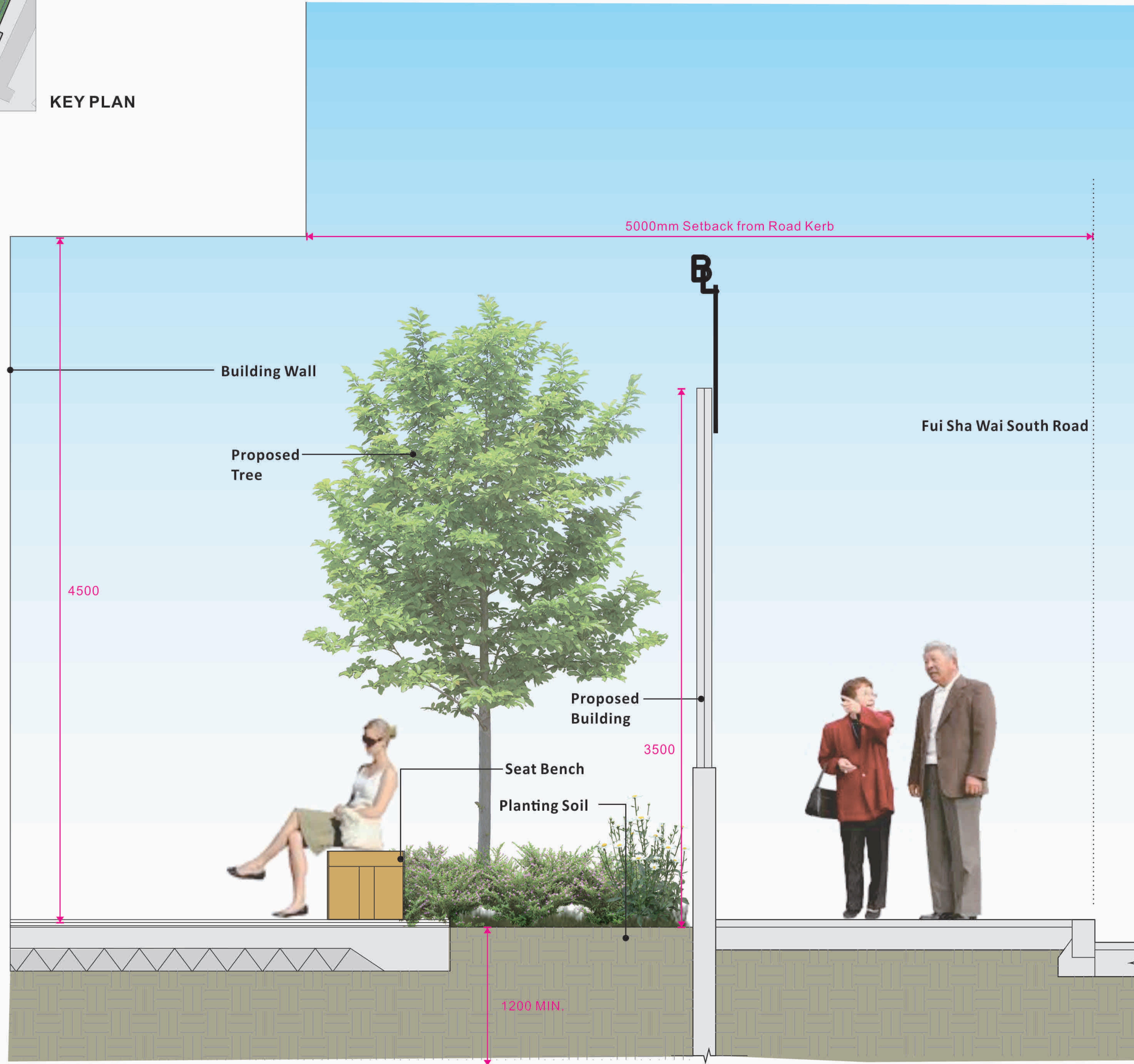
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KEY PLAN



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)4" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2225

