
Appendix A
Landscape Proposal

Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in “Commercial (7)” Zone bounded by King’s Road and Taikoo Shing Road, Quarry Bay

LANDSCAPE PROPOSAL

DECEMBER 2025

Landscape Consultant

A handwritten signature in black ink, appearing to read 'M. Ng', written in a cursive style.

Mark Ng, Registered Landscape Architect (R013)
Adrian L. Norman Limited

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1.0 INTRODUCTION

This Landscape Proposal is submitted support the

- Minor relaxation of the GFA restriction of “C(7)” zone from 123,129m² to 148,629m² (+25,500m² / 20.7%)
- Minor relaxation of the BH restriction of 1111 King’s Road from 135mPD to 165mPD (+30m / 22.2%)

The increase in GFA and BH will be absorbed by 1111 King’s Road only, other buildings in the “C(7)” zone will not be affected.

The Proposed Development will bring about 13 new storeys to 1111 King’s Road, in which 10 storeys are for office use, 2 storeys are for mechanical and electrical facilities, and 1 for refuge floor-cum-sky garden.

There is an existing open area on 5/F outside the main entrance to 1111 King’s Road abutting King’s Road. A laoby for pick-up / drop-off is proposed to provide a convenient vehicular access point to 1111 King’s Road. To further enhance vibrancy of this open area and to provide comfort for people waiting for buses along King’s Road, several enhancement works are proposed, such as creating a semi-outdoor / indoor area in the current office lobby area, providing seating and landscaping in the open area, etc. Also, pedestrian connectivity between King’s Road and Taikoo Shing Road will be improved, by provision of a more direct route from King’s Road on 5/F to the shuttle lifts on 6/F. 30/F of the Proposed Development will be a refuge floor-cum-sky garden with sufficient greenery to serve as a venue for active and passive activities.

The location of the Application Site is shown in **Figure 1**.

Fig. 1 Location of the Application Site



2.0 ASSESSMENT OF THE POTENTIAL IMPACTS ON EXISTING TREES

According to the Tree Preservation Proposal (December 2025), there are a total of 18 nos. of existing trees surveyed. 15 surveyed trees are within the Application Site (with 3 trees outside the Application Boundary next to King’s Road). The following **Table 1** shows the Tree Treatment Proposal. Tree transplanting will follow General Specification for Building (2022 Edition) – Section 25 Landscape Works.

Table 1: Tree Treatment Proposal (refer to ANNEX 1)

Description	
Total Nos. of Trees <u>Surveyed</u>	15 within Application Site Boundary <i>(3 trees outside Application Site Boundary)</i>
Nos. of Trees Proposed to be <u>Retained</u> <i>(T8, T9 and T10 are outside Application Site Boundary)</i>	9 within Application Site Boundary <i>(3 trees outside Application Site Boundary)</i>
Nos. of Trees Proposed to be <u>Transplanted</u>	6
Nos. of Trees Proposed to be <u>Felled</u>	0
Nos. of New Trees to be Planted	8

3.0 LANDSCAPE OBJECTIVES

3.1 The primary landscape objectives are:

- 3.1.1 To encourage public and office users to enjoy the seamless connection of indoor, covered and outdoor spaces.
- 3.1.2 To create a high-quality environment for the office workers, Cityplaza shoppers and the nearby residents.
- 3.1.3 To improve and integrate the proposed external landscape environment with the surrounding building covered areas through the creation of different sized trellises with lounges and smaller parasols with seating for variety of groups or individual for meeting and resting.
- 3.1.4 To create a high degree of visual interest and continuity through effective design.
- 3.1.5 To introduce more diverse tree species and understory shrubs and groundcovers with different form, leaves and floral display to the current Hibiscus trees and shrubs planted.
- 3.1.6 To create contemporary outdoor and inviting space through appropriate integration of hard and soft landscape designs.
- 3.1.7 To increase the vibrancy of main entrance and surrounding external areas of 1111 King’s Road

4.0 LANDSCAPE MASTER PLAN

This section provides a broad description of the design, function and amenity provisions for the landscape components. Refer to **ANNEX 5** for the Enlarged Part Plan Showing the Proposed Landscape Works to 5/F 1111 King’s Road.

4.1 Proposed Development

- 5/F office reception of 1111 King’s Road connects directly to the street level of King’s Road.
- Kiosk and flexible seating/ dining area opens to the external landscape area on the western and southern facades.
- An outdoor kiosk (with more food vending options) is amongst covered and uncovered “tables with seating” to the west of external landscape areas of 1111 King’s Road.
- A larger “trellis with lounge” is proposed fronting the circular façade.
- Cozy smaller tables and seating provide additional variety of gathering/ resting for public enjoyment north, south and west of the “feature trellis with lounge”.
- 4 parasols (providing shelter from sun and rain) with table and seats are located between the raised planter wall (containing the proposed 3 transplanted *Hibiscus tiliaceus* and proposed newly planted *Terminalia mantaly*) and the southern building façade of 1111 King’s Road.
- The planting design incorporates a varied planting palette to yield changing variety and seasonal interest. Evergreen, semi deciduous and deciduous trees, flowering trees and shrubs, variegated foliage plants and groundcovers are selected.
- All existing 2 *Hibiscus tiliaceus* (Tree no. T11 and T12) in raised planters will be retained in their current locations and 6 *Hibiscus tiliaceus* (Tree nos. T13 - T18) are proposed to be transplanted to newly designed planting areas.
- 4 new larger feature shade trees (signature tees) *Terminalia mantaly* are proposed east of the outdoor kiosk and both sides of the new car layby for pick-up and drop off.
- To increase the vibrancy, a small courtyard with signature trees *Ilex rotunda var ‘microcarpa’* (the “Arrival Plaza” signature trees), L-shaped bench, sculpture and ornamental grasses are located east of the barrier-free drop-off and main entrance.
- 1 *Tabebuia rosea* (“Courtyard” signature tree) is proposed in the planter fronting the circular façade for the “trellis with lounge” users to enjoy the seasonal floral display.
- All planters, containing the *Hibiscus* and larger feature trees, will have flowering shrubs and groundcovers with varying leaf textures and foliage. Plants cascading over the planter walls create a beautiful setting to relax, rest and enjoy a snack, have lunch, afternoon tea or coffee break or just waiting for the next bus.
- The new layby for pick-up/ drop off south of 1111 King’s Road provides convenient drop-off area for people with disabilities and quick barrier free access to the service lifts close to the Reception Area.

5.0 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 which relate to lighting, levels and technical standards. Hardscape elements of the landscape include: paving; walls; site structures; Sculptures; site furniture; signage and lighting.

5.1 Hard Landscape Materials

- 5.1.1 Hardscape materials and design are chosen to compliment the building finishes, add character to the Proposed Development and provide variety to the circulation areas.
- 5.1.2 Natural stone materials and/ or artificial granite tiles/ or recycled composite timber, all suitable for outdoor uses are proposed as outdoor paving materials and wall finishes.
- 5.1.3 The use of varied finishes to granite and/ or artificial granite tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.
- 5.1.4 Natural material textures exhibit a natural variation in material colour, adding interest to the patterns.
- 5.1.5 A summary of the hardscape materials is listed in the Preliminary Finishes Schedule for Hardscape. Refer to **Table 2** below:

Table 2: Preliminary Finishes Schedule for Hardscape

Preliminary Finishes Schedule for Hardscape	
Pedestrian pavement	Natural granite
Timber deck areas (6/F of 1111 Kings’s Road)	Recycled composite timber
Planter walls	Natural granite stones, artificial granite tiles or recycled timber
Water Point	Stainless steel

5.2 Landscape Lighting

- 5.2.1 The landscape lighting design for all areas will follow an aesthetic and functional approach. Generally, lighting will be provided for the safety and security of pedestrian circulation as well as highlighting specific landscape features. Lighting will be designed in accordance with the intended use of an area, such as seating areas and uplighting sculptures.
- 5.2.2 The desired effect for general landscape lighting in amenity areas is indirect, non-glaring and subtle, with occasional accent lighting to highlight points of interest.
- 5.2.3 Accent landscape lighting will be soil-recessed up-lights for trees. Signage will be spot lit to give prominence. Trellises may have column mounted lights.

5.3 Design Codes, Technical Standards & Safety Provision

- 5.3.1 Hard landscape design works shall be following, or better than, government ordinances, codes and regulations, and relevant international standards. Criteria for the selection of hard landscape materials include durability, sustainability, low maintenance, reasonable cost, and colour to complement the building facade.
- 5.3.2 Criteria for the selection of soft landscape materials include pollution tolerance, low maintenance, seasonal interest and appropriately selected plant stock in good health.
- 5.3.3 All paved areas will have adequate gradient falls for proper drainage and positive falls to drain inlets, gullies or covered channels, in accordance with accepted surface water run-off drainage practices.
- 5.3.4 Design of disabled access shall be following the Barrier Free Access 2008.

6.0 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. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials. The hierarchy of landscape planting within the development is summarized as follows:

6.1 Soft Landscape Materials

- 6.1.1 The design incorporates a varied planting palette to yield changing variety and seasonal interest. Evergreen trees, semi-deciduous, deciduous and flowering trees and shrubs, variegated foliage plants and groundcovers are selected.
- 6.1.2 In general, shrubs and groundcovers will be mass planted in specific colour groupings and designed to provide an engaging flowering understory layer beneath trees. Integral to good landscape planting design, colour, texture and contrast of foliage will be articulated to best showcase the planting design. Flowers and fragrance are important elements to enhance the planting design for this area. Fragrant species will be utilized adjacent to seating areas to increase the sensory experience and pleasure of being outdoors.
- 6.1.3 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.

6.1.4 A summary of softscape materials (categories of planting, species list, and size) is provided in section 6.2 below.

6.2 Plant Material Tables

6.2.1 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.

