
Appendix D
Air Ventilation Assessment

Prepared for

Prepared by

Ramboll Hong Kong Limited

**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**

AIR VENTILATION ASSESSMENT – EXPERT EVALUATION

Date **18 December 2025**

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Signed _____

Approved by **Tony Cheng**
Senior Manager



Signed _____

Project Reference **SA1111KREI00**

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CHAPTERS

	Page
1. INTRODUCTION.....	1
1.1 Project Background.....	1
1.2 Objectives	1
1.3 Application Site and its Environ	1
1.4 Baseline Scheme	2
1.5 Proposed Scheme	2
2. SITE WIND AVAILABILITY.....	3
2.1 Site Wind Availability Data.....	3
2.2 Topography and Building Morphology	4
2.3 Summary of Existing Site Wind Availability	5
3. EXPERT EVALUATION OF AIR VENTILATION PERFORMANCE OF THE PROPOSED DEVELOPMENT.....	6
3.1 Air Paths and Development Permeability.....	6
3.2 Directional Analysis of the Development	7
4. CONCLUSION	10

TABLES

Table 2.1	Summary of RAMS Data and Wind Direction	3
Table 2.2	Surrounding Developments.....	5

FIGURES

Figure 1.1	Location of the Application Site and Its Environs
Figure 2.1	Annual and Summer Wind Roses Representing V_{∞} of the Area under Concern at 200m above ground (X:089, Y:035)
Figure 3.1	Potential Wind Flow Under Existing Condition
Figure 3.2	Illustration of Wind Flow from Annual Wind Directions for Baseline Scheme and Proposed Scheme
Figure 3.3	Illustration of Wind Flow from Summer Wind Directions for Baseline Scheme and Proposed Scheme

APPENDICES

Appendix 1	Section Plan of the Proposed Scheme
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 The "Commercial (7)" ("C(7)") zone bounded by King's Road and Taikoo Shing Road on the Quarry Bay Outline Zoning Plan (OZP) consists of 1111 King's Road (formerly known as Cityplaza One), Cityplaza and east HONG KONG (see **Figure 1** for the site location). This "C(7)" zone is subject to a maximum non-domestic gross floor area (GFA) of 123,129m² and is subject to 2 building height (BH) bands: 1111 King's Road and east HONG KONG are subject to maximum BH of 135mPD; while Cityplaza in between 1111 King's Road and east HONG KONG is subject to maximum BH of 45mPD.
- 1.1.2 In this planning application, to support office extension of 1111 King's Road, extra GFA and BH is required for 1111 King's Road. Therefore, two items that require planning permission from the Town Planning Board (the Board) are involved:
- 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%)
- 1.1.3 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.
- 1.1.4 Ramboll Hong Kong Limited is commissioned by the Applicant to prepare the Air Ventilation Assessment (AVA) Study Report – Expert Evaluation (EE) for supporting the proposed increase of the GFA and BH. Architectural drawings and technical information are provided by the Project team.

1.2 Objectives

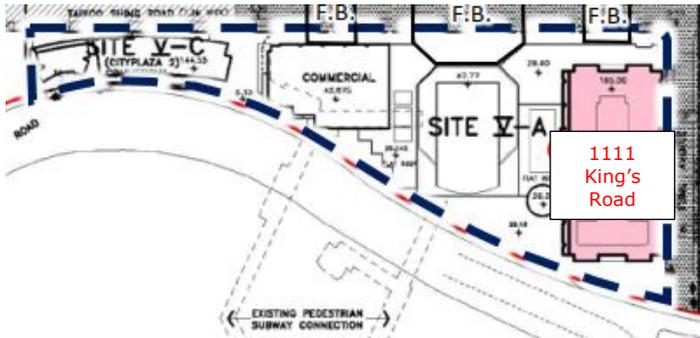
- 1.2.1 This AVA-EE report has been prepared to evaluate whether the proposed development would have any impact on the overall air ventilation performance in its surrounding area by comparing with the existing condition in support of this planning application.

1.3 Application Site and its Environ

- 1.3.1 **Figure 1.1** shows the location of the Application Site and its environ.
- 1.3.2 1111 King's Road abuts Tai Fung Avenue to its east, Taikoo Shing Road to its north and King's Road to its south. The site is located at inland area with existing compact high-rise developments located all around. Kao Shan Terrace (120 mPD) is located to the east, Kornhill Gardens (120 mPD) and KORNHILL (120 mPD) are located to the south, Horizon Gardens & Taikoo Shing (105 mPD) are located to the north and Tang Kung Mansion (120 mPD) is located to the west.

1.4 Baseline Scheme

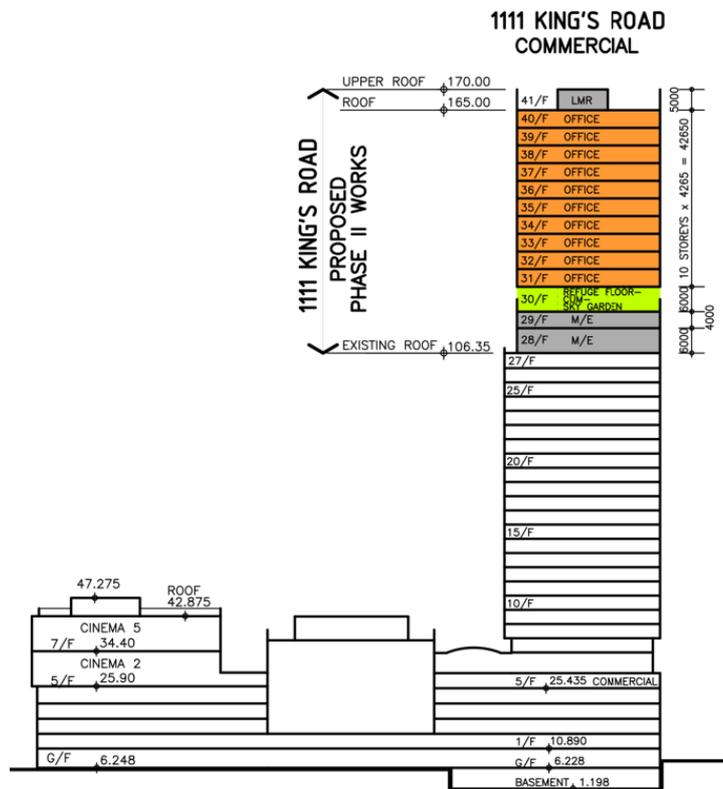
1.4.1 The existing office tower is the Baseline Scheme. Below shows the existing footprint of 1111 King’s Road in red.