DRAWING No. LD102

SCALE : 1:30

DATE OF ISSUE : JUL 2025

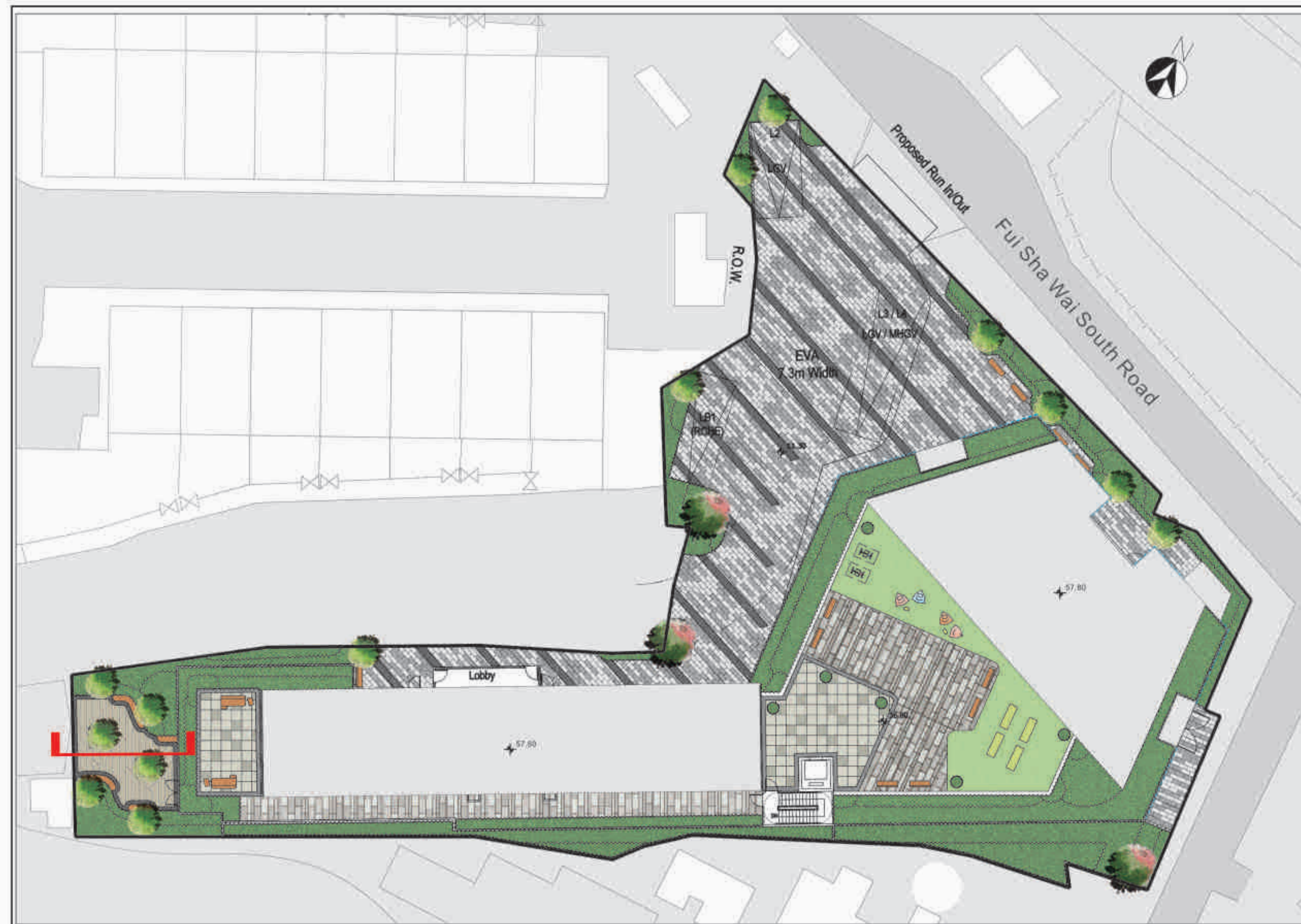
CAD FILENAME : C2225-LD102

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CHECKED BY :	TEL	
APPROVED BY :	TEL	

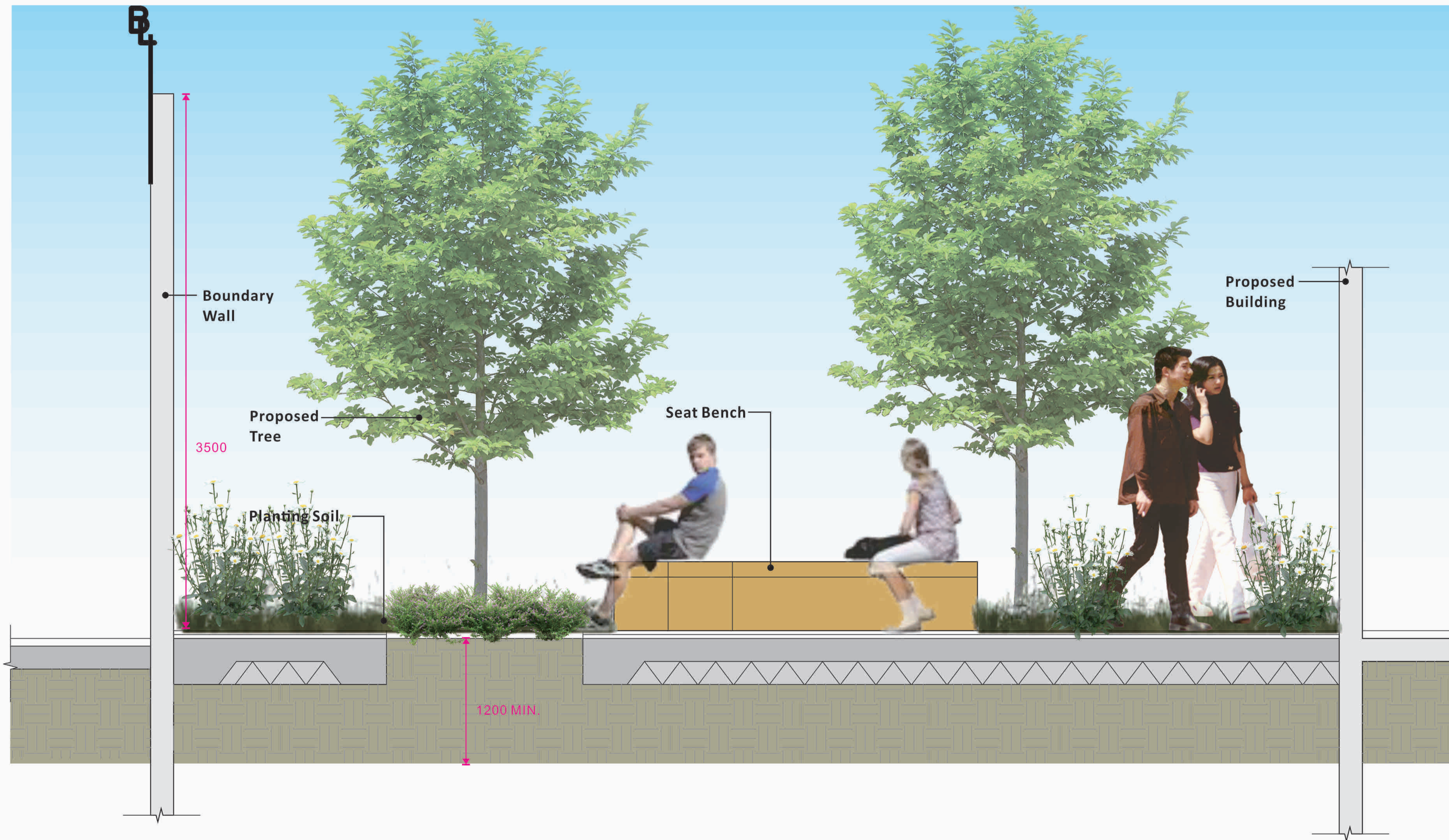
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KEY PLAN