6.2.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detailed design stage. Refer to **Table 3A** and **3B** below:

Table 3A: - Proposed Tree Planting Schedule

Proposed Species	Chinese Name	Height x Spread (mm)	DBH (mm)	Qty
New Tree Planting				
<i>Ilex rotunda</i> var. <i>microcarpa</i> *	小果鐵冬青	3000 x 2500	95	3
<i>Terminalia mantaly</i>	小葉欖仁	5000 x 3000	100	4
<i>Tabebuia rosea</i>	紅花風鈴木	4000 x 2500	95	1

Remarks: * Native Tree Species

Table 3B: Proposed Shrub, Groundcover and Trailing Plants

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	米仔蘭	600 x 400	400
<i>Duranta repens</i> 'Gold'	金連翹	500 x 400	300
<i>Duranta repens</i> 'Sapphire Showers'	金露花	750 x 500	500
<i>Gardenia jasminoides</i>	白蟬	600 x 400	400
<i>Imperata cylindrica</i> 'Rubra'	日本血茅	300 x 300	200
<i>Jatropha</i> 'Pink'	全緣葉麻瘋樹 日日櫻	1200 x 750	750
<i>Murraya paniculata</i>	九裡香球	500 x 500	As Shown
<i>Plumbago auriculata</i>	藍雪花	300 x 300	200
<i>Pennisetum setaceum</i> 'Rubrum'	紫葉狼尾草	600 x 400	200
<i>Rhodomyrtus tomentosa</i>	桃金娘	500 x 500	300
<i>Schefflera arboricola</i>	鵝掌藤	600 x 600	500
<i>Strelitzia reginae</i>	天堂鳥	600 x 400	250
Ground Covers			
<i>Acorus gramineus</i> <i>ogon</i>	金錢蒲	400 x 400	300
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300 x 300	300
<i>Nephrolepis exaltata</i>	波士頓蕨	300 x 300	200
<i>Phyllanthus myrtifolius</i>	錫蘭葉下珠	400 x 400	300
Trailing Plants			
<i>Trachelospermum jasminoides</i>	風車茉莉	300 x 300	300
<i>Podranea ricasoliana</i>	非洲凌霄 (紫雲藤)	600 x 400	300

6.3 Soil Depth and Drainage Provision for the Planted Area

- 6.3.1 The need for adequate soil depths to ensure proper plant growth is considered for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:
- Trees: 1200mm
 - Shrub / groundcover: 600mm
 - Ornamental Grass: 300mm
- 6.3.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.
- 6.3.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.
- 6.3.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained to prevent any potential damage to drainage works.

6.4 Irrigation and Proposed Source of Water Supply

- 6.4.1 Water points (not more than 40m apart c/c) are located throughout the area with proposed landscape enhancement for irrigation.

6.5 Future Maintenance and Management

Maintenance and establishment works to soft landscape areas within the 5/F of 1111 King’s Road shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion of the Proposed Development. This will ensure the proper establishment of the planted materials. Tree risk assessment will be conducted at appropriate time for appropriate tree as instructed by the owner.

Soft Landscape Maintenance Schedule

Watering:	Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period
Pruning:	Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist disease attack.
Fertilising:	Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.
Fungicide/Insecticide:	Spray only as necessary with approved chemical.
Weeding:	Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.
Securing:	Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark

- Mulching: Top up the mulching inside all planting beds twice a year and as necessary.
- Thinning: Reduce overcrowding and transplant as necessary at selected periods:
- Evergreens: Spring
 - Deciduous: Winter

Table 4: Maintenance Schedule

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	●	●	●	●	●	●	●
Pruning		D	GC									
Fertilizing	soil test		X								X	
Fungicide / Insecticide			X						X			X
Weeding		X	X	X	X	X	X	X		X		X
Securing			X									
Thinning			EG								D	

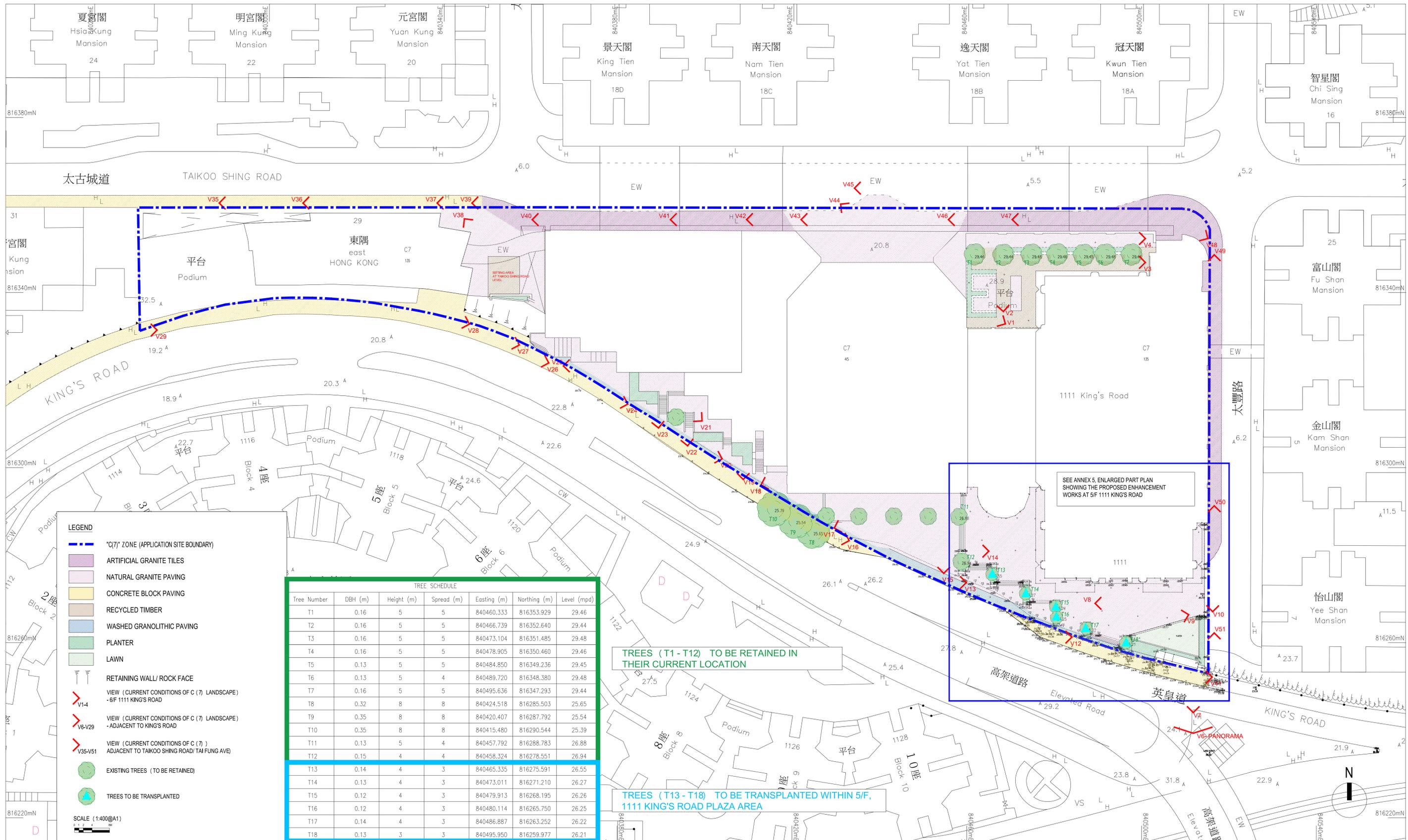
Schedule Legend:

GC Groundcover
 D Deciduous
 X Application

EG Evergreen
 ● Size proportional to quantity

ANNEX 1

Tree Topographic Survey, Tree Treatment and Existing Condition Survey



**TREE TOPOGRAPHIC SURVEY
TREE TREATMENT AND
EXISTING CONDITION PLAN**

- Note**
1. Refer to ANNEX 2 for Tree Treatment Schedule.
 2. Refer to ANNEX 3 for Tree Photographic Record.
 3. Refer to ANNEX 4 for Existing Site Record Photos.
 4. Refer to ANNEX 5 for Enlarged Part Plan showing the Proposed Enhancement Works at 5/F 1111 King's Road.
 5. Survey provided by Land Marker (1980) HK Co., Ltd 3 April 2024 and 26 Sept 2025.

ANNEX 2

Tree Treatment Schedule

Annex 2 - Tree Treatment Schedule

Address:	1111 King's Road, Quarry Bay
Prepared by:	NG Lup Fung Mark
Field Survey was conducted/updated on:	15/4/2024, 26/9/2025
Topographical Survey by:	Land Marker (1980) HK Co., Ltd
To be read in conjunction with drawing nos.:	Tree Topographic Survey & Existing Condition Plan 1:400@A1
Registered Landscape Architect:	NG Lup Fung Mark R013 (ALN Limited)

Tree No.	Photo No.	Species		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)		
T1	Annex 3, T1	<i>Cinnamomum burmannii</i>	陰香	5	160	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T2	Annex 3, T2	<i>Cinnamomum burmannii</i>	陰香	5	160	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T3	Annex 3, T3	<i>Cinnamomum burmannii</i>	陰香	5	160	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T4	Annex 3, T4	<i>Cinnamomum burmannii</i>	陰香	5	160	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T5	Annex 3, T5	<i>Cinnamomum burmannii</i>	陰香	5	130	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T6	Annex 3, T6	<i>Cinnamomum burmannii</i>	陰香	5	130	4	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T7	Annex 3, T7	<i>Cinnamomum burmannii</i>	陰香	5	160	5	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T8	Annex 3, T8	<i>Chukrasia tabularis</i>	麻棟	8	320	8	Retain	Neither OVT nor Potentially Registerable OVT. Existing planter to remain untouched. (Outside Site C(7))
T9	Annex 3, T9	<i>Chukrasia tabularis</i>	麻棟	8	350	8	Retain	Neither OVT nor Potentially Registerable OVT. Existing planter to remain untouched. (Outside Site C(7))