1.4.2 The existing 1111 King’s Road is a 28-storey office tower with the main roof level at 106.35 mPD.

1.5 Proposed Scheme

1.5.1 The Proposed Scheme is to increase the GFA of office portion by providing additional office floors on the top. The footprint of the additional office floors is same as that of the existing floors below, except minor setback from the western façade.



1.5.2 The above section illustrates the number of additional office storeys proposed. The main roof level of the proposed additional storey is increased to be 165 mPD.

2. SITE WIND AVAILABILITY

2.1 Site Wind Availability Data

RAMS Model

- 2.1.1 According to the Planning Department's website, a meso-scale Regional Atmospheric Modelling System (RAMS) was used to produce a simulated 10-year wind climate at the horizontal resolution of 0.5 km x 0.5 km covering the whole territory of Hong Kong. The simulated wind data represents the annual, winter and summer wind condition at various levels, i.e., 200 m, 300 m, and 500 m above terrain.
- 2.1.2 The RAMS data of the grid (X: 089 Y: 035) has been extracted from the Site Wind Availability Data of Planning Department's website.
- 2.1.3 Based on the wind roses with different heights (200, 300 or 500m) available, the 200 m site wind availability data represents wind data that takes into account the topographical effect around the Application Site. Therefore, a lower level of wind roses at 200 m height is selected to study the prevailing wind condition as it represents the incoming wind to the Application Site and considers the influence on the prevailing winds by the surrounding topography.
- 2.1.4 According to the wind roses at 200 m altitude, the annual prevailing wind directions of the Application Site are E, ESE and ENE and while the summer prevailing wind directions for the Application Site are E, ESE, SW, SSW and WSW.
- 2.1.5 **Figure 2.1** shows the relevant wind rose diagrams representing the frequency and wind speed distribution at 200 m height during the annual and summer conditions. The wind frequency data under the annual and summer conditions at 200 m altitude are shown in **Table 2.1** below.

Table 2.1 Summary of RAMS Data and Wind Direction

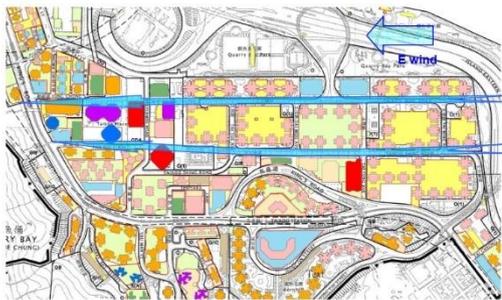
Wind Direction	% of Annual Occurrence	% of Summer Occurrence
0° (N)	2.4%	0.7%
22.5° (NNE)	5.3%	0.8%
45° (NE)	7.5%	1.2%
67.5° (ENE)	9.3%	2.9%
90° (E)	29.7%	11.6%
112.5° (ESE)	13.3%	11.0%
135° (SE)	4.3%	7.7%
157.5° (SSE)	2.9%	7.0%
180° (S)	3.3%	7.7%
202.5° (SSW)	4.7%	11.4%
225° (SW)	4.6%	12.6%
247.5° (WSW)	4.3%	11.4%
270° (W)	3.6%	7.9%
292.5° (WNW)	2.2%	3.9%
315° (NW)	1.1%	1.4%
337.5° (NNW)	1.4%	0.7%

Note: *Bold characters highlighted in grey represent the selected prevailing wind directions for evaluation*

Cat. A1– Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment (PLNQ 37/2007) – Quarry Bay Area

- 2.1.6 Another source of wind data available for the Application Site can be referred to the air ventilation assessment report titled Cat. A1– Term Consultancy for Expert Evaluation and Advisory Services on Air Ventilation Assessment for Quarry Bay area, published by the Planning Department in 2008. The prevailing wind directions identified in the report were from the eastern sector with the ENE the higher probability for annual conditions, while the summer prevailing winds were found to be SW sector and SE to E sectors.
- 2.1.7 The 2008 AVA study concluded that wind would mainly flow along the road networks and open space of the area, such as Taikoo Shing Road and Taikoo Wan Road from east to west, as well as Tai Fung Ave and the open space between On Shing Terrace and Westlands Centre from north to south.

Flow paths in the E-W direction



Flow paths in the N-S direction



- 2.1.8 However, the report referenced data from multiple grids of the RAMS Model to determine the annual and summer prevailing winds. Hence, only the data from the RAMS Model at grid X:089 & Y:035 is suitable for this report.

2.2 Topography and Building Morphology

Topography

- 2.2.1 The Application Site is located in the Quarry Bay District. The area to the north of the Application Site are generally flat. Towards the south, the ground elevation of the area gradually increases as the area approaches the Tai Tam Country Park.
- 2.2.2 The highest peak around the area of the Application Site is Mount Parker at over +500 mPD and located around 2 km to the south of the Application Site. The existing topography would have a minor influence on the wind flow around the Application Site. However, the Application Site has a large number of existing compact high-rise buildings surrounding the area. Therefore, the wind flow around the site area would mostly be influenced by the surrounding buildings.

Existing Building Morphology

- 2.2.3 Based on findings from published information in the Statutory Planning Portal under the Town Planning Board regarding planned/committed developments, there are a number of existing and planned mid- to high-rise buildings surrounding the Application Site. The wind flow pattern at the Application Site would be influenced by this surrounding-built environment even without the proposed development at 1111 King's Road. **Table 2.2** can be referred to for building heights of existing surrounding structures. The building height information of identified existing developments was extracted from Geo-Reference Database (BG1000) provided by Survey and Mapping Office/ Lands Department.
- 2.2.4 Potential building blockage effect due to the surrounding existing developments is considered moderate at the vicinity of the Site due to the number of compact mid/high-

rise buildings already surrounding the area. Incoming easterlies would encounter the high-rise buildings along Taikoo Shing Road and King's Road e.g. Kao Shan Terrace and Taikoo Shing. Thereby, the wind would mainly flow along the road networks, such as Taikoo Shing Road and King's Road from east to west.

- 2.2.5 For the wind from southwest sectors, the wind would also encounter the existing compact buildings along Kornhill Road, e.g. Kornhill Gardens and Kornhill Plaza. Thereby, the SW winds would flow along the Hong Yue Street and Greig Road from south to north.