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)4" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

PROJECT No. C2225

DRAWING No. LD101

SCALE : 1:30

DATE OF ISSUE : JUL 2025

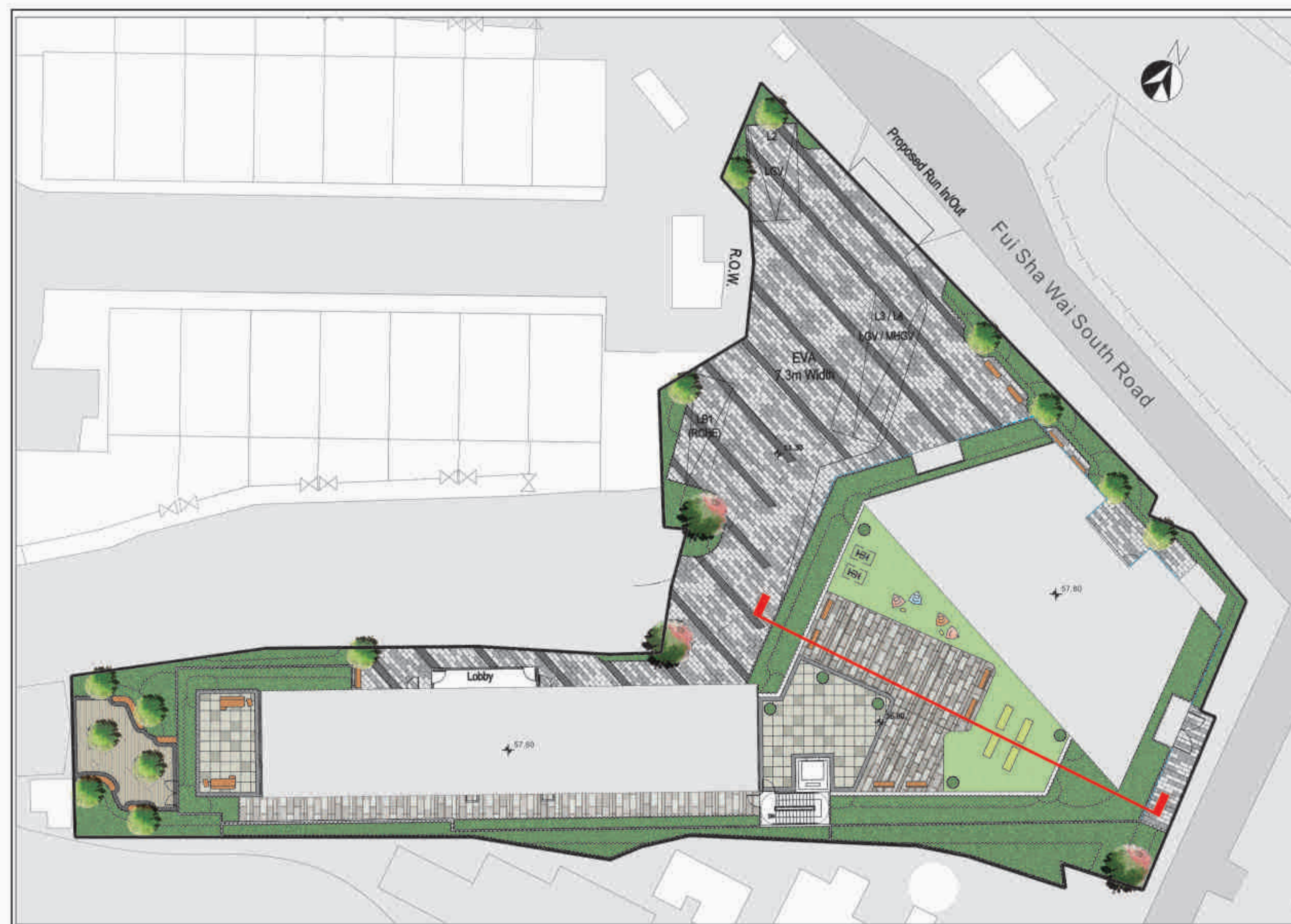
CAD FILENAME : C2225-LD101

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KEY PLAN

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)4" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
LANDSCAPE SECTION

