

Appendix B

Landscape Master Plan

**Application for Amendment of Plan under Section 12A of the
Town Planning Ordinance (Cap. 131) to Rezone the Application
Site from “Green Belt” to “Residential (Group C)1” for Proposed
House Development at Various Lots in D.D. 244 and Adjoining
Government Land, Nam Pin Wai, Sai Kung**

LANDSCAPE MASTER PLAN SUBMISSION

November 2023

Landscape Government Submission Consultant
Signed by:



Mr. Jason Teo, Registered Landscape Architect (R101)



Axxa Group Limited



axxa group

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1.0 INTRODUCTION

- 1.1 This Landscape Master Plan is submitted in support of Proposed Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) for Proposed House Development at Various Lots in D.D. 244 and adjoining Government Land.
- 1.2 The Application Site, with an area of approximately 6,601m², is bounded by New Hiram’s Highway to the east, Wo Mei Hung Min Road to the south and Villa Royale to the north. To its immediate west is a private residential development zoned as “R(C)1” Site. The Site is currently vacant with a few existing tree groups. The surrounding context is characterized by a mix of village houses, temporary structures, schools and low-rise residential developments such as Villa Royale and Dynasty Lodge. Refer to **Figure 1**.

Figure 1 Location Plan



2.0 GENERAL DESCRIPTION OF EXISTING TREE GROUPS

- 2.1 Based on the visual observation carried out in February 2021 and January 2023, it is estimated that approximate 93 nos. of living trees are growing in groups. The tree groups are located sporadically throughout the Application Site. For details, please refer to **Table 1**.

Table 1: Species Analysis of Existing Tree Groups

Location/ Tree Group Categories	Dominant Tree Species
Phase 1	
Site A • TGA (1 nos.)	<i>Ficus benjamina</i>
Site B • TGB-1 (10 nos.)	<i>Artocarpus heterophyllus</i> <i>Aquilaria sinensis</i> (1 no.) Dead tree (1 no.)
Site C • TGC (4 nos.)	<i>Macaranga tanarius var. tomentosa</i> Dead trees (2 no.)
• TGD (64 nos.)	<i>Mallotus paniculatus</i> Dead trees (5 nos.)
Remaining Phase	
• TGB-2 (3 nos.)	<i>Sterculia lanceolata</i> <i>Araucaria cunninghamii</i> Dead tree (1 no.)
• TGB-3 (11 nos.)	<i>Ficus macrocarpa</i> <i>Michelia x alba</i>

- 2.2 Majority of existing trees are in *Fair to Poor* Condition, Health and Form with *Low* Amenity Value. With the exception of *Aquilaria sinensis* (1 no.) which is identified as rare species, 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. For details, please refer to Tree Treatment Schedule (Tree Group) **Appendix A**.
- 2.3 The locations of existing trees are illustrated on Tree Survey Plan in **Appendix C1**. Photographic Record of Existing Tree Groups is provided in **Appendix B**.

3.0 TREE TREATMENT PROPOSAL

- 3.1 Among 93 nos. of existing trees living in tree groups, 92 nos. of them are proposed to be felled (Phase 1: 78 nos. and Remaining Phase: 14 nos.) and 1 no. rare species *Aquilaria sinensis* living in Phase 1 is proposed to be transplanted. Majority of existing trees proposed to be felled are either dead trees or trees in fair to poor condition, health and form with low amenity value, with 9 nos. of dead tree which irreversibly damaged or natural deterioration and possess defects such as dead branches, cavity, wood decay, wounds or seams and low in survival rate after transplanting. To replenish the loss of existing greenery, 92 nos. of new trees are proposed to be planted (Phase 1: 78 nos. and Remaining Phase: 14 nos.) in 1:1 compensation ratio in terms of quantity.
- 3.2 Proposed treatment on existing tree groups is illustrated on Tree Treatment Plan in **Appendix C2** and Tree Planting Plan in **Appendix C3**. Photographic Record of Existing Tree Groups is provided in **Appendix B**. Refer to **Table 2**.

Table 2: Summary of Tree Treatment Proposal

Items	Current Scheme
Total No. of Existing Trees living in Tree Groups <u>Surveyed</u>	93 nos. (approx.)
- Phase 1	79 nos. (approx.)
- Remaining Phase	14 nos. (approx.)
No. of Tree in Tree Group Proposed to be <u>Transplanted</u>	1 no.
- Phase 1	1 no.
- Remaining Phase	0
Nos. of Trees in Tree Groups Proposed to be <u>Felled</u>	92 nos. (approx.)
- Phase 1	78 nos. (approx.)
- Remaining Phase	14 nos. (approx.)
Nos. of <u>New Trees</u> to be Planted	92 nos.
- Phase 1	78 nos.
- Remaining Phase	14 nos.

4.0 LANDSCAPE OBJECTIVES

4.1 The primary landscape objectives are:

- Create a landscape design commensurate with the specific site conditions of the Application Site;
- Create a landscape character consistent with the overall design language and aesthetic of the architectural elements;
- Ensure the Proposed Development is sensitively integrated into the surrounding areas via appropriate interface treatments;
- Create suitable outdoor spaces for communal use of future residents; and
- Promote the use of indigenous plant species throughout the landscape and to introduce exotic ornamental species to feature areas.