Table 2.2 Surrounding Developments

Name of Development	Building Height (mPD)	Location from Application Site
Kao Shan Terrace	About 81.6 to 82.3 mPD	East
Sing Fai Terrace	About 81.9 to 82.3 mPD	North-East
Horizon Gardens	About 84.1 to 85 mPD	North
Kam Din Terrace	About 81.6 to 82.1 mPD	North-West
On Shing Terrace	About 87.5 to 89.9 mPD	North-West
Kam Din Terrace Tang Kung Mansion	82.1 mPD	West
Eastern Centre	91.0 mPD	West
Kornhill Gardens	About 91.0 to 110.4 mPD	South-West
Nan Fung Sun Chuen	About 116.1 to 118.7 mPD	South-West
KORNHILL	About 91.6 to 158 mPD	South
The Floridian	112 mPD	South-East
Mount Parker Residences	119.8 mPD	South-East

2.3 Summary of Existing Site Wind Availability

- 2.3.1 According to the RAMS wind availability data in Table 2.1 above, the annual prevailing wind directions of the Application Site are E (29.7%), ESE (13.3%) and ENE (9.3%). Incoming annual winds are expected to be primarily hampered by the current and proposed surrounding buildings as the area is predominantly surrounded by compact high-rise buildings. A large portion of the wind flowing towards the Application Site will be blocked by the high-rise buildings within the area. However, roads and open spaces would act as air corridors for the Application Site.
- 2.3.2 For summer winds, the prevailing wind directions for the Application Site are SW (12.6%), SSW (11.4%) and WSW (11.4%) as well as E (11.6%) and ESE (11.0%). Upstream of the Site from these directions are the KORNHILL, Kornhill Gardens (SW, SSW and WSW) and Kao Shan Terrace (E and ESE). Incoming summer winds are expected to be primarily hampered by these developments. The effect on the incoming wind to the Site is considered to be low to moderate. As a result, wind performance will be reduced during summer wind conditions at the Application Site. The summer wind would be flowing along the road networks: Hong Yue Street & Greig Road from south to north (SW, SSW and WSW), and Taikoo Shing Road & King's Road from east to west (E & ESE).

3. EXPERT EVALUATION OF AIR VENTILATION PERFORMANCE OF THE PROPOSED DEVELOPMENT

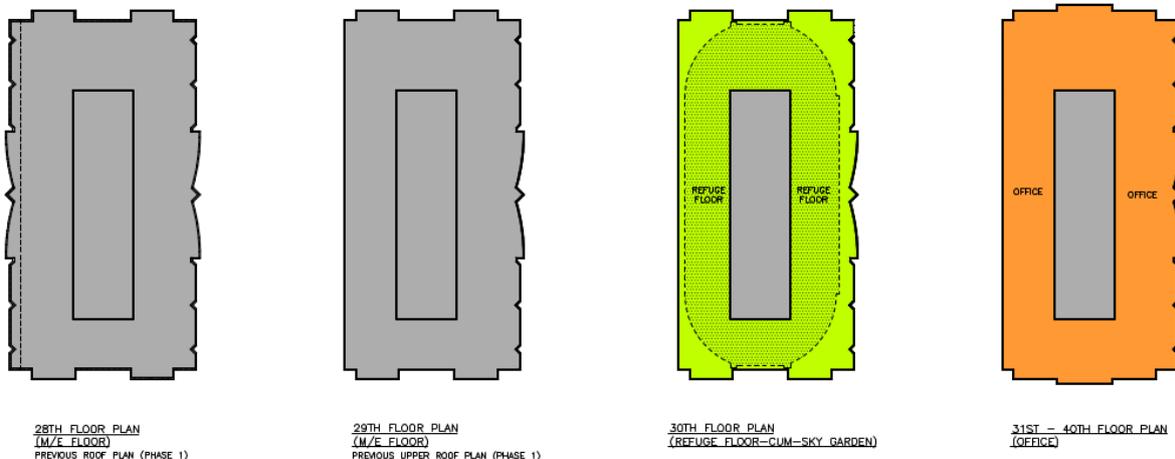
3.1 Air Paths and Development Permeability

Air paths

- 3.1.1 **Figure 3.2** illustrates the prevailing wind from annual wind directions for the existing condition and the Proposed Scheme, while **Figure 3.3** depicts the summer wind directions for the existing condition and the Proposed Scheme.
- 3.1.2 Major air paths nearby the Application Site are along E-W axis through Taikoo Shing Road and King's Road. The building separation from these wind corridors are comparable for the Baseline Scheme and the Proposed Scheme. There is no identified wind corridor through the Application Site. After the proposed additional storeys on top of the existing office tower, there will be no additional wind corridor created within the Application Site, nor the existing air path would be blocked nor reduced.
- 3.1.3 The major air paths at the Application Site are in broadly parallel to the prevailing E wind, (i.e. the road network Taikoo Shing Road and King's Road), and the north-south road networks (Tai Fung Ave and Greig Road). When comparing to the Baseline Scheme, same air paths would be provided in the Proposed Scheme.

Development Permeability

- 3.1.4 The proposed development is to have additional floors on top of the existing office building with the main roof level being 165 mPD. Below is the indicative floor plan of the additional floors. The footprint of the additional floors is slightly reduced as per comparing with that of the existing floors below. The external façade of the additional floor facing roads (Tai Kao Shing Road to the north, Tai Fung Ave to the east and King's Road to the south) are same as that of the existing floor below. The setback from the external façade of the development to the nearby road networks remains the same.
- 3.1.5 Furthermore, a permeable refuge floor-cum-sky garden is to be located at 30/F which may help to facilitate wind penetration of the proposed development at high level.



3.2 Directional Analysis of the Development

- 3.2.1 As discussed in **Section 2**, the annual prevailing wind directions of the Application Site are E (29.7%), ESE (13.3%) and ENE (9.3%) and while the summer prevailing wind directions for the Application Site are SW (12.6%), SSW(11.4%) and WSW (11.4%) as well as E (11.6%) and ESE (11.0%).
- 3.2.2 The proposed development will be evaluated against the dominant wind directions identified under both conditions and compared with the Baseline Scheme, i.e. the existing building. **Figure 3.2** indicates the expected wind flow for the Baseline Scheme and Proposed Scheme under annual condition while **Figure 3.3** presents wind flow of both schemes under summer conditions.