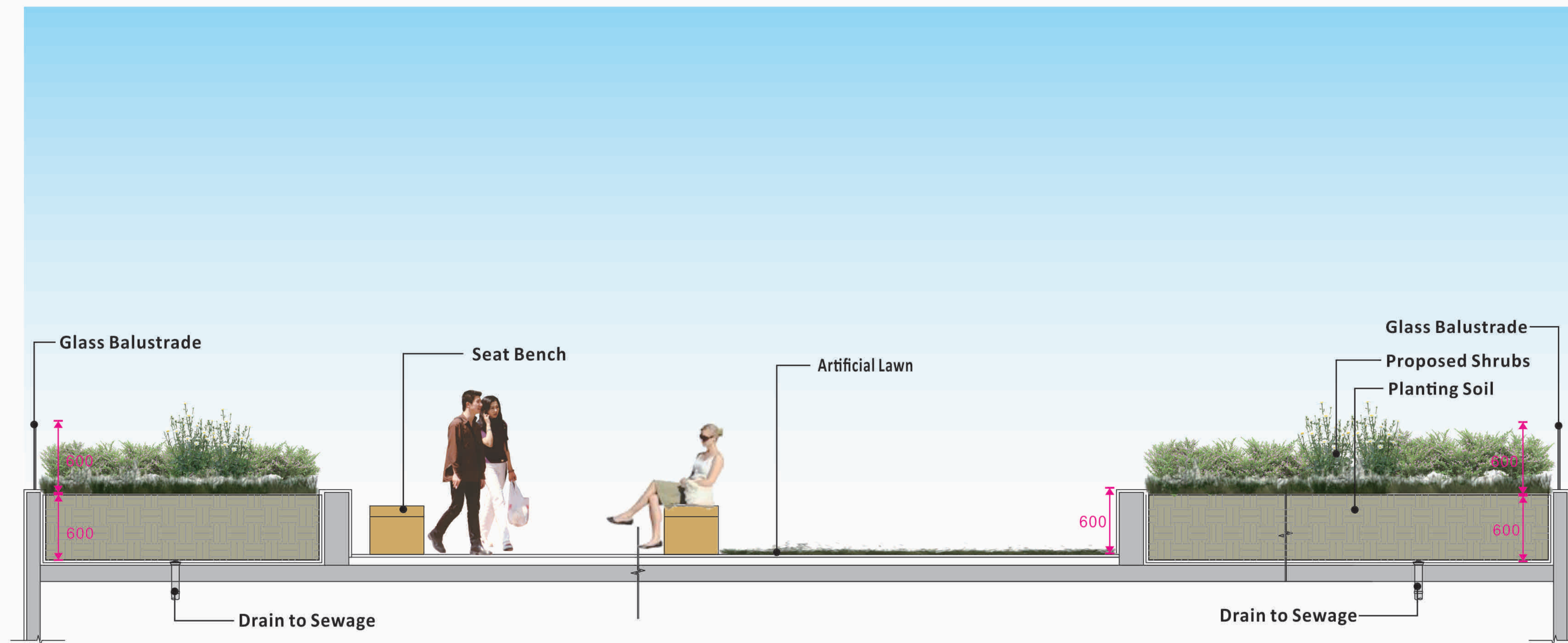
PROJECT No. C2225

DRAWING No. LD103

SCALE : 1:50

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-LD103



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Appendix C

Planting Plans

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM COMPREHENSIVE DEVELOPMENT AREA AND A/F GREEN BELT ZONES TO RESIDENTIAL (GROUP A) ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 218B IN DD 121, IN AND 13DEN HUNG SHUI KUI, NEW TERRACES

DRAWING TITLE :
PLANTING SCHEDULE

PROJECT No. C2225

DRAWING No. PS01

SCALE : N.T.S.