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** and **F** for details.

5.1 Proposed Development

The Proposed Development is divided into Phase 1 (Site A, B and C) and Remaining Phase. Phase 1 consists of 13 nos. of 3-storey houses with clubhouse and Remaining Phase consists of 4 nos. of 3-storey houses. It is designed as an integration of residential housing units and landscape elements arranged in linear form to create a natural environment.

5.2 General Landscape Area

The landscape framework includes the following:

- (i) Entrance Courtyard
 - Entrance Courtyard is designed to enhance the arrival experience and aid orientation. This entrance area will be planted with flowering trees and shrubs to create a welcoming atmosphere.
- (ii) Clubhouse Landscape Area
 - The clubhouse is designed as a strong node and a visual landmark reference point within the development. It consists of hard and soft landscape areas for multi-function usage suitable for function/ event and recreation facilities.
- (iii) Private Garden
 - A feature tree will be planted at each housing unit to reflect the overall character of the development and establish the individuality of the housing units.
- (iv) Avenue Tree Planting
 - A combination of specimen trees and shrub planting will be provided along the EVA of the Proposed Development. This creates a lush tree planting avenue. Colour paving and patterns will be used to delineate the road bed and adjacent sidewalk to create an inviting environment upon which pedestrians will feel safe and comfortable. These measures are designed to enhance the character, vitality, amenity and safety of the Proposed Development.

5.3 Access Road/ Main Entry/ Streetscape

The Application Site is connected to New Hiram's Highway through the approved access road under Planning Application No. A/SK-HC/223 from Wo Mei Hung Min Road to the adjoining "R(C)1" residential development, which also connects Phase 1 (Site A, B and C) and Remaining Phase.

5.4 Buffer/ Perimeter Planting

Buffer planting will be provided along the Application Site boundary to provide visual screening and soft transition to the surrounding environment.

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, 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

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. Over half of the proposed tree species are native tree species to ensure they will be beneficial to the existing ecology. Greening opportunity is maximized by planting of insect host plants, food plants for birds and nectar plants for nectar insects such as butterflies. 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 detail design stage. Refer to **Table 3A** and **3B** below:

Table 3A: Proposed Tree Species

Proposed Species	Chinese Name	Quantity/ Size
<i>Bischofia javanica</i> *	秋楓	Quantity: 92 nos. Standard and Heavy Standard Size 3-7m High; 2-6m Spread, 2.5- 6m Spacing DBH: 0.065-0.08m
<i>Celtis sinensis</i> *	朴樹	
<i>Cinnamomum burmannii</i> *	陰香	
<i>Cleistocalyx nervosum</i> *	水翁	
<i>Cinnamomum camphora</i> *	樟	
<i>Jacaranda mimosifolia</i>	藍花楹	
<i>Reevesia thyrsoidea</i> *	梭羅樹	
<i>Sterculia lanceolata</i> *	假蘋婆	
<i>Tabebuia chrysantha</i>	黃花風鈴木	

Remarks: * Native Tree Species Species that attract nectar insects such as butterflies

Table 3B: Proposed Shrubs and Groundcover Species

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)	Remarks
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400	
<i>Bougainvillea spectabilis</i>	簕杜鵑	600 x 600	500	
<i>Codiaeum variegatum</i>	灑金榕	400 x 400	300	
<i>Ficus microcarpa</i> var. <i>crassifolia</i>	圓葉榕	2500x1500	1800	Buffer planting
<i>Ixora chinensis</i> *	龍船花	500 x 400	300	
<i>Juncus effusus</i> *	燈心草	500 x 400	300	
<i>Melastoma dodecandrum</i> *	地荳	300 x 300	250	
<i>Melastoma malabathricum</i> *	野牡丹	500 x 400	300	
<i>Mussaenda pubescens</i> *	玉葉金花	500 x 400	300	
<i>Nephrolepis auriculata</i> *	腎蕨	300 x 300	250	
<i>Psychotria asiatica</i> *	九節	500 x 400	300	
<i>Rhaphiolepis indica</i> *	車輪梅	600 x 500	400	
<i>Rhododendron simsii</i> *	紅杜鵑	500 x 400	300	
<i>Rhodomyrtus tomentosa</i> *	桃金娘	600 x 500	400	
<i>Sarcandra glabra</i> *	草珊瑚	500 x 400	300	
<i>Ficus microcarpa</i> var. <i>crassifolia</i>	圓葉榕	2500x 600dia.	500	Hedge planting (column form)

Remarks: * Native Tree Species Species that attract nectar insects such as butterflies

7.2 Open Space Provision

In accordance with the open space requirement in the Hong Kong Planning Standard and Guidelines, 1m² open space per person is required. As the anticipated population for the Proposed Development is 51 persons (Phase 1: 39 persons; Remaining Phase: 12 persons), therefore not less than 51m² of private open space (Phase 1: 39m²; Remaining Phase: 12m²) will be provided. Please refer to **Appendix E**.