E Wind (29.7% in Annual and 11.6% in Summer)

- 3.2.3 E wind is found to be prevailing in both Summer and Annual wind conditions. However, E wind flow is already limited within the area due to blockage by the surrounding compact high-rise developments within the vicinity of the Application Site, such as Kao Shan Terrace. E wind is expected to come from Taikoo Shing Road and King's Road towards the Application Site though it is mainly obstructed by existing developments on the eastern side of the Application Site along Taikoo Shing Road and King's Road. The E wind would mainly flow along the roads, and such there would be limited E wind flow to the site and the downstream area.
- 3.2.4 With the increased building height under the Proposed Scheme, the wind flow along the identified air paths would not be affected as the existing compact high-rise development at upstream would already block the wind flow to the site. The Proposed Scheme is an increase of the building height of the existing office tower.
- 3.2.5 For the downwind area immediate behind the Application Site under the E wind, such as Taikoo Park, the wind performance may be reduced in view of the increase of the building height of 1111 King's Road from existing 106.35 mPD to 165 mPD by providing additional office floors on the top. Although there are existing compact high-rise buildings at upstream (e.g. Kao Shan Terrace) which would have blocked the upcoming E wind, the Proposed Scheme is higher than the existing building height and would create a larger wake zone. So, the wind performance at further downwind area, such as Sunway Garden and surrounding areas may be reduced. Nevertheless, the major breezeway for the E wind which would mainly flow along the East-West road networks, i.e. Taikoo Shing Road and King's Road would not be affected, as the footprint of the additional floors would be same or slightly smaller than the existing lower floors. The setback from the building towards the mentioned road networks remains the same. The E wind can still flow to the downwind area via the road networks with the proposed increase of building height.
- 3.2.6 Overall, it is anticipated that the overall air ventilation performance of the Proposed Scheme may be slightly affected in comparing with the Baseline Scheme as a larger wake area would be created due to the proposed increase of the building height. However, the major breezeways of the area would not be affected due to the proposed increase of building height, and so there would not have a significant negative air ventilation impact upon the area surrounding the breezeways.

ESE Wind (13.3% in Annual and 11.0% in summer)

- 3.2.7 Similar to the condition of E Wind, the current high-rise surrounding development already limit the flow of any ESE wind within the vicinity of the Application Site. ESE wind is expected to come from King's Road towards the Application Site though it is mainly obstructed by existing developments on the eastern side of the Application Site along Taikoo Shing Road and King's Road. The ESE wind would mainly flow along the King's Road and part of the ESE wind may flow from King's Road to Tai Fung Avenue and such there would be limited ESE wind flow to the site and the downstream area.

- 3.2.8 With the increased building height under the Proposed Scheme, the wind flow along the identified air paths, which is the road networks of the area, would not be affected as the existing compact high-rise development at upstream would already block the wind flow to the site. The Proposed Scheme is an increase of the building height of the existing office tower.
- 3.2.9 For the downwind area from the Application Site, the wind performance may be reduced in view of the increase of the building height of 1111 King's Road from existing 106.35 mPD to 165 mPD by providing additional office floors on the top. Although there are existing compact high-rise buildings at upstream (e.g. Kao Shan Terrace, The Floridian and Mount Parker Residences) which would have blocked the upcoming ESE wind, the Proposed Scheme is higher than the existing building height and would create a larger wake zone. So, the wind performance at further downwind area, such as Harbour View Gardens may be reduced. However, the ESE wind could still flow along the major breezeway of the area, i.e. road networks of King's Road and part of the wind may be diverted to Tai Fung Avenue, and reach the downwind area. The proposed increase of the building height would not reduce the wind flow along the road networks, as the footprint of the additional floors would be same or slightly smaller than the existing lower floors. The setback from the building towards the mentioned road networks remains the same.
- 3.2.10 Overall, it is anticipated that the overall air ventilation performance of the Proposed Scheme may be slightly affected in comparing with the Baseline Scheme as a larger wake area would be created due to the proposed increase of the building height. However, the major breezeways of the area would not be affected due to the proposed increase of building height, and so there would not have a significant negative air ventilation impact upon the area surrounding the breezeways.

ENE Wind (9.3% in Annual)

- 3.2.11 Incoming annual ENE wind would be mainly from Taikoo Shing Road, although it would be obstructed by the existing compact high-rise development (Sing Fai Terrace) before reaching the Application Site.
- 3.2.12 With the increased building height under the Proposed Scheme, the wind flow along the identified air path, which is the Taikoo Shing Road, would not be affected as the existing compact high-rise development at upstream would already block the wind flow to the site. The Proposed Scheme is an increase of the building height of the existing office tower.
- 3.2.13 For the downwind area, the wind performance may be reduced in view of the increase of the building height of 1111 King's Road from existing 106.35 mPD to 165 mPD by providing additional office floors on the top. Although there are existing compact high-rise buildings at upstream (e.g. Kao Shan Terrace, Sing Fai Terrace) which would have blocked the upcoming ENE wind, the Proposed Scheme is higher than the existing building height and would create a larger wake zone. So, the wind performance at further downwind area, such as Bo Fung Gardens and surrounding areas may be reduced. However, the ENE wind could still flow along the major breezeway of the area, i.e. road networks of Kornhill Road and King's Road, and reach the downwind area. The proposed increase of the building height would not reduce the wind flow along the road networks, as the footprint of the additional floors would be same or slightly smaller than the existing lower floors. The setback from the building towards the mentioned road networks remains the same.
- 3.2.14 Overall, it is anticipated that the overall air ventilation performance of the Proposed Scheme may be slightly affected in comparing with the Baseline Scheme as a larger wake area would be created due to the proposed increase of the building height. However, the major breezeways of the area would not be affected due to the proposed

increase of building height, and so there would not have a significant negative air ventilation impact upon the area surrounding the breezeways.

SW Wind (12.6%) SSW Wind (11.4%) and WSW (11.4%)

- 3.2.15 Under summer wind conditions, the prevailing winds come from the SW sector (SW, SSW and WSW). The incoming winds to the Application Site would mainly flow down from the hilly terrain of the Mount Parker. However, most of the wind flowing towards the area of the Application Site and further downstream to Quarry Bay Area would be obstructed by the existing compact high-rise developments (Nan Fung Sun Chuen, KORNHILL, and Kornhill Gardens) to the southwest and south of the Application Site.
- 3.2.16 Under the Baseline Scheme, wind availability from the south side of the Application Site is already limited. The southwest section winds would be blocked by the above-mentioned compact high-rise developments and is anticipated to flow along the existing road networks, such as Greig Road and Hong Yue Street as well as the Tai Fung Avenue.
- 3.2.17 The Application Site is located far away from Greig Road and Hong Yue Street. With the increase of the building height of 1111 King's Road, the wind performance of the downwind area may be reduced, but it is anticipated that it would not be significant. The wind flow along Greig Road and Hong Yue Street would not be affected with the long distance away from the Application Site.
- 3.2.18 For Tai Fung Avenue, the footprint of the additional floors is more or less same as the existing floors below. The setback from the building to Tai Fung Avenue remains after the completion of the proposed development. It is anticipated that the wind flow along Tai Fung Avenue would not be significantly affected.
- 3.2.19 Overall, it is anticipated that the air ventilation impact of the Proposed Scheme is comparable to the Baseline Scheme and would not have a significant negative air ventilation impact to the surrounding area.