Tree No.	Photo No.	Species		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)		
T10	Annex 3, T10	<i>Chukrasia tabularis</i>	麻棟	8	350	8	Retain	Neither OVT nor Potentially Registerable OVT. Existing planter to remain untouched. (Outside Site C(7))
T11	Annex 3, T11	<i>Hibiscus tiliaceus</i>	黃瑾	4	130	3	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T12	Annex 3, T12	<i>Hibiscus tiliaceus</i>	黃瑾	4	150	3	Retain	Neither OVT nor Potentially Registerable OVT. Existing raised planter to remain untouched.
T13	Annex 3, T13	<i>Hibiscus tiliaceus</i>	黃瑾	4	140	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation.
T14	Annex 3, T14	<i>Hibiscus tiliaceus</i>	黃瑾	4	130	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation.
T15	Annex 3, T15	<i>Hibiscus tiliaceus</i>	黃瑾	4	120	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation.
T16	Annex 3, T16	<i>Hibiscus tiliaceus</i>	黃瑾	4	120	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation.
T17	Annex 3, T17	<i>Hibiscus tiliaceus</i>	黃瑾	4	140	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation.
T18	Annex 3, T18	<i>Hibiscus tiliaceus</i>	黃瑾	3	130	3	Transplant	Neither OVT nor Potentially Registerable OVT. Tree is in raised planter, small size tree with managable rootball for easy transplanting operation. Slightly leaning and can be straightened after transplanting.

Summary Table

	Number of Tree(s)
Tree to be Retained	12
Tree to be Transplanted	6
Tree to be Felled	0
Total Number of Existing Tree(s)	18

¹ Please state whether the OVT, potentially registrable OVT, trees of rare or protected species, trees of 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).

ANNEX 3

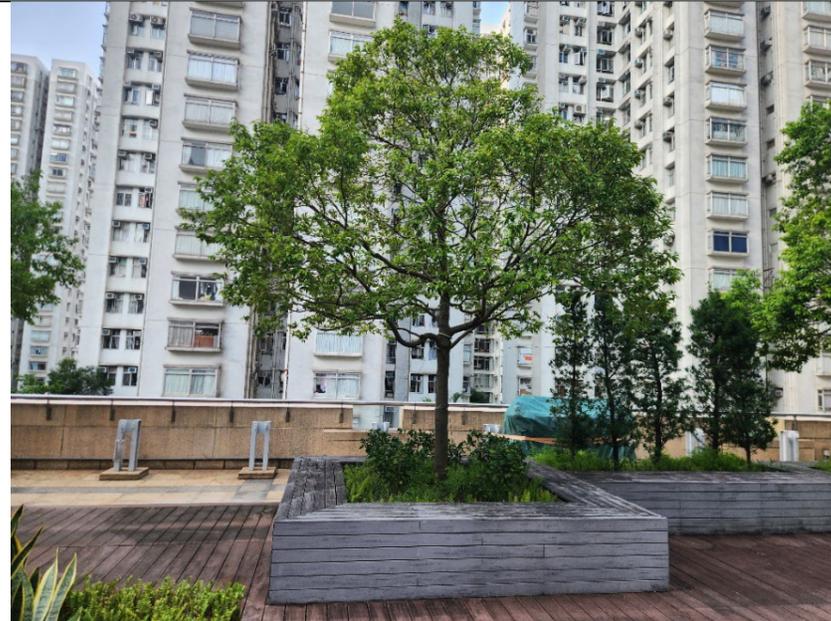
Tree Photographic Records

ANNEX 3

Tree Photographic Record (to be read in conjunction with ANNEX 1)



Tree T1 – *Cinnamomum burmannii*



Tree T2 - *Cinnamomum burmannii*



Tree T3 - *Cinnamomum burmannii*



Tree T4 - *Cinnamomum burmannii*



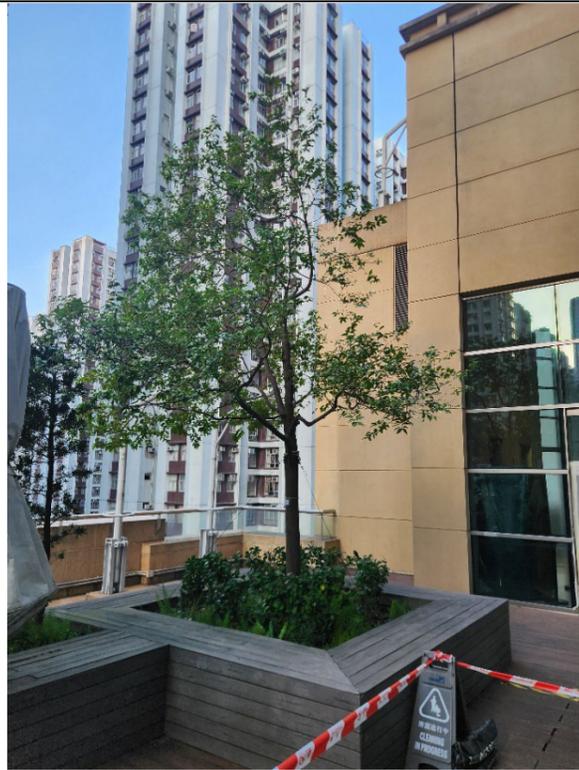
Tree T5 - *Cinnamomum burmannii*



Tree T6 - *Cinnamomum burmannii*

ANNEX 3

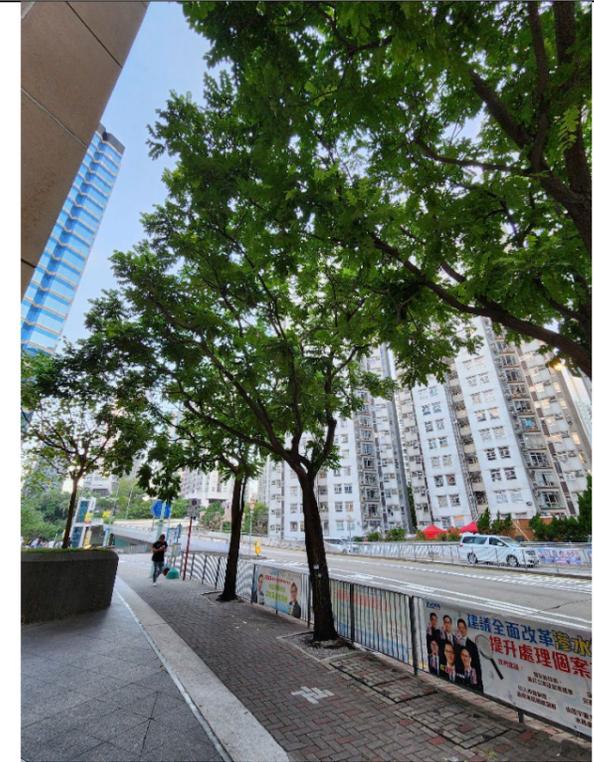
Tree Photographic Record (to be read in conjunction with ANNEX 1)