7.3 Greenery Provision

In accordance with the requirement of PNAP APP-152, an area of not less than 20% of the total greenery will be provided for Phase 1 and Remaining Phase respectively.

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.

8.0 CONCLUSION

To summarize, this Landscape Proposal is not incompatible with the planning intent and the surrounding environment. Among an approximate 93 nos. of trees growing in existing tree groups/ individual tree, 1no. of rare species *Aquilaria sinensis* is proposed to be transplanted within the Site, 92 nos. of existing trees are proposed to be felled. To replenish the loss of greenery, 92 nos. of new trees of higher aesthetic and ecological value are proposed to be planted. Meanwhile, not less than 51m² open space will be provided for an anticipated population of 51 persons and not less than 20% of greenery will be provided for Phase 1 and Remaining Phase respectively.

Appendix A

Tree Treatment Schedule (Tree Group)

A1 Phase 1

A2 Remaining Phase

Appendix A1 - Tree Treatment Schedule (Phase 1 - Tree Group)

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size			Proposed Treatment (Retain/Transplant/Fell)	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 (mm)	Crown Spread (m)		
TGD	6, 7, 8	<i>Alangium chinense</i>	八角楓	5	6 - 12	110 - 180	3 - 5	Fell : 64	
		<i>Aporosa dioica</i>	銀柴	4	6 - 12	90 - 180	1 - 5		
		<i>Caryota maxima</i>	魚尾葵	2	10	110 - 120	3		
		<i>Caryota mitis</i>	短穗魚尾葵	1	9	160	4		
		<i>Cinnamomum burmannii</i>	陰香	1	12	310	6		
		<i>Cinnamomum camphora</i>	樟	1	15	580	10		
		<i>Cyclobalanopsis edithiae</i>	華南青岡	1	12	350	7		
		<i>Dimocarpus longan</i>	龍眼	1	12	260	6		
		<i>Endospermum chinense</i>	黃桐	1	12	250	7		
		<i>Firmiana simplex</i>	梧桐	2	9 - 10	160	4 - 5		
		<i>Litsea monopetala</i>	假柿樹	2	8 - 11	110 - 130	4 - 5		
		<i>Macaranga tanarius var. tomentosa</i>	血桐	3	7 - 12	130 - 180	4 - 6		
		<i>Machilus chekiangensis</i>	浙江潤楠	2	9 - 12	150 - 170	4 - 6		
		<i>Mallotus paniculatus</i>	白楸	22	5 - 12	100 - 200	2 - 6		
		<i>Schefflera heptaphylla</i>	鴨腳木	3	7 - 10	85 - 180	2 - 5		
		<i>Sinosideroxylon wightianum</i>	鐵欖	2	10 - 12	170 - 210	6		
		<i>Sterculia lanceolata</i>	假蒟蒻	4	1.8 - 10	110 - 190	0.5 - 5		
		<i>Syzygium jambos</i>	蒲桃	1	3	150	1		
		<i>Syzygium levinei</i>	山蒲桃	1	13	180	6		
			Dead tree	死樹	5	-	120 - 280		
		Subtotal	64						
TGC	5	<i>Macaranga tanarius var. tomentosa</i>	血桐	1	5	150	3	Fell : 4	
		<i>Macaranga tanarius var. tomentosa (Dead Tree)</i>	血桐 (死樹)	2	-	150-170	-		
		<i>Mallotus paniculatus</i>	白楸	1	5	170	4		
			Subtotal	4					

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size			Proposed Treatment (Retain/Transplant/Fell)	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 (mm)	Crown Spread (m)		
TGB-1	3	<i>Aquilaria sinensis (T70)</i>	土沉香	1	6	210	3	Transplant : 1	Aquilaria sinensis as rare species
		<i>Artocarpus heterophyllus (syn. Artocarpus macrocarpon)</i>	菠蘿蜜	4	7 - 10	180 - 410	4 - 5	Fell : 9	
		<i>Citrus maxima</i>	柚	1	11	240	6		
		<i>Ficus hispida</i>	對葉榕	1	7	220	3		
		<i>Ficus variegata (syn. Ficus variegata var. chlorocarpa)</i>	青果榕	1	18	430	10		
		<i>Sterculia lanceolata</i>	假蘋婆	1	9	240	4		
		Dead tree	死樹	1	-	160	-		
		Subtotal		10					
TGA	1	<i>Ficus benjamina</i>	垂葉榕	1	15	850	10	Fell : 1	
		Subtotal		1					

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	1
Trees to be Felled	78
Total Number of Existing Tree(s)	79

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 A2 - Tree Treatment Schedule (Remaining Phase - Tree Group)