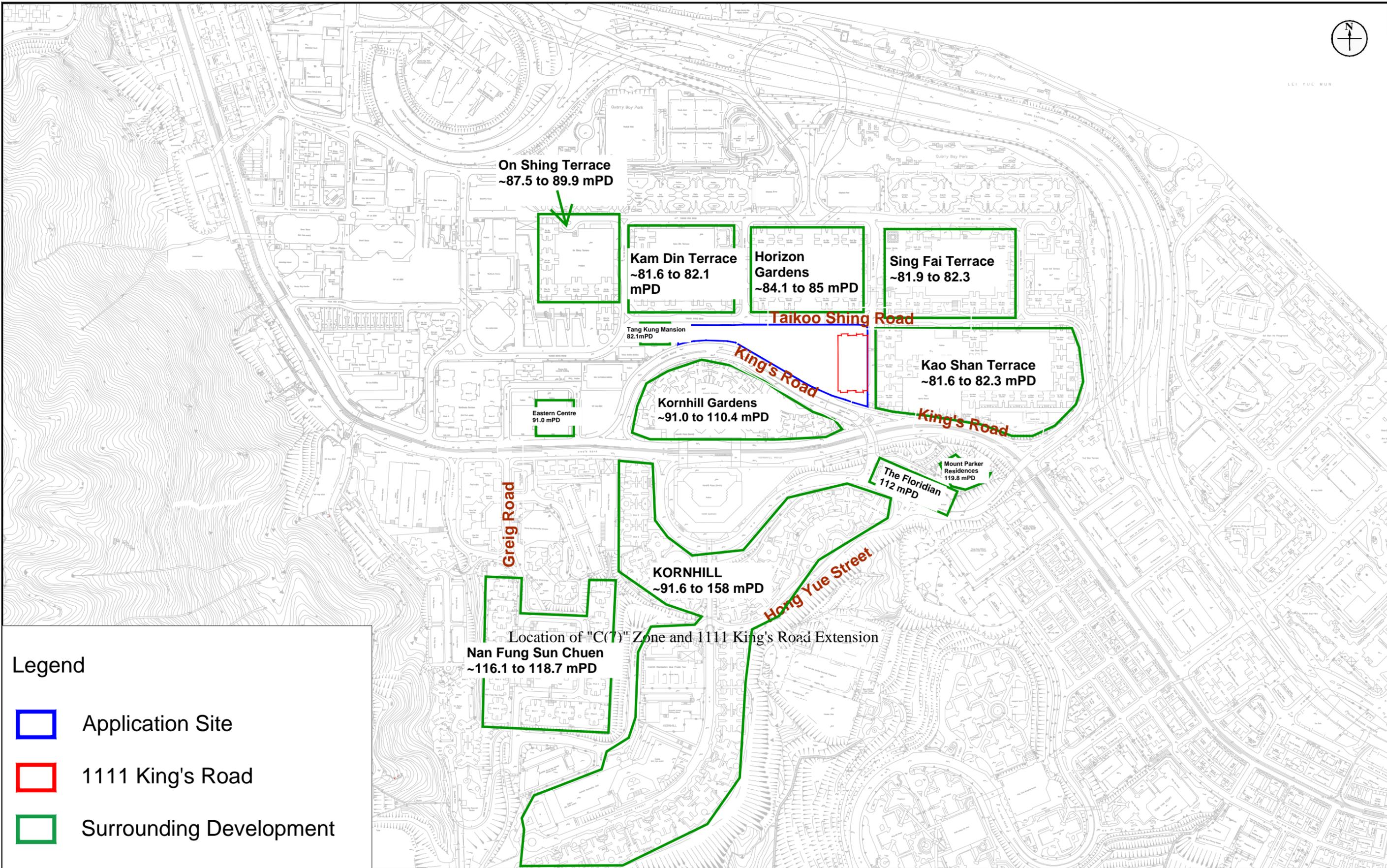
4. CONCLUSION

- 4.1.1 A qualitative assessment of the wind performance of the proposed development at Quarry Bay has been conducted.
- 4.1.2 The air ventilation performance of the proposed increase of the building height at 1111 King's Road has been appraised. The footprint of the additional floors is same or smaller to the existing floors below.
- 4.1.3 The prevailing annual winds of the study area are E (29.7%), ESE (13.3%) and ENE (9.3%); while the prevailing summer winds are SW (12.6%), SSW (11.4%) and WSW (11.4%) as well as E (11.6%) and ESE (11.0%). With the presence of the existing compact high-rise developments at upstream (Kao Shan Terrace to the east, Sing Fai Terrance to the northeast, Nan Fung Sun Chuen, KORNHILL and Kornhill Gardens to the southwest to south), the prevailing winds would flow along the existing road networks, Taikoo Shing Road and King's Road, as well as Greig Road, Hong Yue Street and Tai Fung Avenue).
- 4.1.4 The Proposed Scheme is to increase the building height of the existing office tower, with its footprint is same or slightly reduced comparing with the existing floors below. The wind flow along the air paths (i.e. the existing road networks) is expected not to be significantly affected as the setback from the additional floors to the road networks is same as that of the existing floors below.
- 4.1.5 Hence, the overall air ventilation performance of the proposed development is expected to be comparable to the Baseline Scheme and it is not expected that the proposed development will have significant adverse impact to the surrounding wind environment and the Quarry Bay Area in the vicinity.