Tree T7 – *Cinnamomum burmannii*



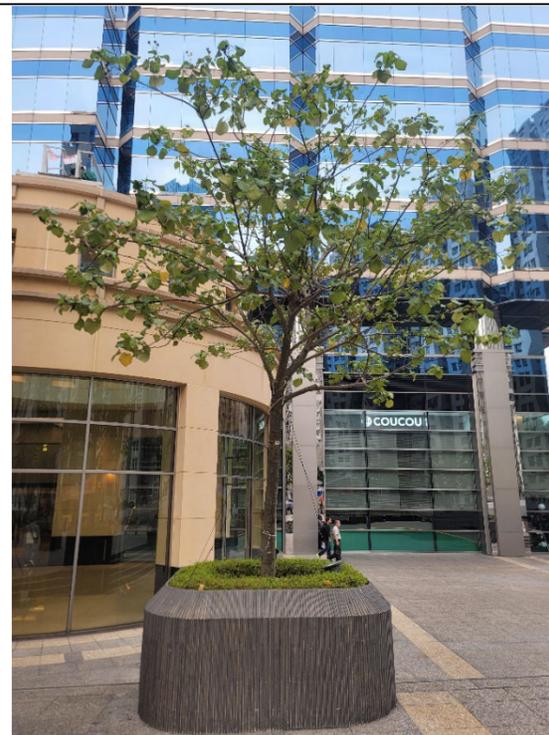
Tree T8 – *Chukrasia tabularis*



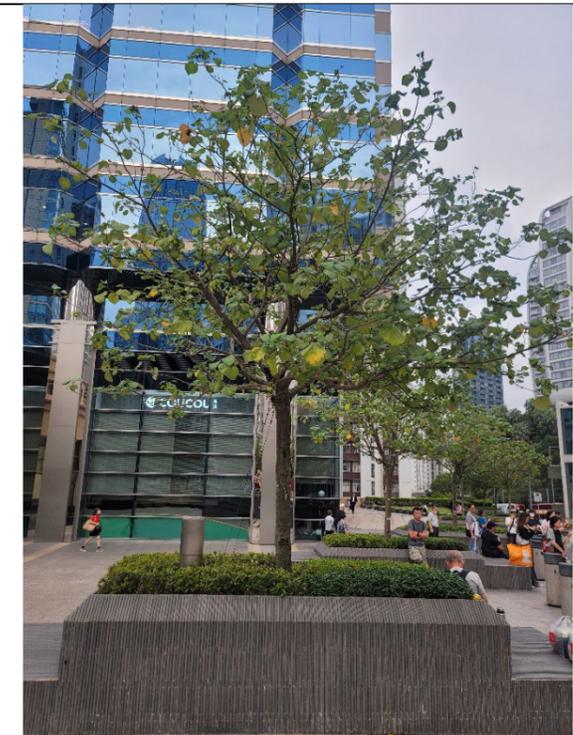
Tree T9 – *Chukrasia tabularis*



Tree T10 – *Chukrasia tabularis*



Tree T11 – *Hibiscus Tiliaceus*



Tree T12 – *Hibiscus Tiliaceus*

ANNEX 3

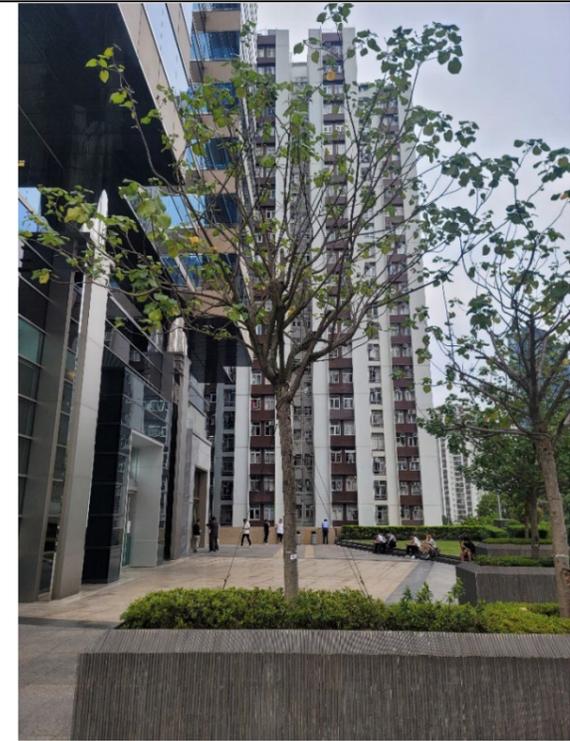
Tree Photographic Record (to be read in conjunction with ANNEX 1)



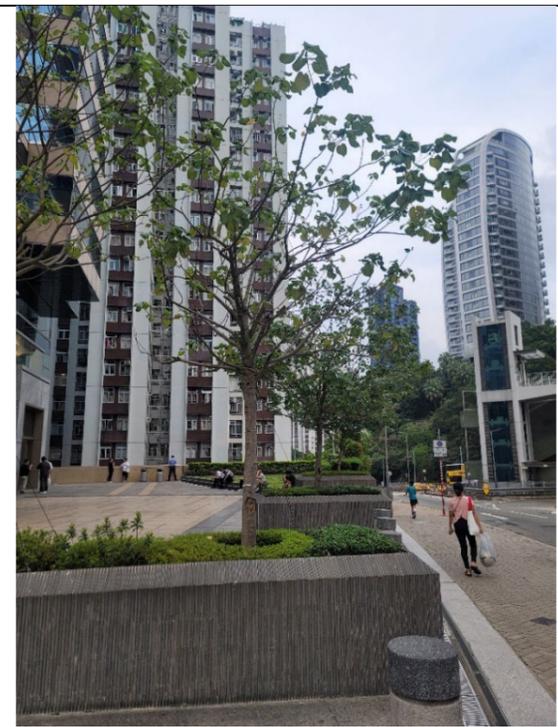
Tree T13 – *Hibiscus Tiliaceus*



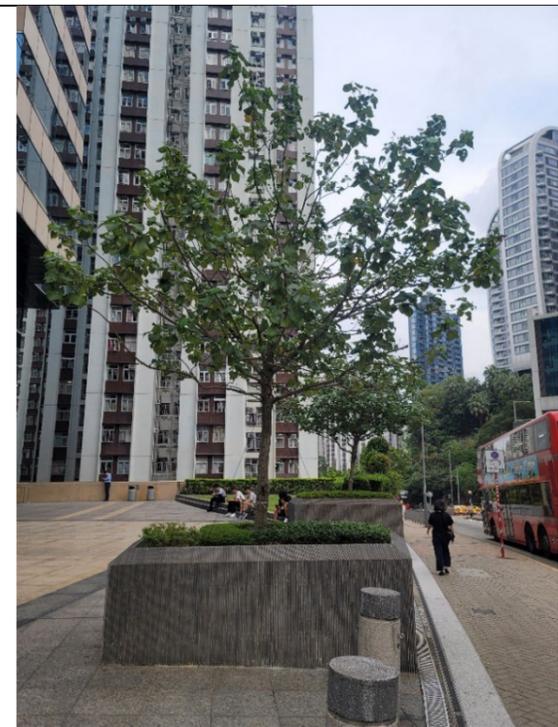
Tree T14 – *Hibiscus Tiliaceus*



Tree T15 – *Hibiscus Tiliaceus*



Tree T16 – *Hibiscus Tiliaceus*



Tree T17 – *Hibiscus Tiliaceus*



Tree T18 – *Hibiscus Tiliaceus*

ANNEX 4

Existing Site Record Photos

ANNEX 4

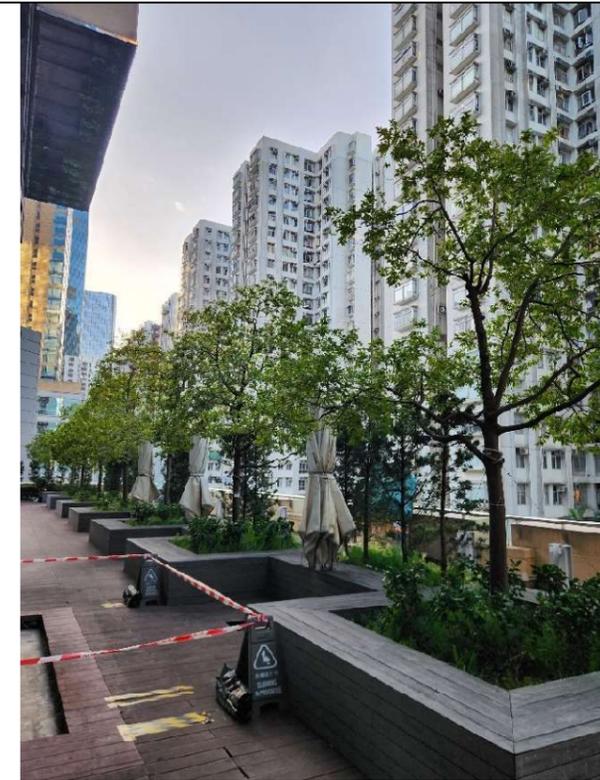
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



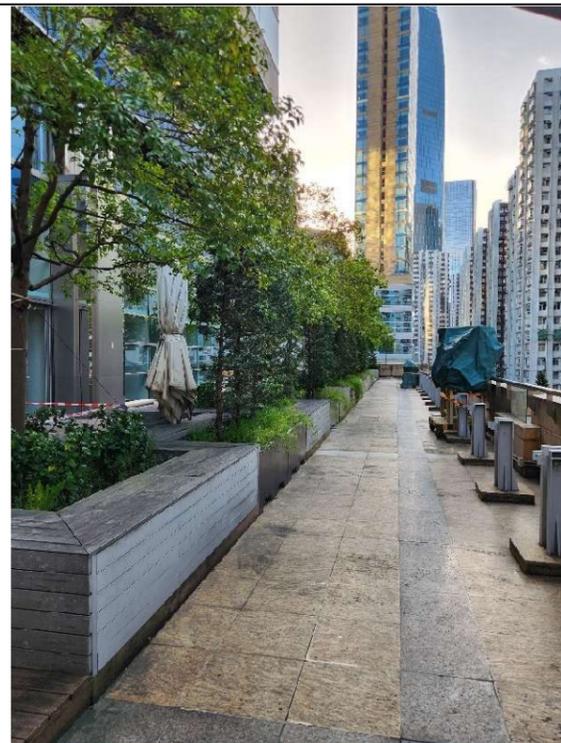
V1 – Recycled Timber/ Granite paving



V2 - Recycled Timber/ Granite paving



V3 – Recycled Timber



V4 – Granite paving

ANNEX 4

Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



V6 – Panorama King's Road and C(7) site



V7 – Southwest corner of C(7)