Tree Group No.	Photo No.	Species		APPROX. NOS.	Tree Size			Proposed Treatment (Retain/Transplant/Fell)	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 (mm)	Crown Spread (m)		
TGB-2	4	<i>Araucaria cunninghamii</i>	南洋杉	1	11	140	3	Fell : 4	
		<i>Bauhinia x blakeana</i>	洋紫荊	1	13	300	10		
		Dead tree	死樹	1	-	350	-		
		Subtotal		3					
TGB-3	2	<i>Roystonea regia</i>	王棕	1	11	160	3	Fell : 10	
		<i>Ficus benjamina 'Variegata'</i>	花葉垂榕	1	3	120	3		
		<i>Ficus microcarpa</i>	細葉榕	2	3-8	110-200	2-5		
		<i>Ficus benjamina</i>	垂葉榕	3	5-7	120-200	2-4		
		<i>Michelia x alba</i>	白蘭	2	10-11	120-130	4-5		
		<i>Podocarpus macrophyllus</i>	羅漢松	1	4	110	2		
		<i>Yucca filamentosa</i>	絲蘭	1	3	110	2		
		Subtotal		11					

Summary Table

	Number of Tree(s)
Tree to be Retained	0
Tree to be Transplanted	0
Trees to be Felled	14
Total Number of Existing Tree(s)	14

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 Tree Groups



T

T70 (*Aquilaria sinensis* 土沉香)

Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

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

Tree Photographic Record



View-1



View-2



View-3



View-4



View-5



View-6



View-7



View-8

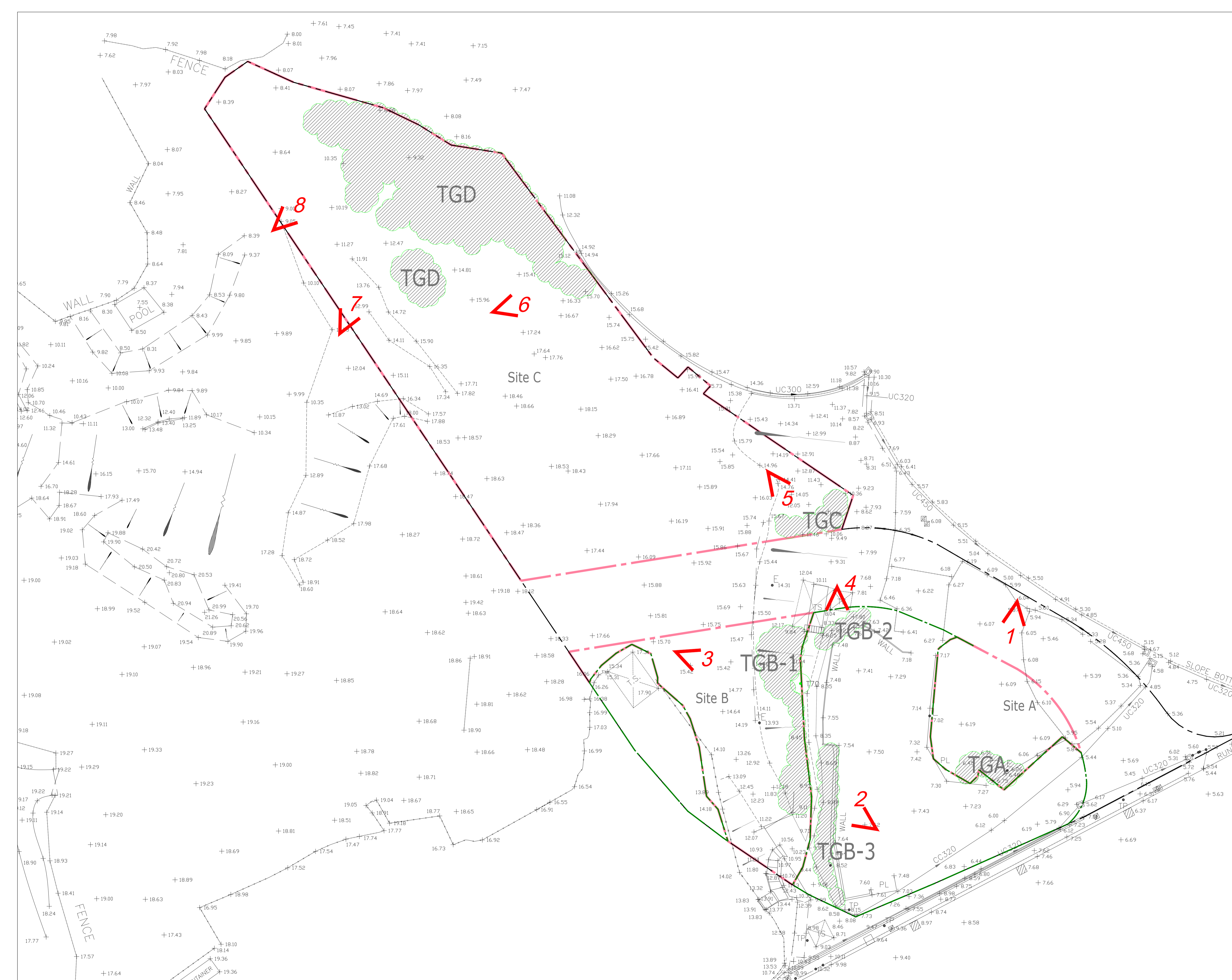
Appendix C

Drawings

C1 Tree Survey Plan

C2 Tree Treatment Plan

C3 Tree Planting Plan



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PHASE 1
 - REMAINING PHASE
 - EXISTING TREE SURVEYED
- PHASE 1 (1no.)
 - EXISTING TREE GROUP SURVEYED
- PHASE 1 (79nos. approx.)
- REMAINING PHASE (14nos. approx.)
- +17.0 EXISTING LEVEL

no.	description	date
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REVISION