Figures



LEI YUE MUN



Legend



Application Site



1111 King's Road



Surrounding Development

Figure: 1.1

Title: Location of "C(7)" Zone and 1111 King's Road Extension

Project: Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay



Drawn by: WT

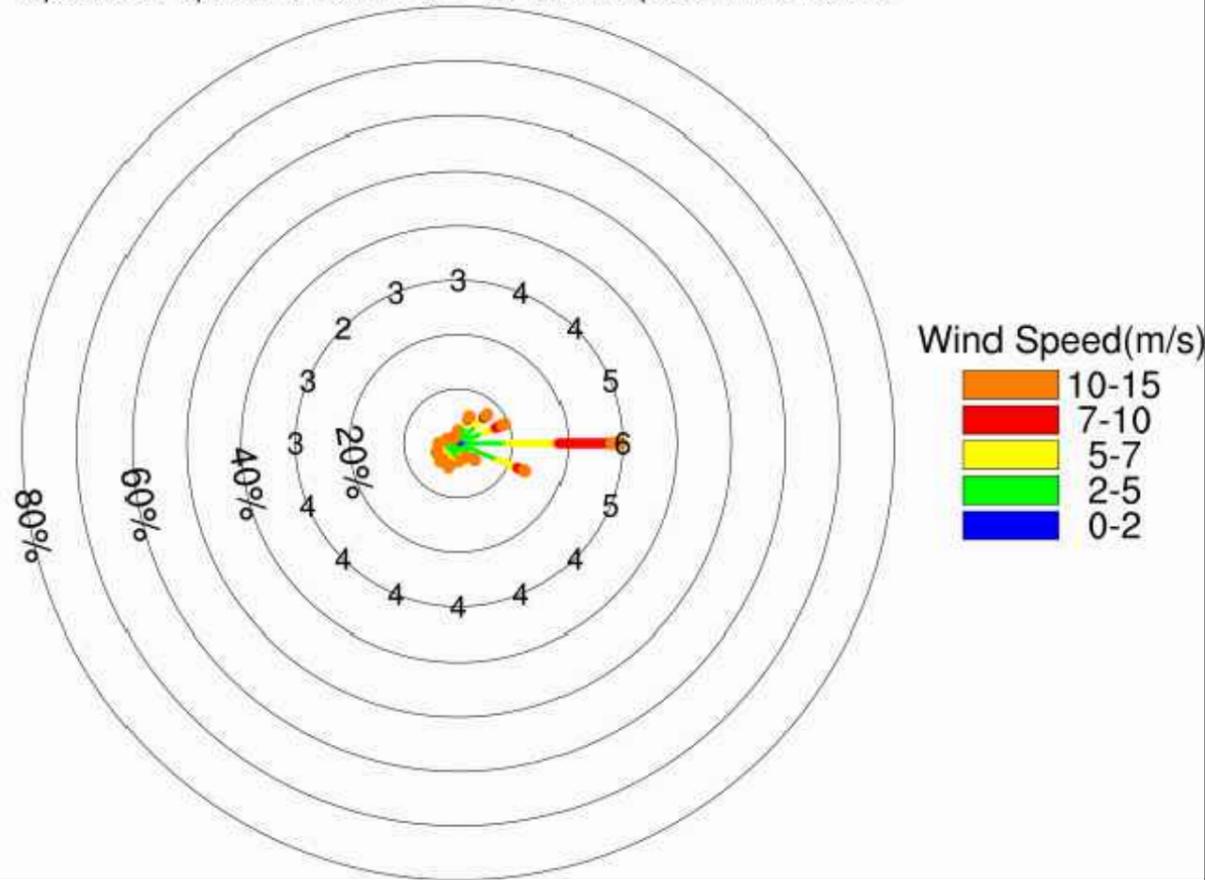
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Rev.: 1.0

Date: Oct 2024

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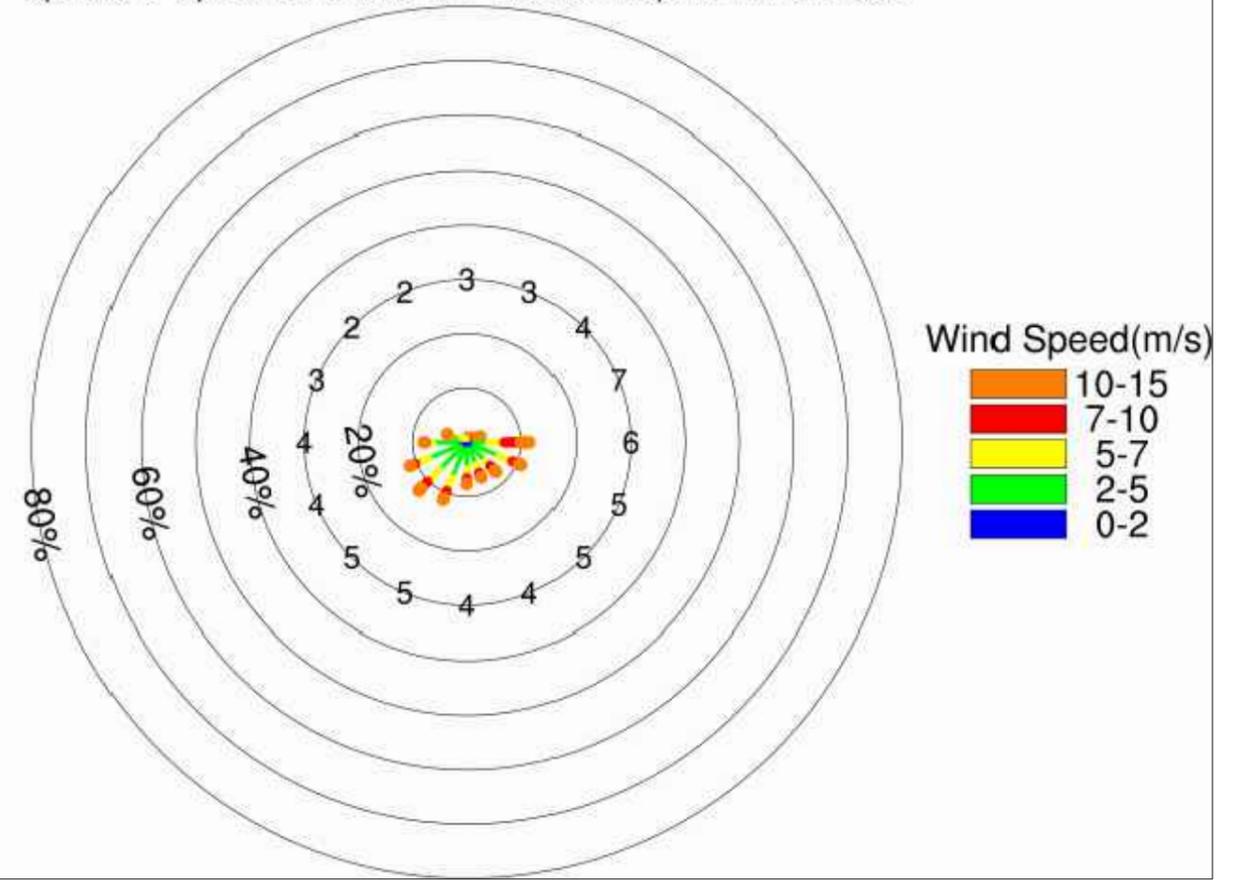
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Annual Condition (200m)