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-PS01

REV	DESCRIPTION	DATE

DESIGN BY : TEL

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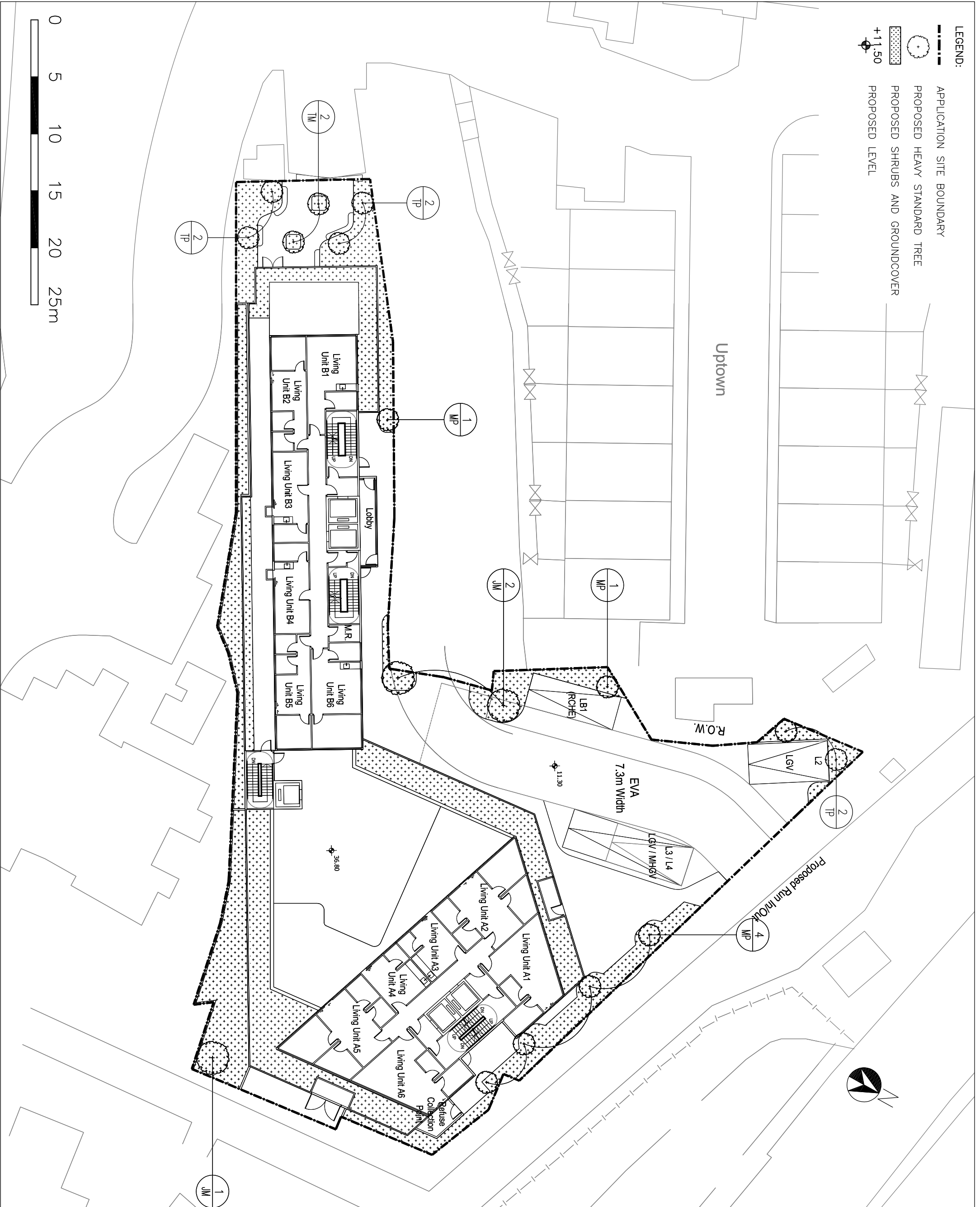
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Quantity	Code	Chinese Name	Botanical Name	Native/Exotic	DBH (mm)	Height (mm)	Spread (mm)	Spacing (mm)	Remark
TREES									
3	JM	藍花楸	<i>Jacaranda mimosifolia</i>	Exotic	75	4500	2000	4000	Straight Form, Full Abundance of Foliage
6	MP	水黃皮	<i>Milletia pinnata</i>	Native	75	3500	1500	4000	Straight Form, Full Abundance of Foliage
2	TM	花葉欖仁	<i>Terminalia mantaly 'Tricolor'</i>	Exotic	75	4000	2000	4000	Straight Form, Full Abundance of Foliage
6	TP	恒春黃槿	<i>Thespesia populnea</i>	Native	75	4000	2000	4000	Straight Form, Full Abundance of Foliage
SHRUBS									
-	Cov	紅葉洒金榕	<i>Codiaeum variegatum 'Gloriosa'</i>	Exotic	-	450	400	400	Balanced Form, Full Abundance of Foliage
-	Dig	黃金金露花	<i>Duranta repens 'Golden'</i>	Exotic	-	300	250	250	Balanced Form, Full Abundance of Foliage
-	Ich	龍船花	<i>Ixora chinensis</i>	Native	-	500	450	450	Balanced Form, Full Abundance of Foliage
-	Mup	九里香	<i>Murray paniculatus</i>	Exotic	-	500	450	400	Balanced Form, Full Abundance of Foliage
-	OsF	桂花	<i>Osmanthus fragrans</i>	Exotic	-	500	450	400	Balanced Form, Full Abundance of Foliage
-	Rh	小葉棕竹	<i>Rhapis humilis</i>	Exotic	-	450	300	300	Balanced Form, Full Abundance of Foliage
-	Rhi	石斑木	<i>Rhaphiolepis Indica</i>	Native	-	450	300	300	Balanced Form, Full Abundance of Foliage
-	Rhs	紅杜鵑	<i>Rhododendron simsii</i>	Native	-	300	250	250	Balanced Form, Full Abundance of Foliage
GROUNDCOVERS									
-	Dip	白班萬年青	<i>Dieffenbachia picta</i>	Exotic	-	400	350	350	Balanced Form, Full Abundance of Foliage
-	Lam	小葉馬櫻丹	<i>Lantana montevidensis</i>	Native	-	400	350	350	Balanced Form, Full Abundance of Foliage
-	Lis	山指甲	<i>Ligustrum sinense</i>	Native	-	350	300	300	Balanced Form, Full Abundance of Foliage
-	Nau	腎蕨	<i>Nephrrolepis auriculata</i>	Native	-	350	300	300	at least 3 shoots per plant

- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PROPOSED HEAVY STANDARD TREE
 - ◐ PROPOSED SHRUBS AND GROUNDCOVER
 - +11.50 PROPOSED LEVEL