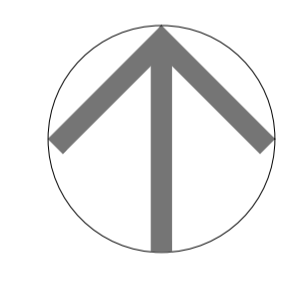
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- IT IS THE CONTRACTOR'S RESPONSIBILITY TO
- * use figured dimension in preference to scaling
- * verify all dimensions at the site
- * report all discrepancies to the landscape architect and agree before proceeding
- * determine location of all existing services prior to excavation

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

Date:

Approval:




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PROJECT:
Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

DRAWING TITLE:
TREE SURVEY PLAN

Scale: 1:250 (A1) 1:500 (A3)	Drawing No.:
Date: AUG 2023	TSP-01
Design: CL	
Drawn: LS	
Checked: CL	
Project No: 2020209	
CAD Ref.: 2020209-S12A-TSP-01	



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PHASE 1
 - REMAINING PHASE
 - ▲ TREE PROPOSED TO BE TRANSPLANTED
- PHASE 1 (1no.)
 - TREE GROUP PROPOSED TO BE FELLED
- PHASE 1 (8nos. approx.)
- REMAINING PHASE (14nos. approx.)
 - +17.0 EXISTING LEVEL
 - +16.0 PROPOSED LEVEL

A GENERAL REVISION		16/11/23
no.	description	date

REVISION

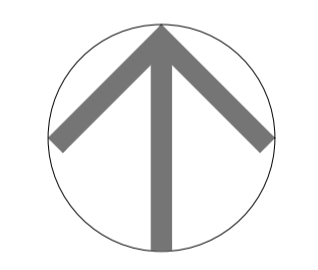
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DRAWING TITLE:
TREE TREATMENT PLAN

Scale: 1:250 (A1) 1:500 (A3)	Drawing No.:
Date: AUG 2023	TTP-01
Design: CL	REV. A
Drawn: LS	
Checked: CL	
Project No: 2020209	
CAD Ref.: 2020209-S12A-TTP-01	



- LEGEND:**
- APPLICATION SITE BOUNDARY
 - PHASE 1
 - REMAINING PHASE
 - ▲ TREE PROPOSED TO BE TRANSPLANTED - PHASE 1 (1no.)
 - PROPOSED NEW TREES - PHASE 1 (78nos.) - REMAINING PHASE (14nos.)
 - +17.0 EXISTING LEVEL
 - +16.0 PROPOSED LEVEL

GENERAL REVISION		16/11/23
no.	description	date
REVISION		

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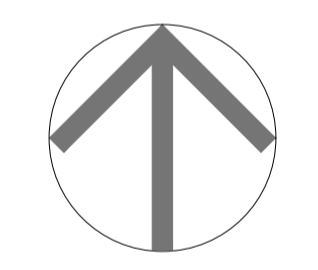
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PROJECT:
 Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

DRAWING TITLE:
 TREE PLANTING PLAN

Scale: 1:250 (A1) 1:500 (A3)	Drawing No.:
Date: AUG 2023	TPP-01
Design: CL	
Drawn: LS	
Checked: CL	
Project No: 2020209	REV. A
CAD Ref.: 2020209-S12A-TPP-01	

Appendix D

Landscape Master Plan



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Master Plan

Dwg. No. : 2020209-S12A-LMP-01a

Date : OCT 2023 (A3-size)