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Summer Condition (200m)

Figure: 2.1

Title: Annual and Summer Wind Roses Representing V of the Area under Concern at 200m above ground (X:089, Y:035)

Project: Proposed Minor Relaxation of GFA and Building Height Restriction for Permitted Office Use and Other Permitted Uses in C(7) Zone

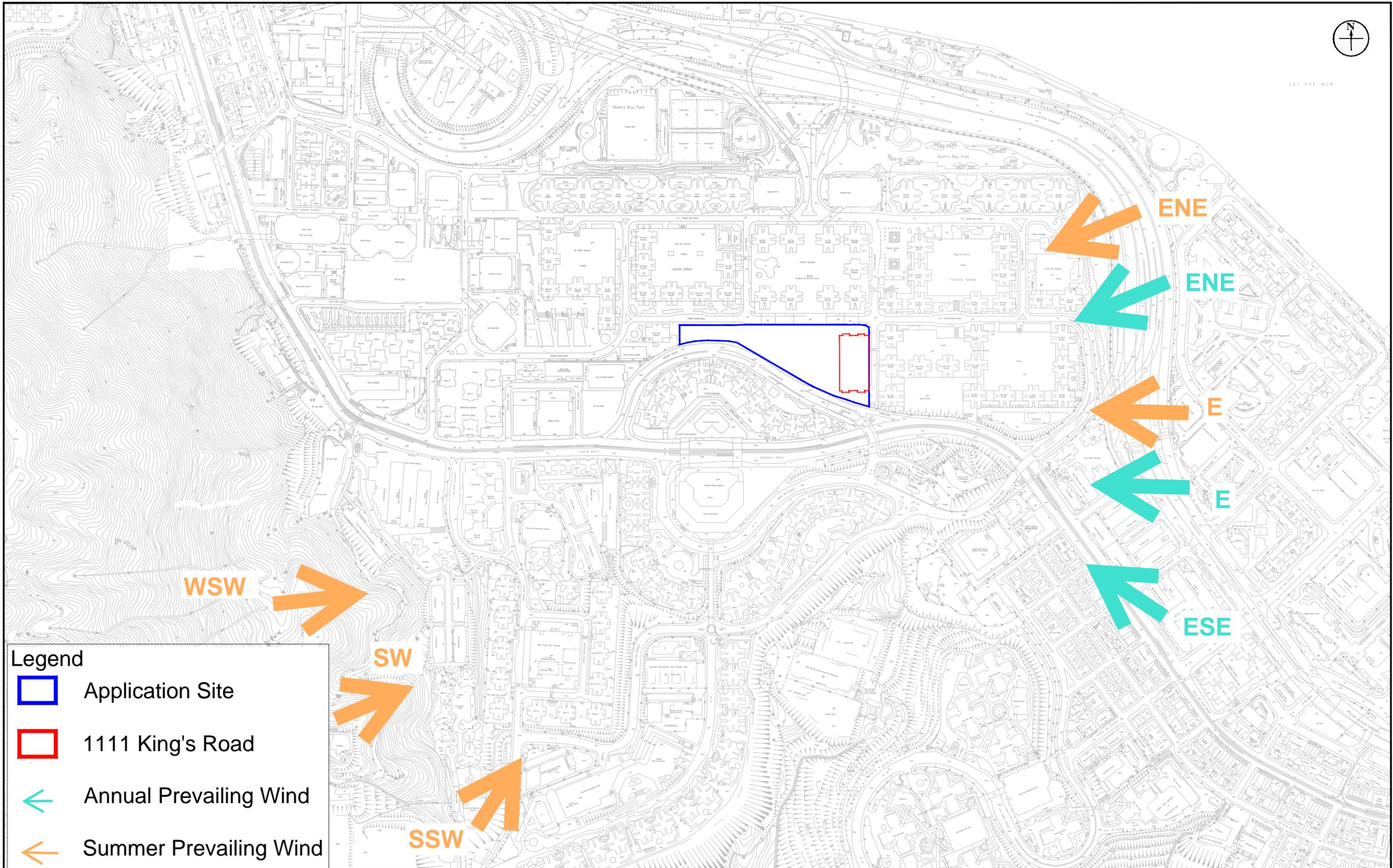
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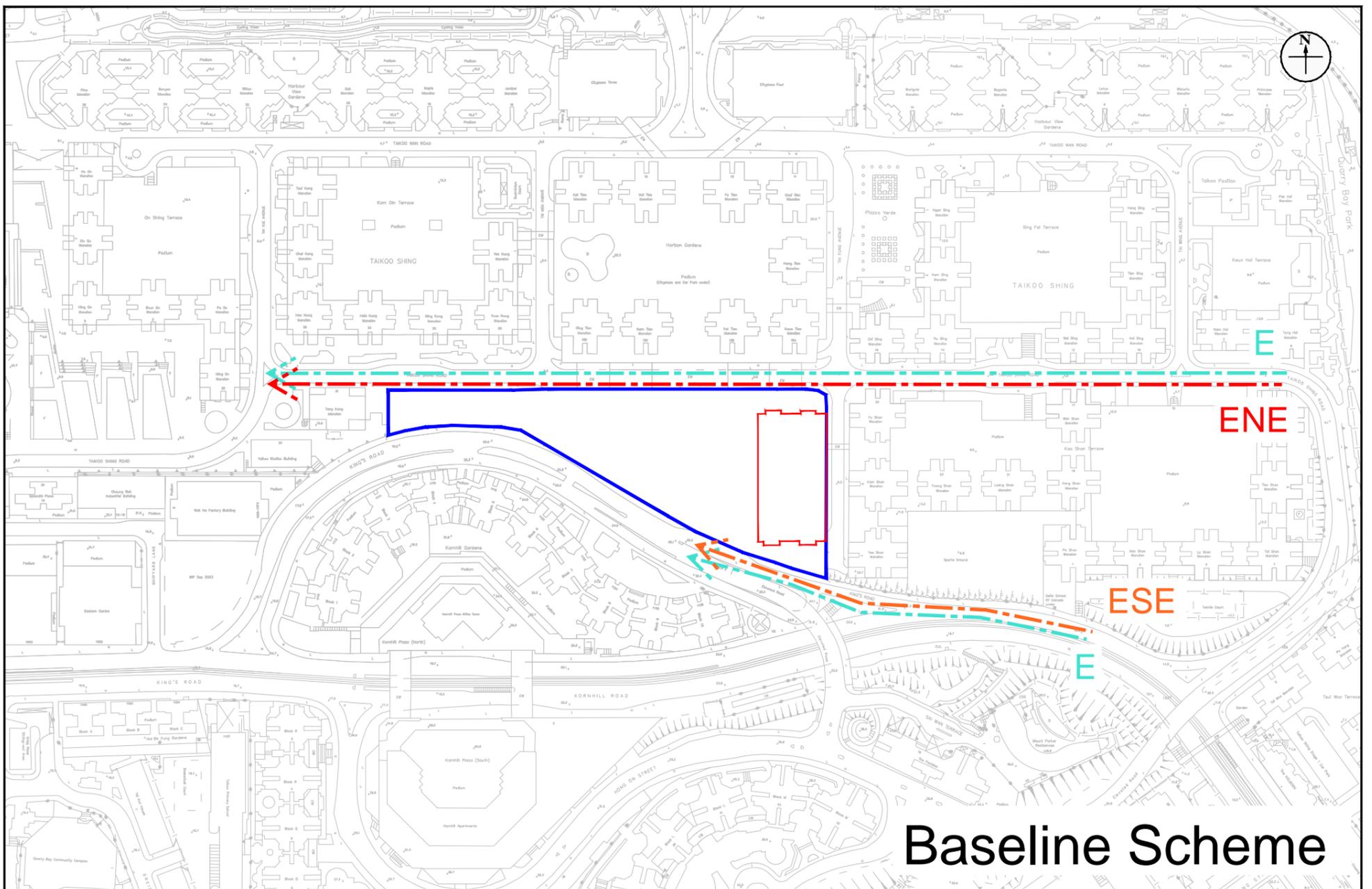
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Legend