V8 – Granite paving at 1111 King's Rd



V9 – Lawn area at 1111 King's Rd



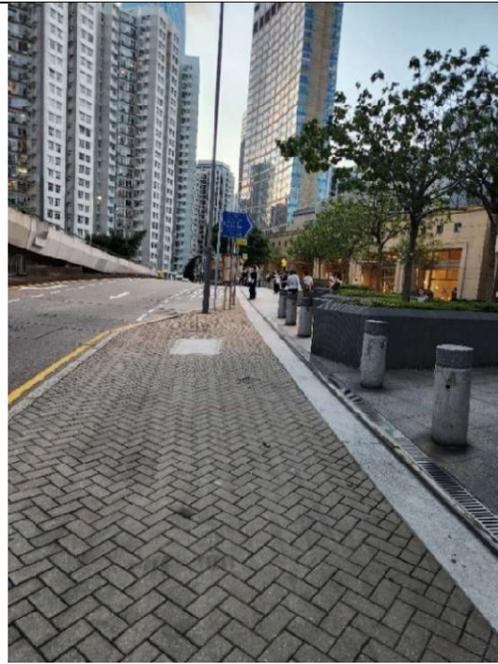
V10 – Parapet 1111 King's Rd



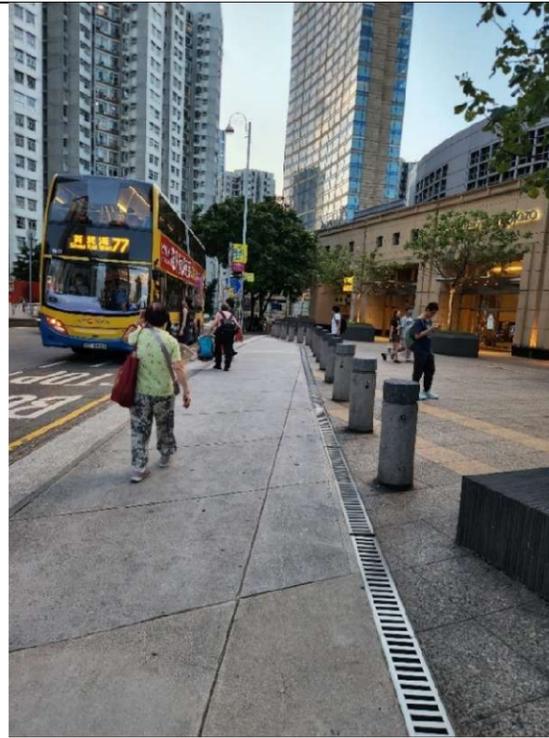
V11 – Concrete paver

ANNEX 4

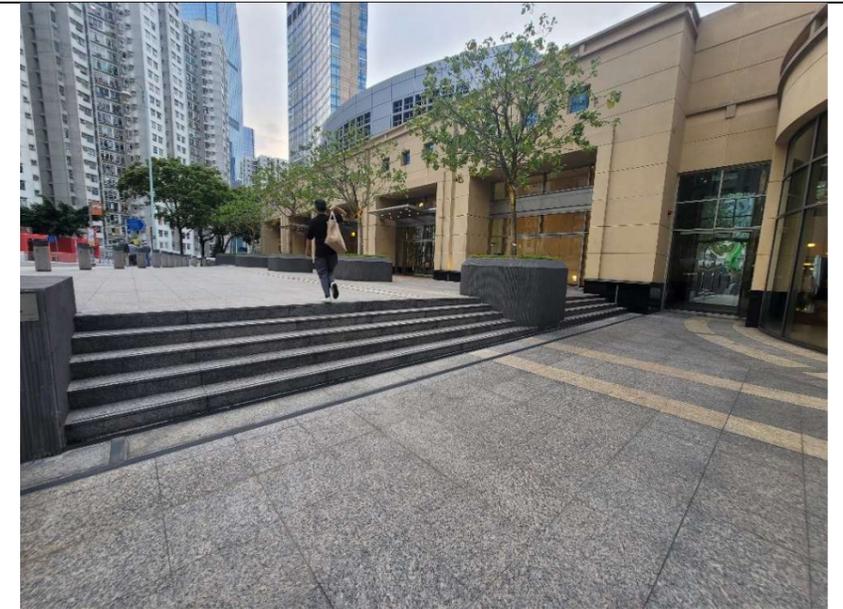
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



V12 – Concrete paver



V13 – Washed grano and Granite interface



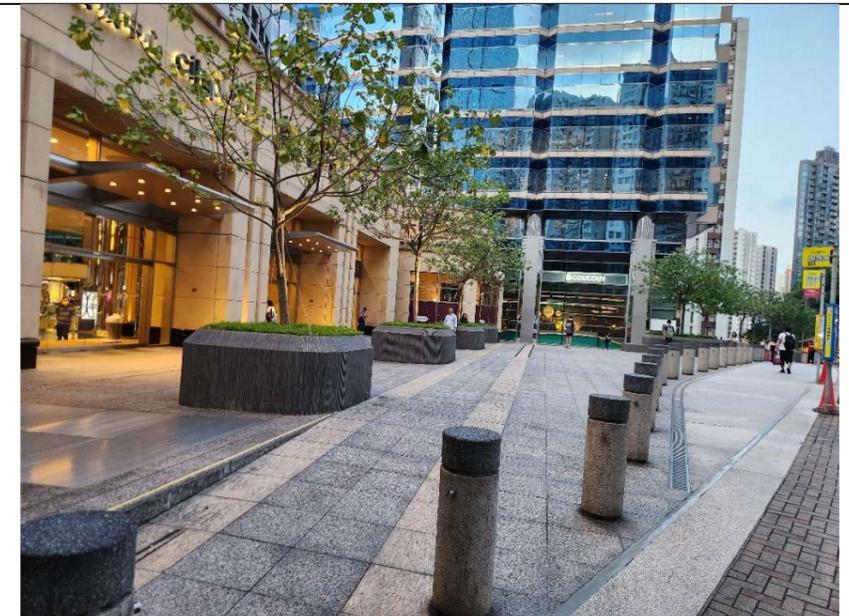
V14 – Granite Paving



V15 – Granite paving



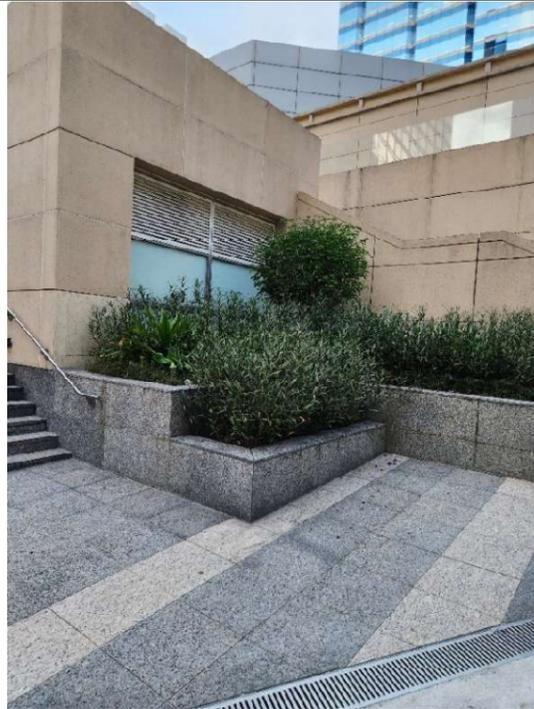
V16 – Concrete and Granite interface



V17 – Granite paving and tree planting

ANNEX 4

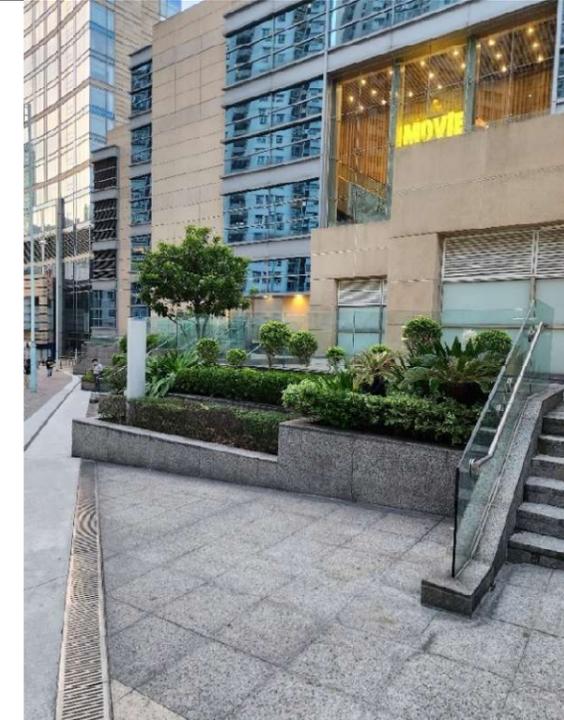
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