Appendix E

Private Open Space Demarcation Plan



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Open Space Demarcation Plan

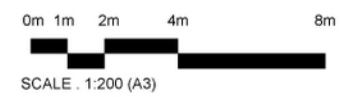
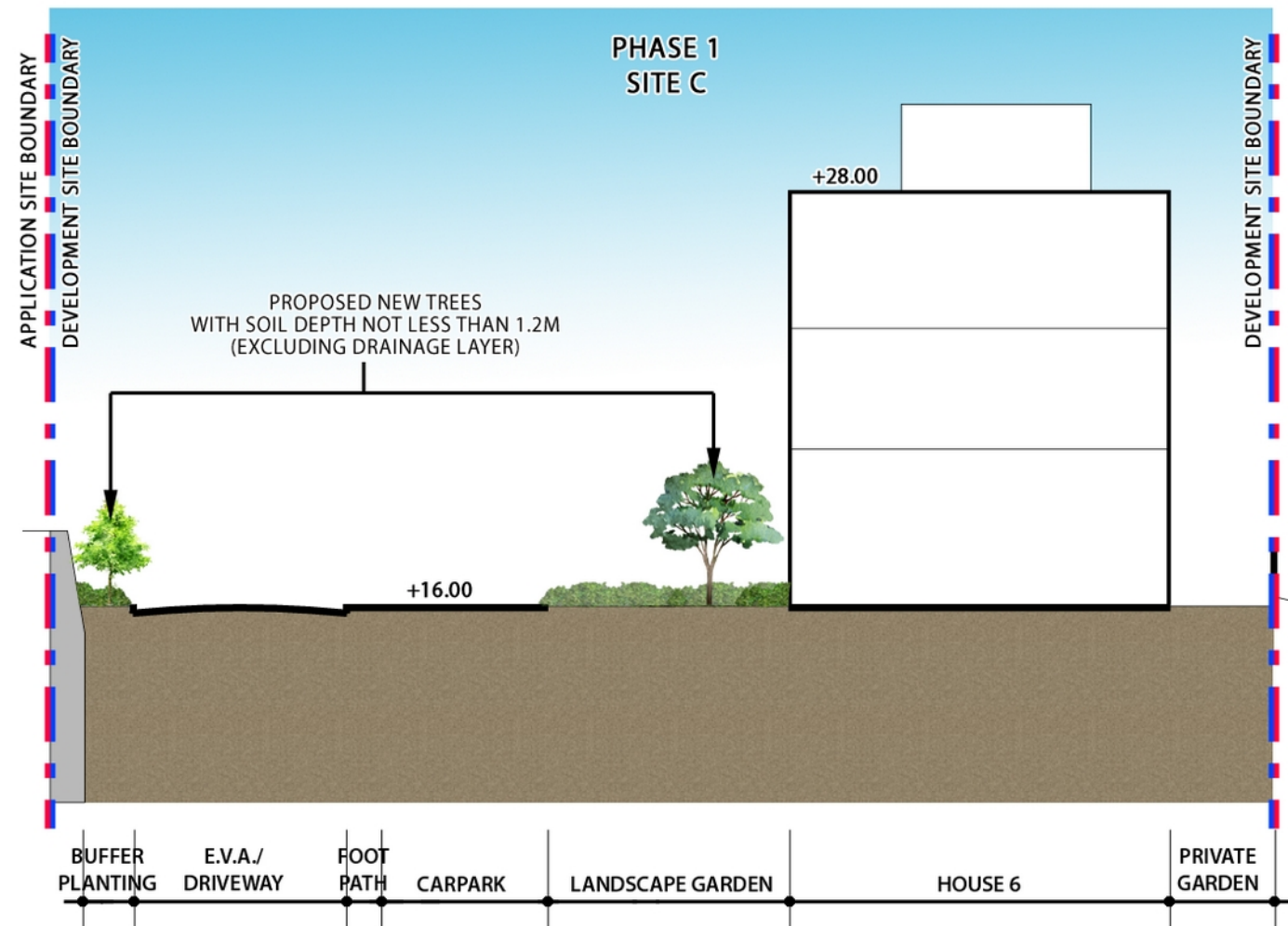
Dwg. No. : 2020209-S12A-OPD-01a

Date : OCT 2023 (A3-size)