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM COMPREHENSIVE DEVELOPMENT AREA AND A/F ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TM AND 152EN HUNG SHUI KUI, NEW TERRACES

DRAWING TITLE :
PLANTING PLAN

PROJECT No. C2225

DRAWING No. P101

SCALE : 1:300

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-P101

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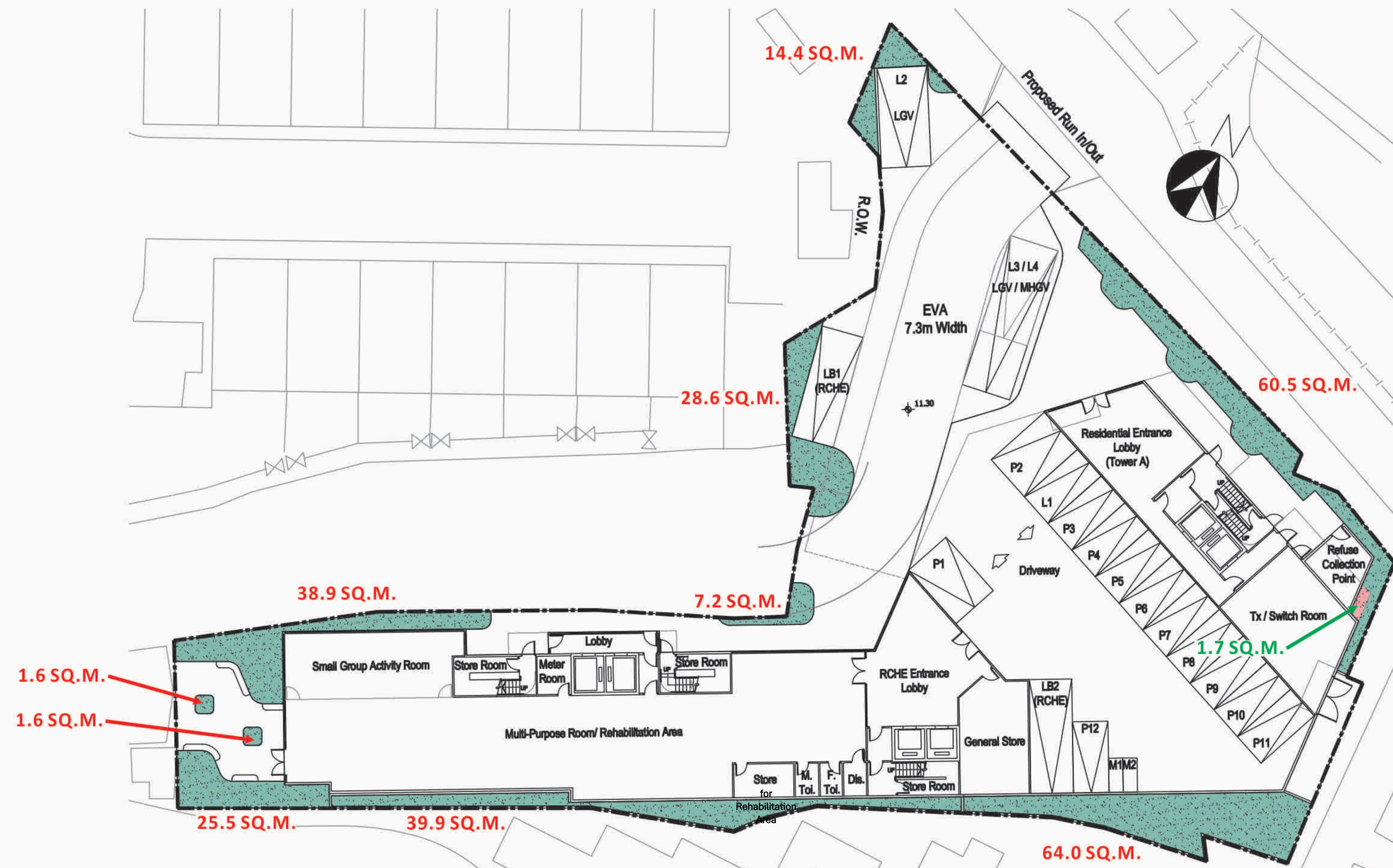
Appendix D