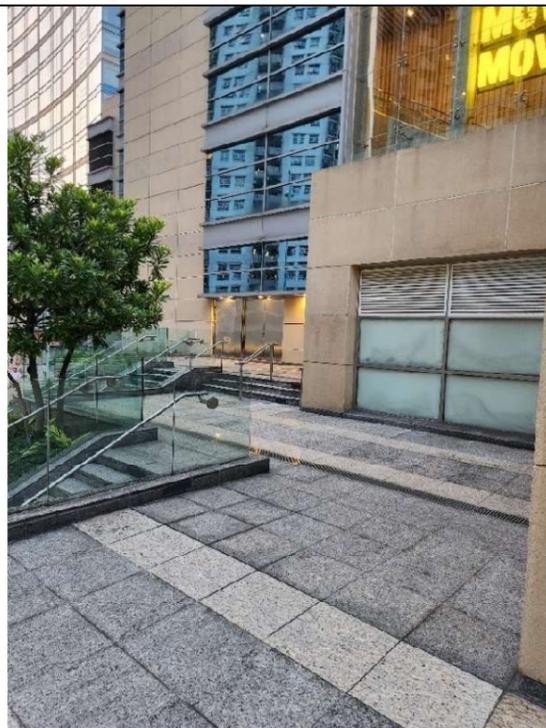
V18 – Granite paving and planters



V19 – Washed grano, Concrete, Granite



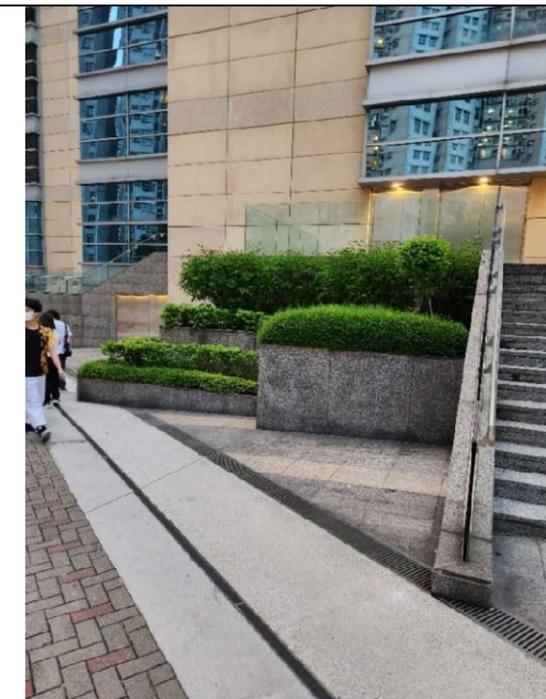
V20 – Granite paving and planter



V21 – Granite paving



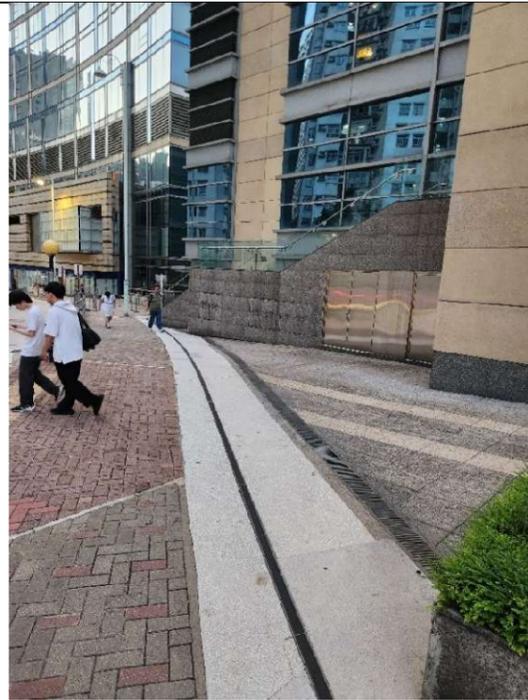
V22 – Granite paving and planter



V23 – Washed grano, Concrete paver and Granite

ANNEX 4

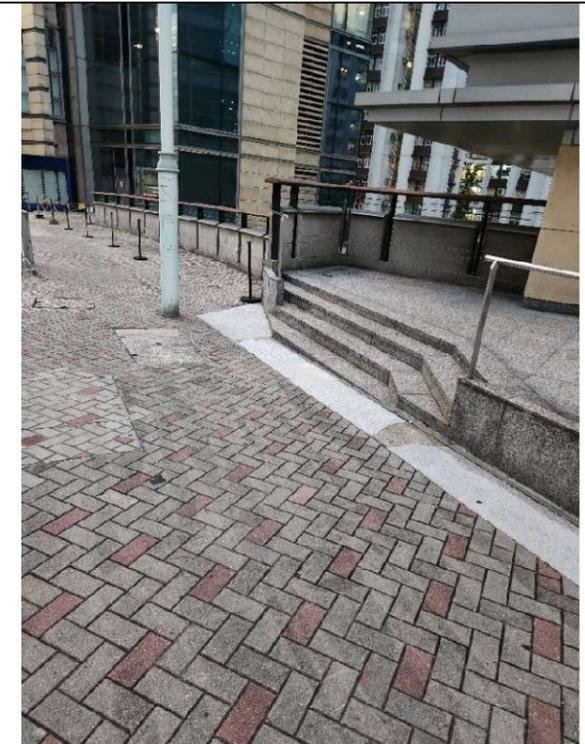
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



V24 – Concrete paver, Washed grano, Granite



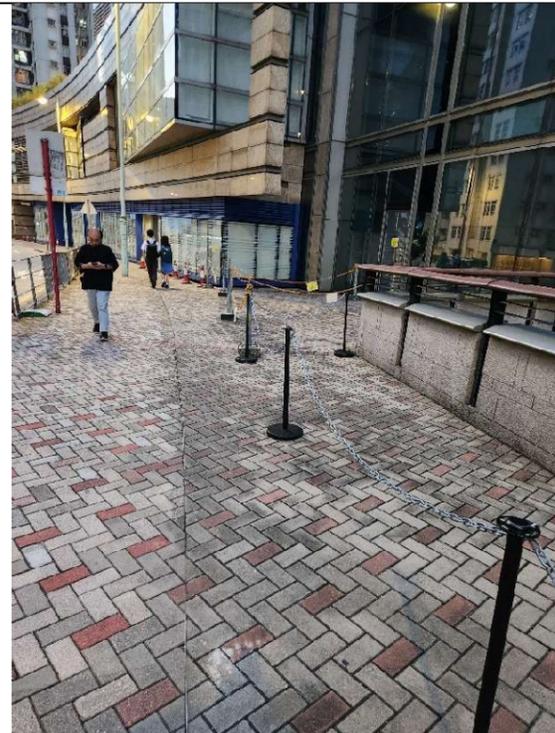
V25 – Granite, Washed Grano, Concrete paver



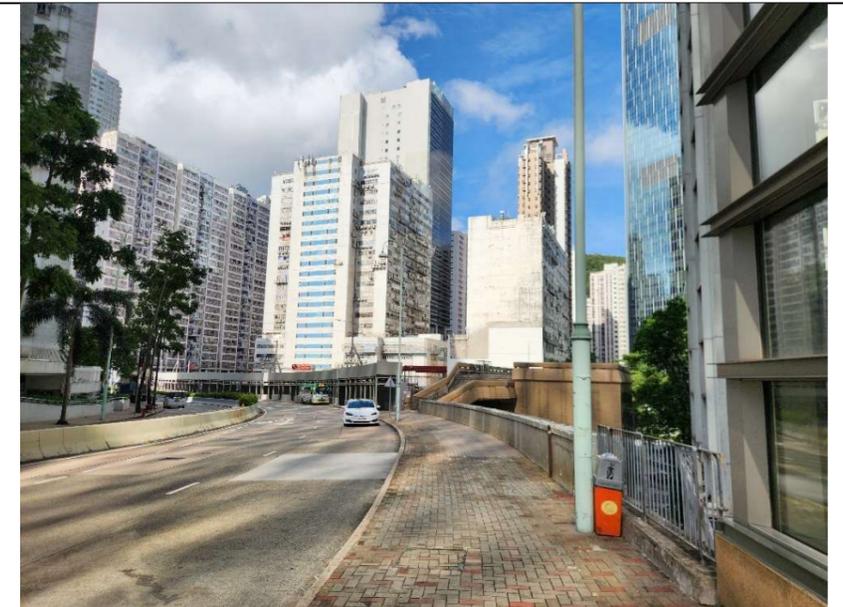
V26 – Concrete paver



V27 – Concrete paver, Washed grano in front



V28 – Concrete paver



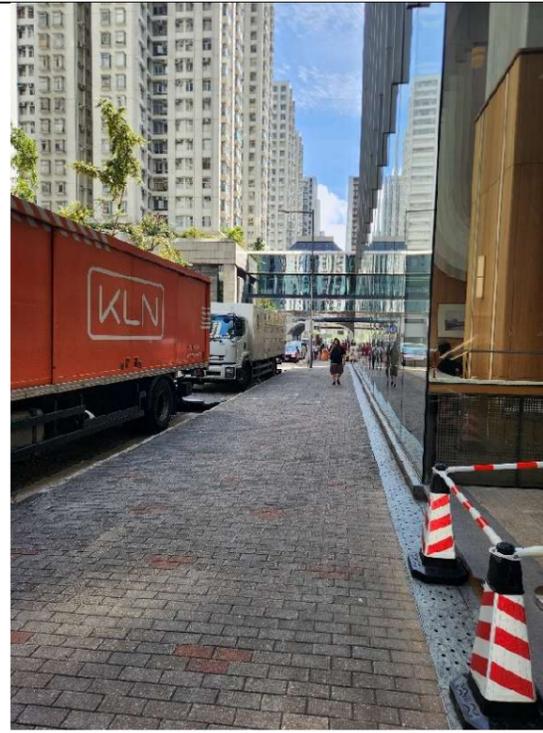
V29 – Concrete paver

ANNEX 4

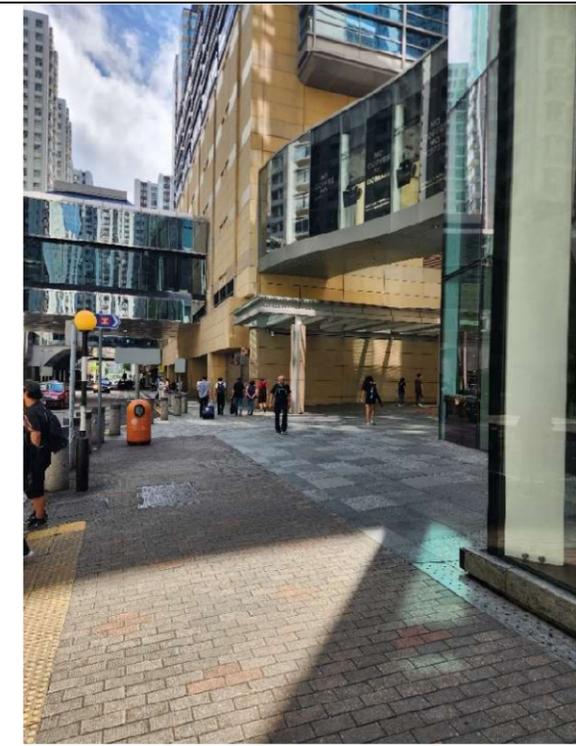
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