Appendix F

Landscape Sections



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section A-A

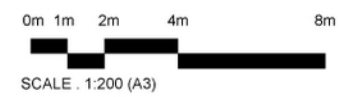
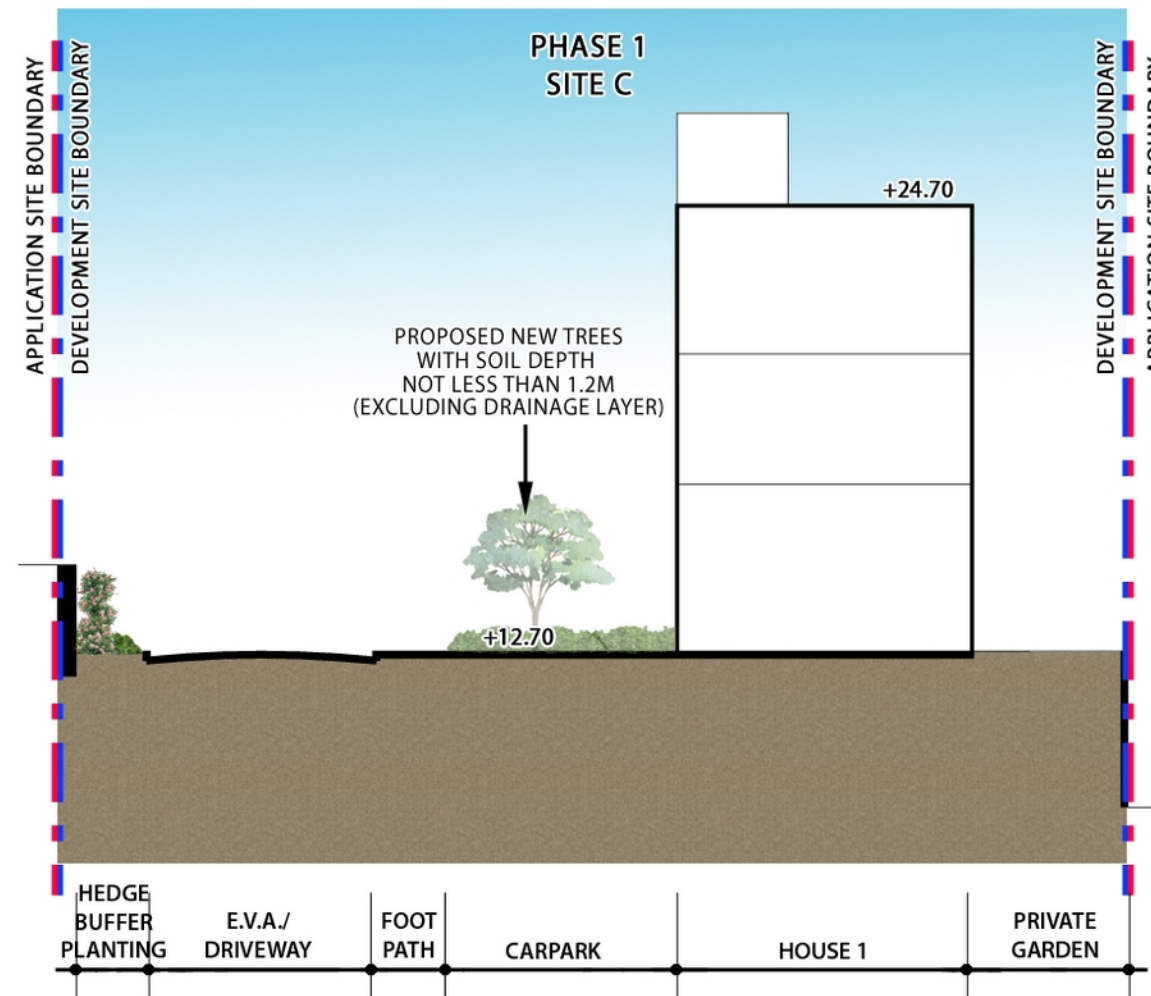
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Date : OCT 2023
(A3-size)





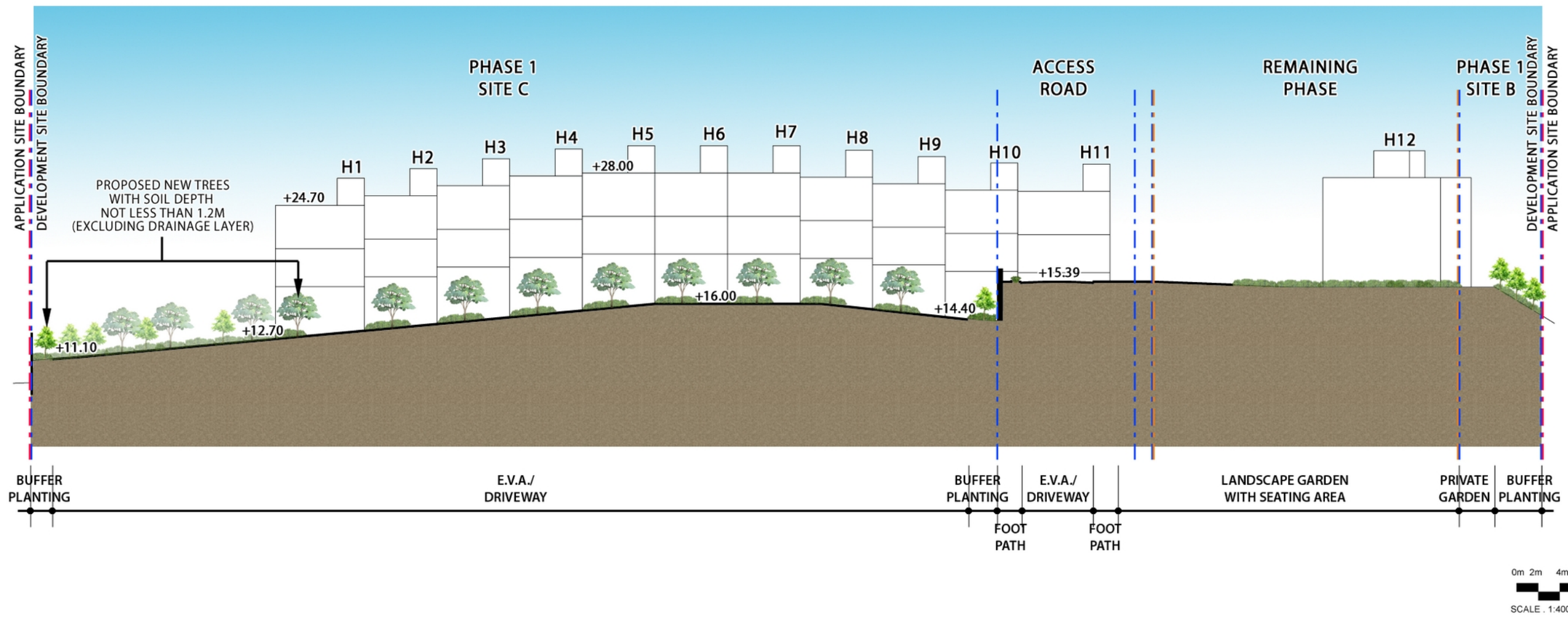
KEYPLAN



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” to “Residential (Group C)1” for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung
 Landscape Section B-B
 Dwg. No. : 2020209-S12A-SEC-02a