Common Greenery and Open Space Provision

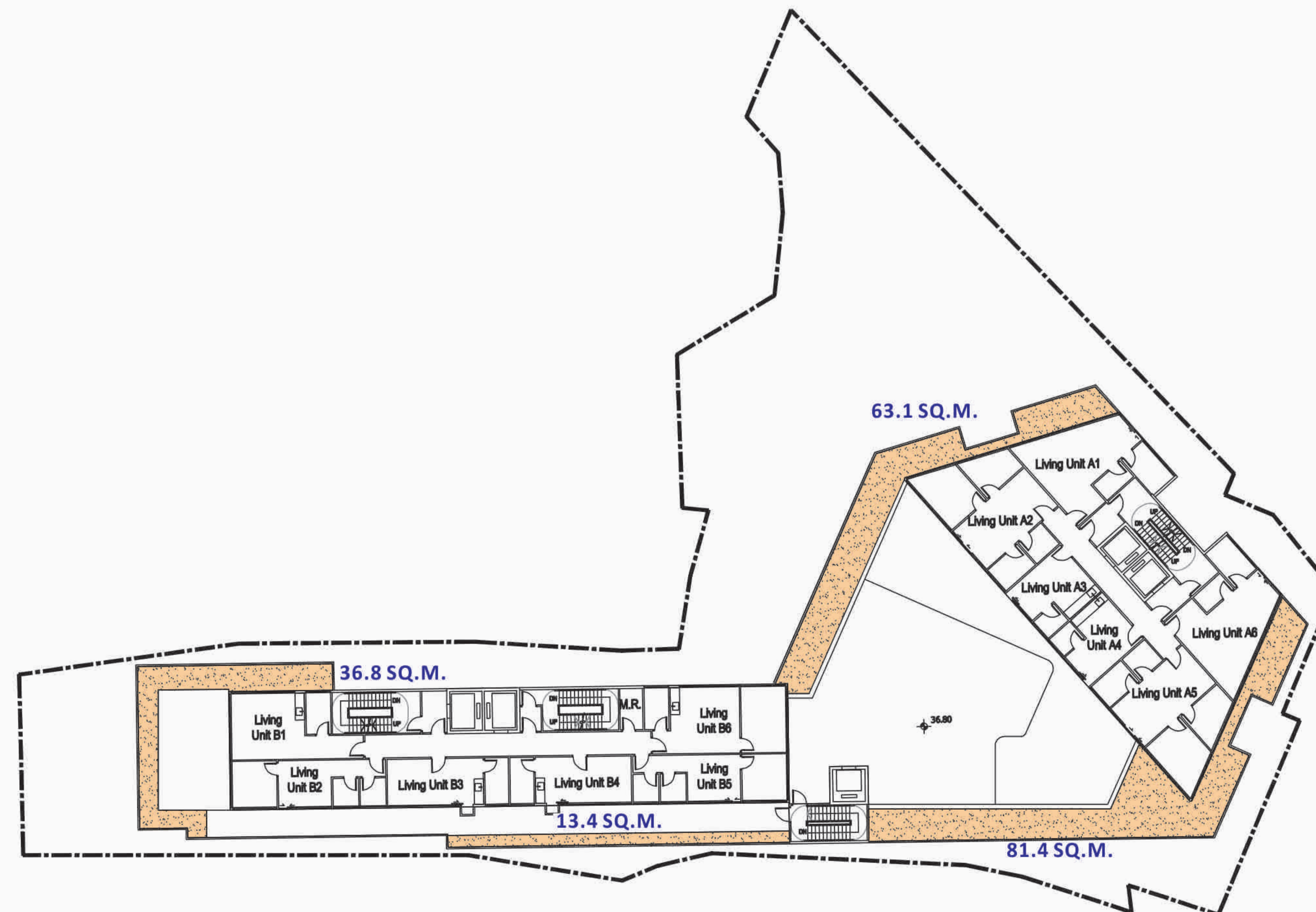
LEGEND:

- APPLICATION SITE BOUNDARY
- UNCOVERED GREENERY IN PRIMARY ZONE
- COVERED GREENERY IN PRIMARY ZONE
- UNCOVERED GREENERY IN OTHER AREAS
- +11.50 PROPOSED LEVEL

Required Greenery	Area	Unit
Site Area:	2,138.00	m ²
Required Area at Primary Zone:	213.80	m ²
Required Total Greenery:	427.60	m ²
Allowable Greenery Features:	128.28	m ²
Provided Greenery at Primary Zone	Area	Unit
Uncovered Planitng Area at G/F	282.20	m ²
Covered Planitng Area at G/F (With 0.5 reduction factor)	1.70	m ²
Greenery at Primary Zone	283.05	m²
	(>213.80)	m ²
Greenery Ratio at Primary Zone	13.24%	
Provided Greenery at Other Areas	Area	Unit
Uncovered Planitng Area at 7/F	194.70	m ²
Greenery at Other Areas	194.70	m²
Greenery Ratio at Other Areas	9.11%	
Total Greenery	477.75	m²
	(>427.60)	m ²
Greenery Ratio	22.35%	



A **GREENERY AT G/F**
SCALE 1:500



B **GREENERY AT 7/F**
SCALE 1:500



PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
COMMON GREENERY PROVISION

PROJECT No. C2225

DRAWING No. GC01

SCALE : 1:500

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-GC01

REV	DESCRIPTION	DATE
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- LEGEND:
- APPLICATION SITE BOUNDARY
 - COMMUNAL OPEN SPACE
 - +11.50 PROPOSED LEVEL

Target Population: 645 Persons

Provided Communal Open Space: 647.70 SQ.M. (> 645.0 SQ. M.)

PROJECT :
SECTION 12A APPLICATION FOR PROPOSED REZONING FROM "COMPREHENSIVE DEVELOPMENT AREA" AND "GREEN BELT" ZONES TO "RESIDENTIAL (GROUP A)" ZONE AND TO AMEND THE NOTES OF THE ZONE APPLICABLE TO THE SITE FOR PROPOSED RESIDENTIAL DEVELOPMENT AND SOCIAL WELFARE FACILITY (RESIDENTIAL CARE HOME FOR THE ELDERLY) AT LOT NOS. 398 RP AND 2188 IN D.D. 121, TAI TAO TSUEN HUNG SHUI KIU, NEW TERRITORIES