V35 – Concrete paver and Granite



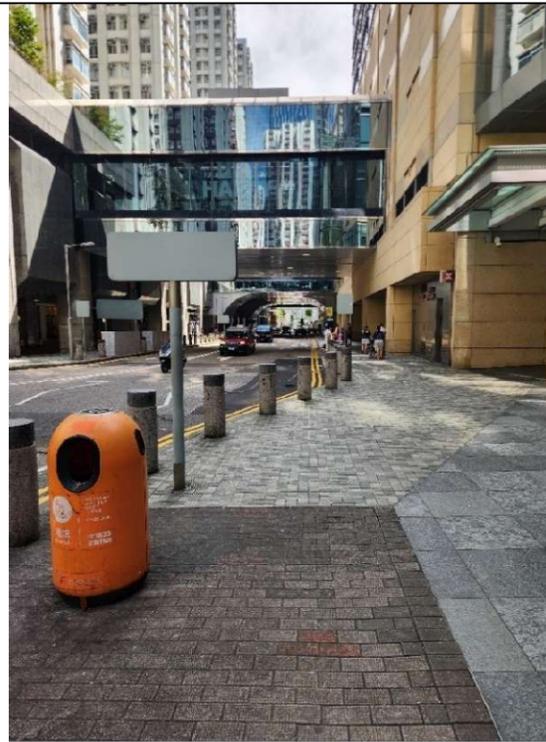
V36 – Concrete paver



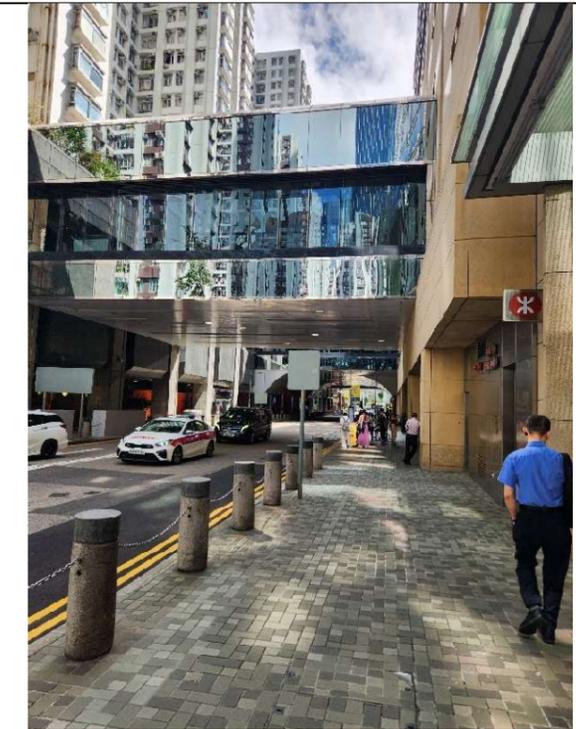
V37 – Concrete paver and Granite interface



V38 – Granite paving in sitting area



V39 – Interface of Concrete, AGT and Granite paving



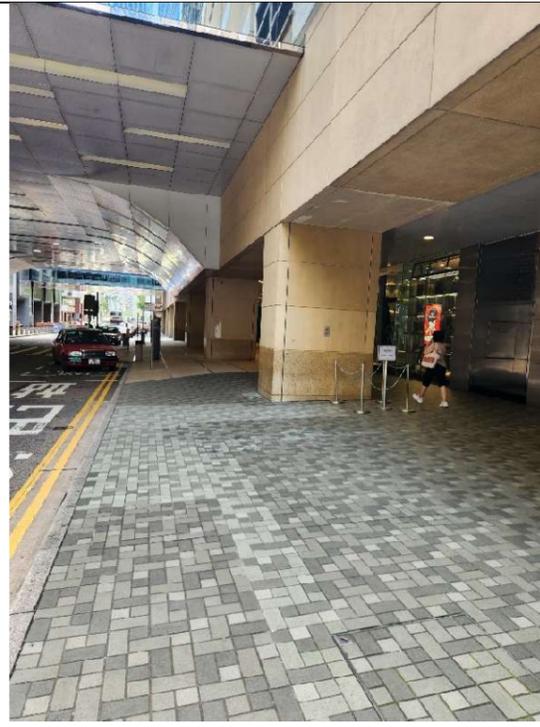
V40 – AGT paving

ANNEX 4

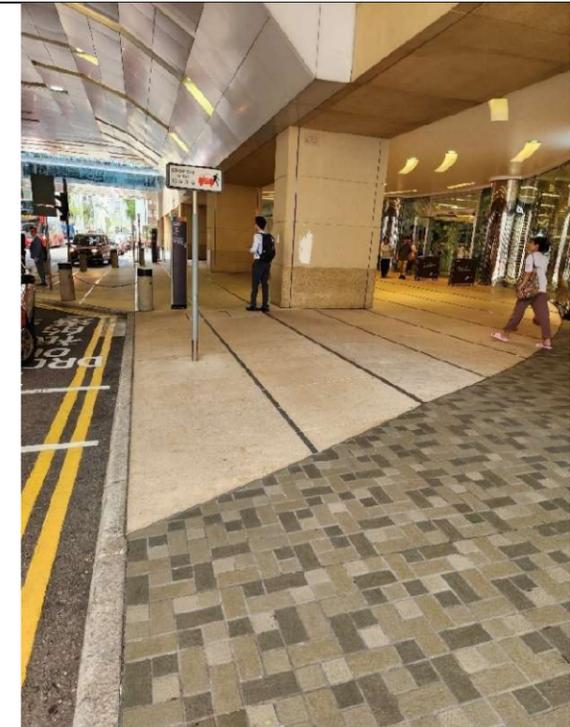
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



V41 – AGT Paving



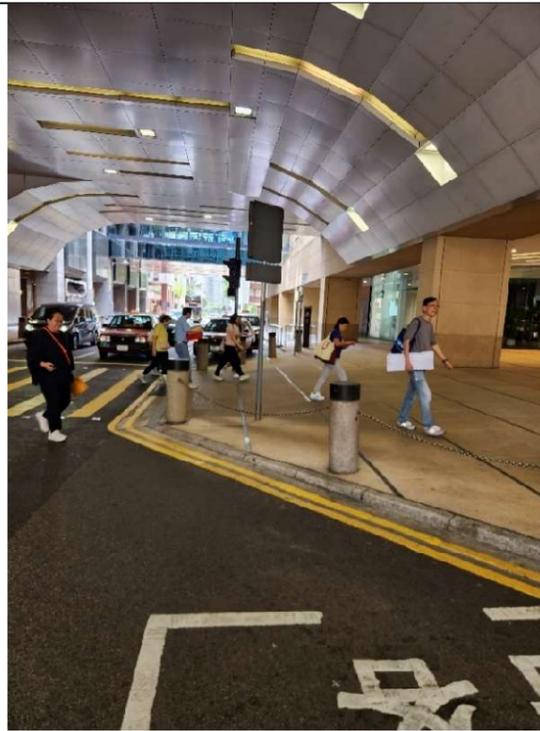
V42 – AGT Paving



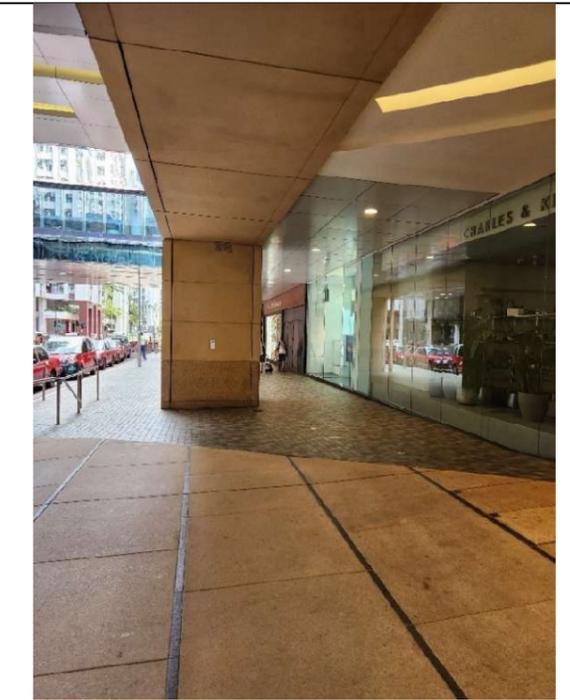
V43 – Interface Granite and AGT paving



V44 – Granite Paving



V45 – Granite paving



V46 – Granite paving

ANNEX 4

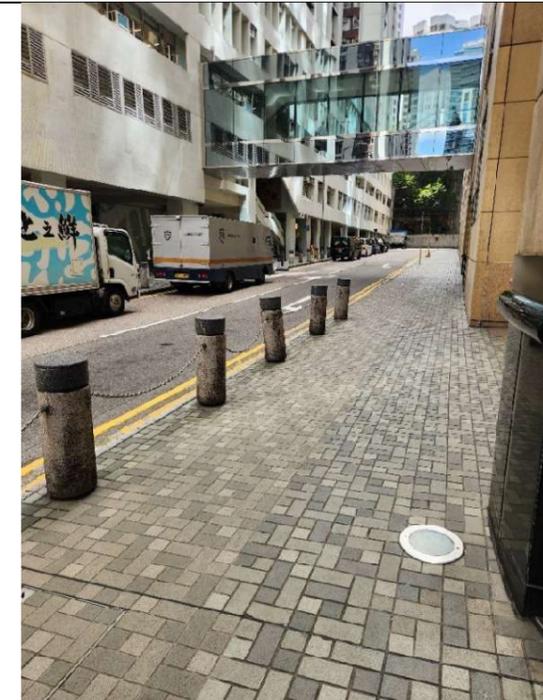
Existing Site Record Photos (to be read in conjunction with ANNEX 1) (**V1-V4** 1111 King's Road 6/F, **V6 – V29** Adjacent to King's Road level, **V35-V51** Adjacent to Taikoo Shing Road / Tai Fung Avenue)