Date : OCT 2023
 (A3-size)





Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from "Green Belt" to "Residential (Group C)1" for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section C-C

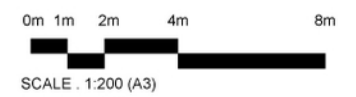
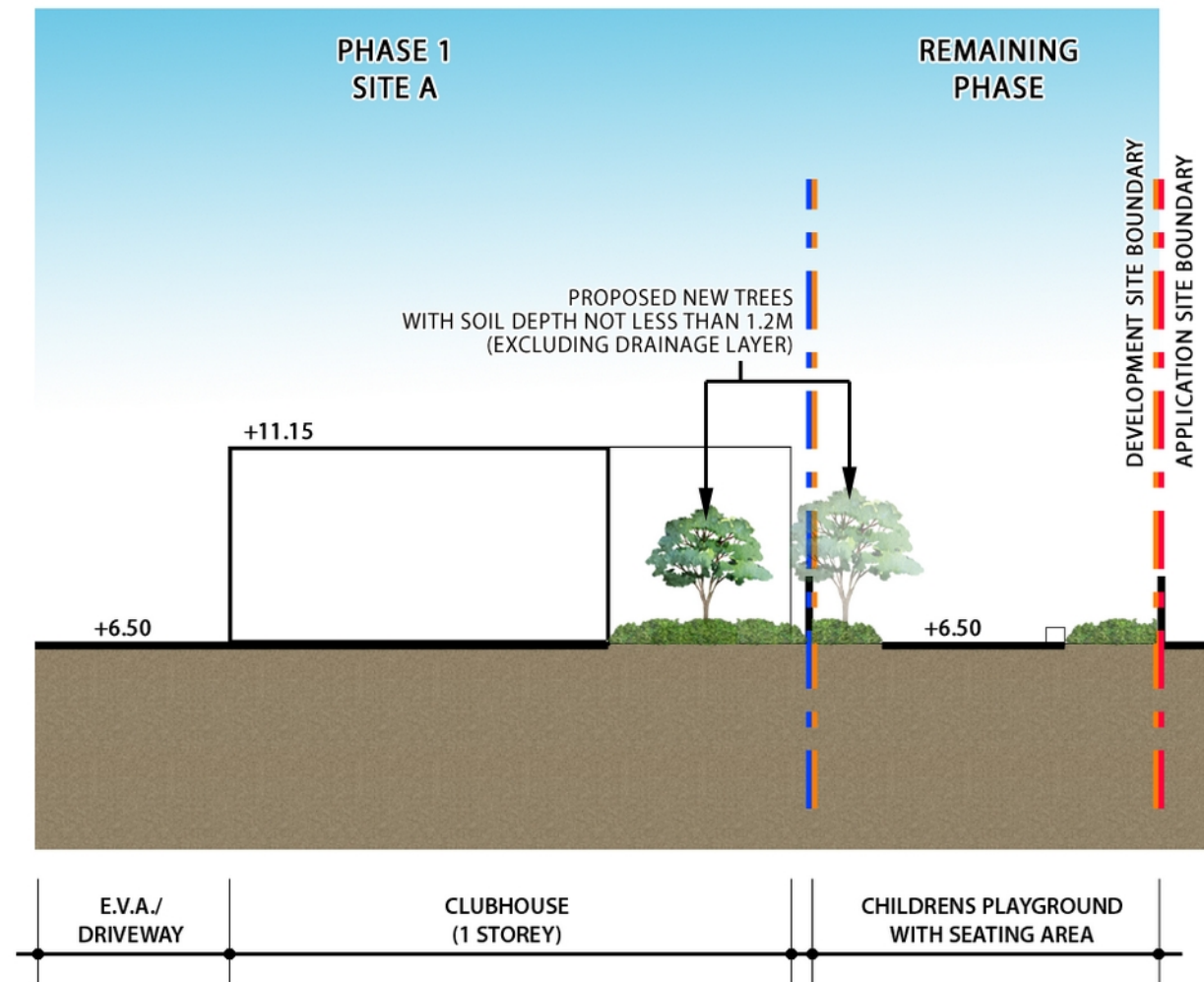
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Date : OCT 2023

(A3-size)



axxa group



Application for Amendment of Plan under Section 12A of the Town Planning Ordinance (Cap. 131) to Rezone the Application Site from “Green Belt” to “Residential (Group C)1” for Proposed House Development at Various Lots in D.D. 244 and Adjoining Government Land, Nam Pin Wai, Sai Kung

Landscape Section D-D

Dwg. No. : 2020209-S12A-SEC-04

Date : OCT 2023
(A3-size)