DRAWING TITLE :
OPEN SPACE PROVISION

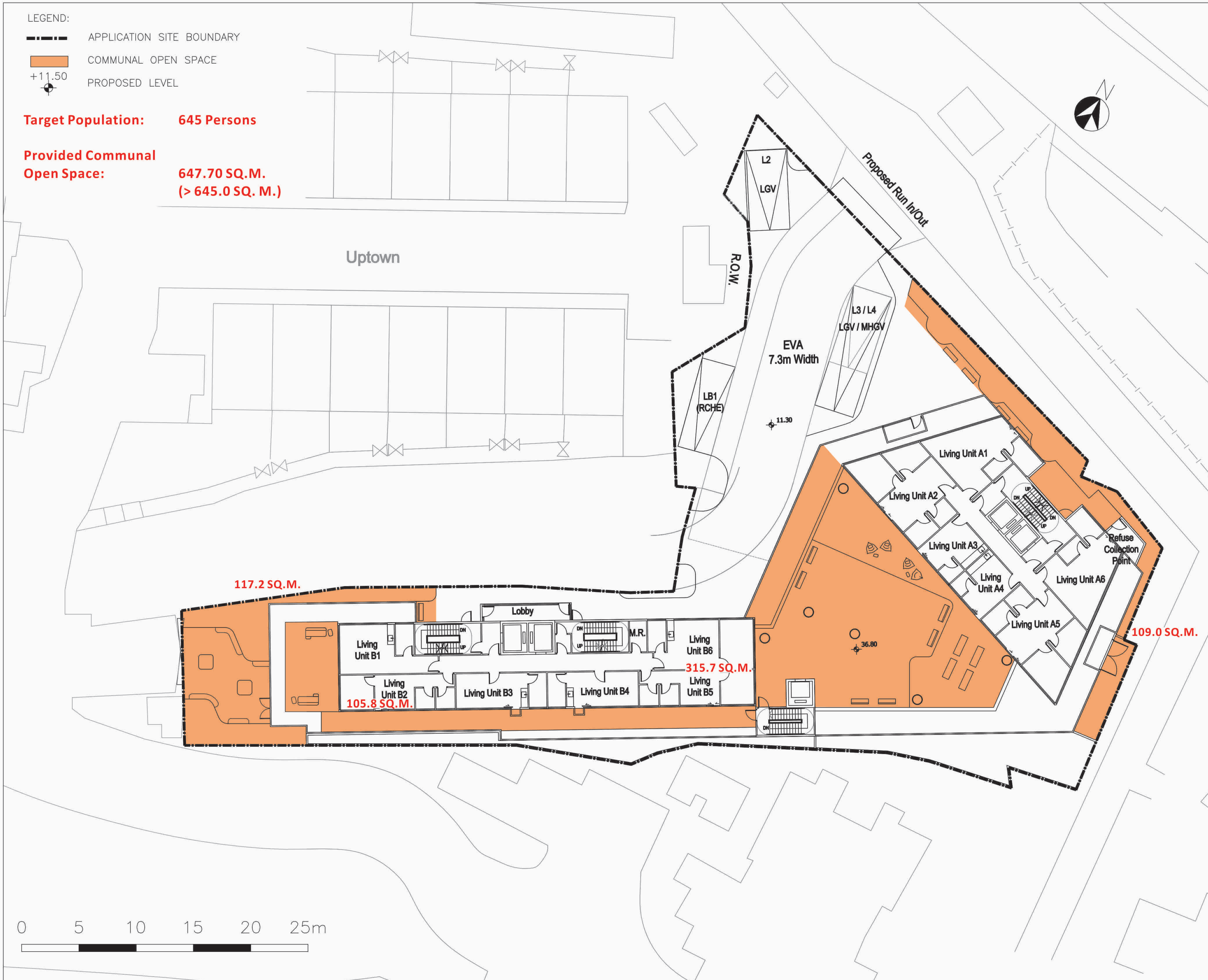
PROJECT No. C2225

DRAWING No. OS01

SCALE : 1:300

DATE OF ISSUE : JUL 2025

CAD FILENAME : C2225-OS01



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Appendix E

Maintenance Schedule

Of

Soft Landscape Works

OPERATIONS													REMARKS
	SPRING			SUMMER			AUTUMN			WINTER			
	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
DISEASE CONTROL INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
FERTILIZATION Applications	O						O						
GENERAL PLANT INSPECTION	O	O	O	O	O	O	O	O	O	O	O	O	Treatment immediately after detection
IRRIGATION Watering operation	D	D	D	D	D	D	D	D	D	D	D	D	Early morning / late afternoon, as appropriate
PROTECTION Inspection of fence, tree grates, guards, stakes & ties	O			O			O			O			Inspection also after heavy storms and adverse weather. Treatments immediately after detection
FIRMING UP of plants & supports	O			O			O			O			Inspection also after heavy storms and adverse weather. Firm-up operations immediately after detection
WEEDING Weeding operation & litter collection	O	O	O	O	O	O	O	O	O	O	O	O	Additional litter inspection & collection after heavy use
THINNING INSPECTION	O						O						Thinning operations in appropriate pruning season
MULCH Topping up	O						O						And following run off caused by rain / wind storm
PRUNING	O						O						As appropriate
FORKING OVER	O						O						As appropriate
TREE RISK ASSESSMENT	O												As appropriate

KEY:

D = once daily

W = once weekly

2W = twice weekly

Bi-W = Bi-weekly

O = once

R = repeat if necessary