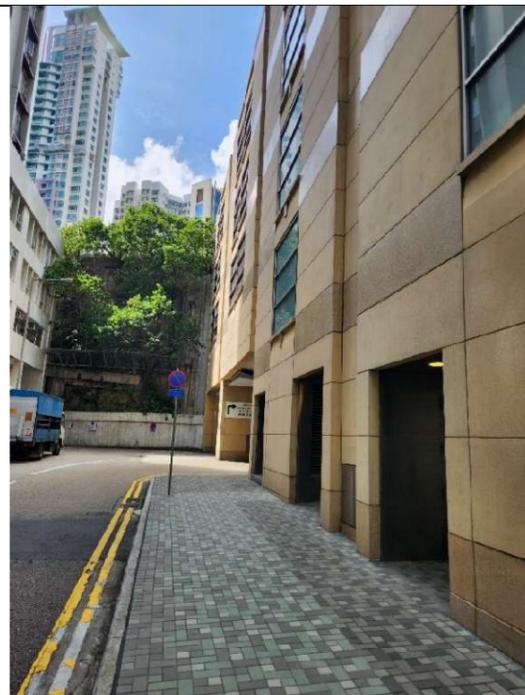
V47 – AGT paving



V48 – AGT paving



V49 – AGT paving



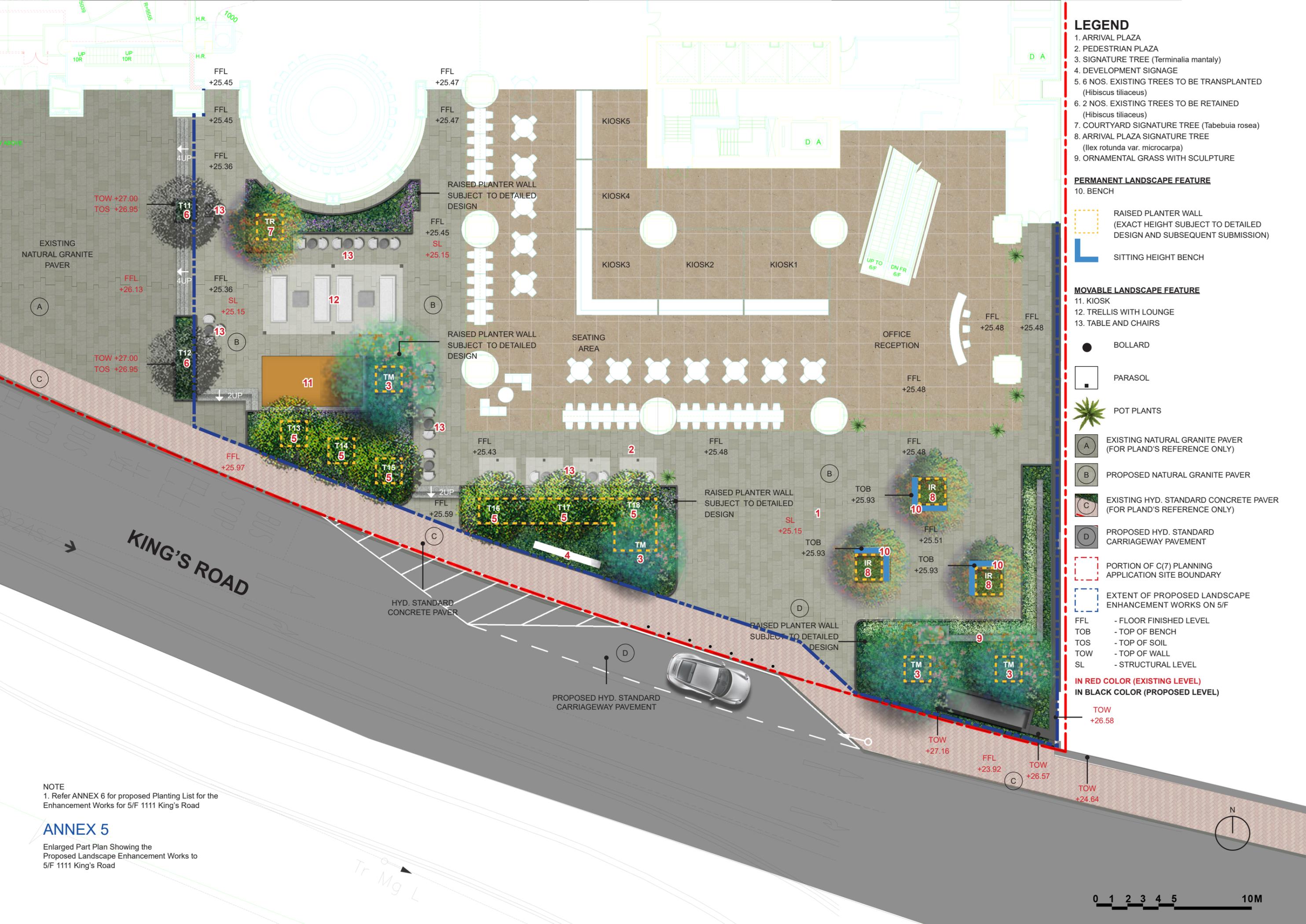
V50 – AGT paving



V51 – wall tree adjacent to C(7)

ANNEX 5

Enlarged Part Plan Showing the Proposed Landscape Enhancement Works to 5/F, 1111 King’s Road



LEGEND

- 1. ARRIVAL PLAZA
- 2. PEDESTRIAN PLAZA
- 3. SIGNATURE TREE (*Terminalia mantaly*)
- 4. DEVELOPMENT SIGNAGE
- 5. 6 NOS. EXISTING TREES TO BE TRANSPLANTED (*Hibiscus tiliaceus*)
- 6. 2 NOS. EXISTING TREES TO BE RETAINED (*Hibiscus tiliaceus*)
- 7. COURTYARD SIGNATURE TREE (*Tabebuia rosea*)
- 8. ARRIVAL PLAZA SIGNATURE TREE (*Ilex rotunda* var. *microcarpa*)
- 9. ORNAMENTAL GRASS WITH SCULPTURE

PERMANENT LANDSCAPE FEATURE

- 10. BENCH
-  RAISED PLANTER WALL (EXACT HEIGHT SUBJECT TO DETAILED DESIGN AND SUBSEQUENT SUBMISSION)
 SITTING HEIGHT BENCH

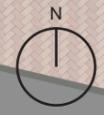
MOVABLE LANDSCAPE FEATURE

- 11. KIOSK
 - 12. TRELLIS WITH LOUNGE
 - 13. TABLE AND CHAIRS
-  BOLLARD
 PARASOL
 POT PLANTS
 EXISTING NATURAL GRANITE PAVER (FOR PLAND'S REFERENCE ONLY)
 PROPOSED NATURAL GRANITE PAVER
 EXISTING HYD. STANDARD CONCRETE PAVER (FOR PLAND'S REFERENCE ONLY)
 PROPOSED HYD. STANDARD CARRIAGEWAY PAVEMENT
 PORTION OF C(7) PLANNING APPLICATION SITE BOUNDARY
 EXTENT OF PROPOSED LANDSCAPE ENHANCEMENT WORKS ON 5/F
 FFL - FLOOR FINISHED LEVEL
 TOB - TOP OF BENCH
 TOS - TOP OF SOIL
 TOW - TOP OF WALL
 SL - STRUCTURAL LEVEL

IN RED COLOR (EXISTING LEVEL)
 IN BLACK COLOR (PROPOSED LEVEL)

NOTE
 1. Refer ANNEX 6 for proposed Planting List for the Enhancement Works for 5/F 1111 King's Road

ANNEX 5
 Enlarged Part Plan Showing the Proposed Landscape Enhancement Works to 5/F 1111 King's Road



ANNEX 6

Proposed Planting List for the Enhancement Works For 5/F, 1111 King’s Road, Quarry Bay

ANNEX 6

PROPOSED PLANTING LIST FOR THE ENHANCEMENT WORKS FOR 5/F 1111 KING'S ROAD, QUARRY BAY, HK

TREES (1200mm SOIL DEPTH)						
Code	Botanical Name	Chinese Name	Height	Spread	DBH	Remarks (Blossom season, feature, etc.)
代碼	學名	中文名	(mm)	(mm)	(mm)	備註
IR	Ilex rotunda var. microcarpa	小果鐵冬青	3000	2500	95	Spring-Summer/ Spreading form (Proposed 3 courtyard signature trees with benches)
TM	Terminalia mantaly	小葉欖仁	5000	3000	100	Salt tolerant/ Architectural form (Proposed 4 larger shade trees)
TR	Tabebuia rosea	紅花風鈴木	4000	2500	95	Spring/ colourful (Proposed 1 courtyard signature tree near existing circular building façade and proposed Trellis with lounge).
SHRUBS (600MM SOIL DEPTH)						
Code	Botanical Name	Chinese Name	Height	Spread	Spacing	Remarks (Blossom season, feature, etc.)
代碼	學名	中文名	(mm)	(mm)	(mm)	備註
Ao	Aglaia odorata	米仔蘭	600	400	400	Evergreen
Drg	Duranta repens 'Gold'	金連翹	500	400	300	Evergreen/ golden leaves
Drs	Duranta repens 'Saphire Showers'	金露花	750	500	500	All year round
Gj	Gardenia jasminoides	白蟬	600	400	400	Summer
Icr	Imperata cylindrica 'Rubra'	日本血茅	300	300	200	Red leaf
Jp	Jatropha 'Pink'	全緣葉麻瘋樹_日日櫻	1200	750	750	Summer to Autumn
Mp(B)	Murraya paniculata	九裡香球	500	500	AS SHOWN	Ball shape
Pau	Plumbago auriculata	藍雪花	300	300	200	Summer to Autumn
Psr	Pennisetum setaceum 'Rubrum'	紫葉狼尾草	600	400	200	ornamental grass
Rt	Rhodomyrtus tomentosa	桃金娘	500	500	300	shade/semi-shade tolerant/ Summer
Sar	Schefflera arboricola	鵝掌藤	600	600	500	Evergreen
Sr	Strelitzia reginae	天堂鳥	600	400	250	Autumn to winter
GROUNDCOVERS (300MM SOIL DEPTH)						
Code	Botanical Name	Chinese Name	Height	Spread	Spacing	Remarks (Blossom season, feature, etc.)
代碼	學名	中文名	(mm)	(mm)	(mm)	備註
Ago	Acorus gramineus ogon	金錢蒲	400	400	300	Fragrant
Cup	Cuphea hyssopifolia	細葉雪茄花	300	300	300	All year round
Ne	Nephrolepis exaltata	波士頓蕨	300	300	200	shade/semi-shade tolerant
Pmy	Phyllanthus myrtifolius	錫蘭葉下珠	400	400	300	Evergreen
TRAILING PLANTS (600MM SOIL DEPTH)						
Tj	Trachelospermum jasminoides	風車茉莉	300	300	300	Trailing plant
Pr	Podranea ricasoliana	非洲凌霄 (紫雲藤)	600	400	300	Trailing plant