- ▭ Application Site
- ▭ 1111 King's Road
- ← Annual Prevailing Wind
- ← Summer Prevailing Wind

Figure: 3.1		RAMBOLL
Title: Potential Wind Flow Under Existing Condition		Drawn by: WT
Project: Proposed Minor Relaxation of GFA and Building Height Restriction for Permitted Office Use and Other Permitted Uses in C(7) Zone		Checked by: TC
		Rev.: 1.0
		Date: Dec 2025



Legend

- Application Site
- 1111 King's Road

Figure: 3.2	
Title: Illustration of Wind Flow from Annual Wind Directions for Baseline Scheme and Proposed Scheme	Drawn by: WT
Project: Proposed Minor Relaxation of GFA and Building Height Restriction for Permitted Office Use and Other Permitted Uses in C(7) Zone	Checked by: TC
	Rev.: 1.0
	Date: Dec 2025

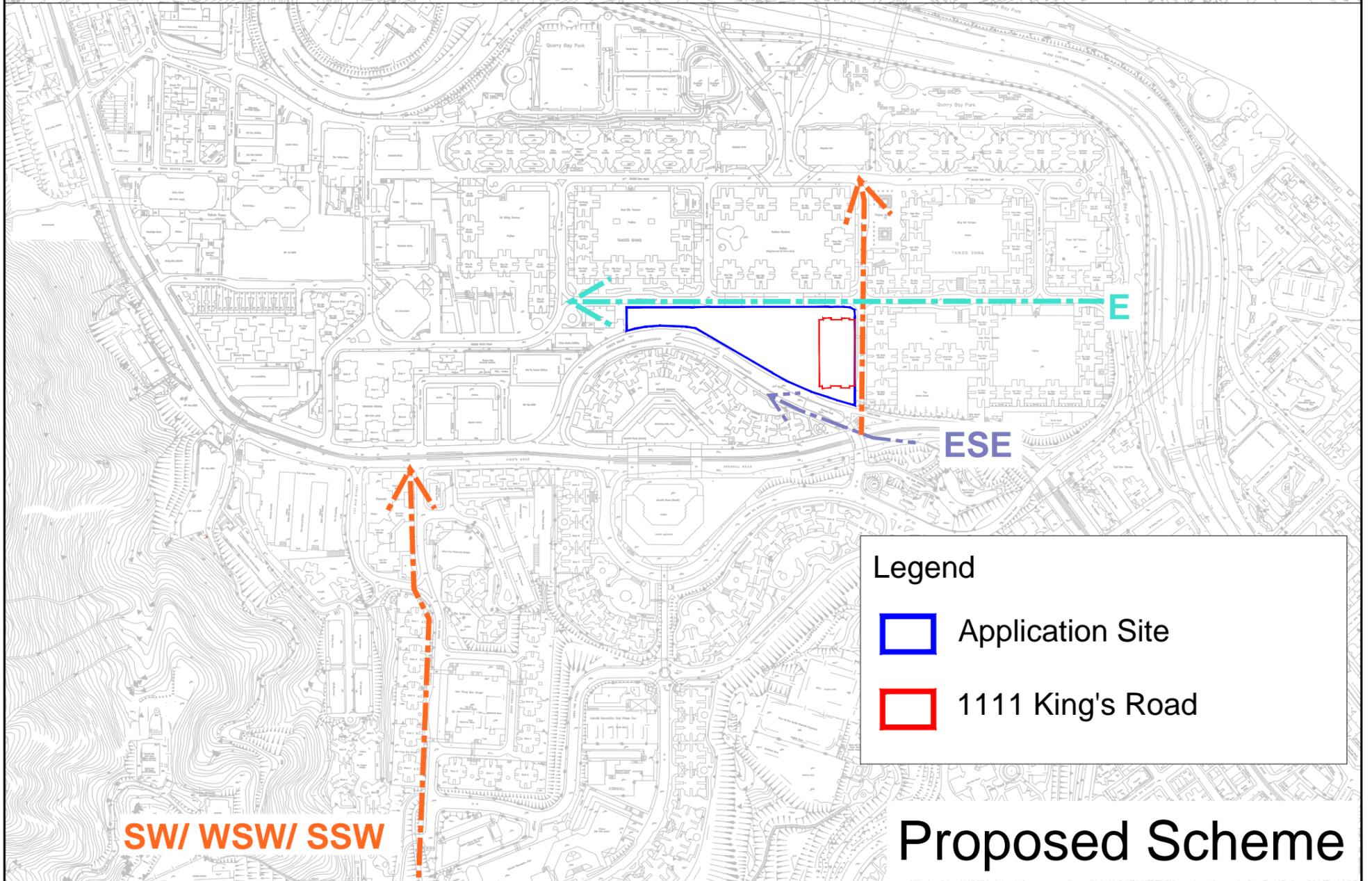
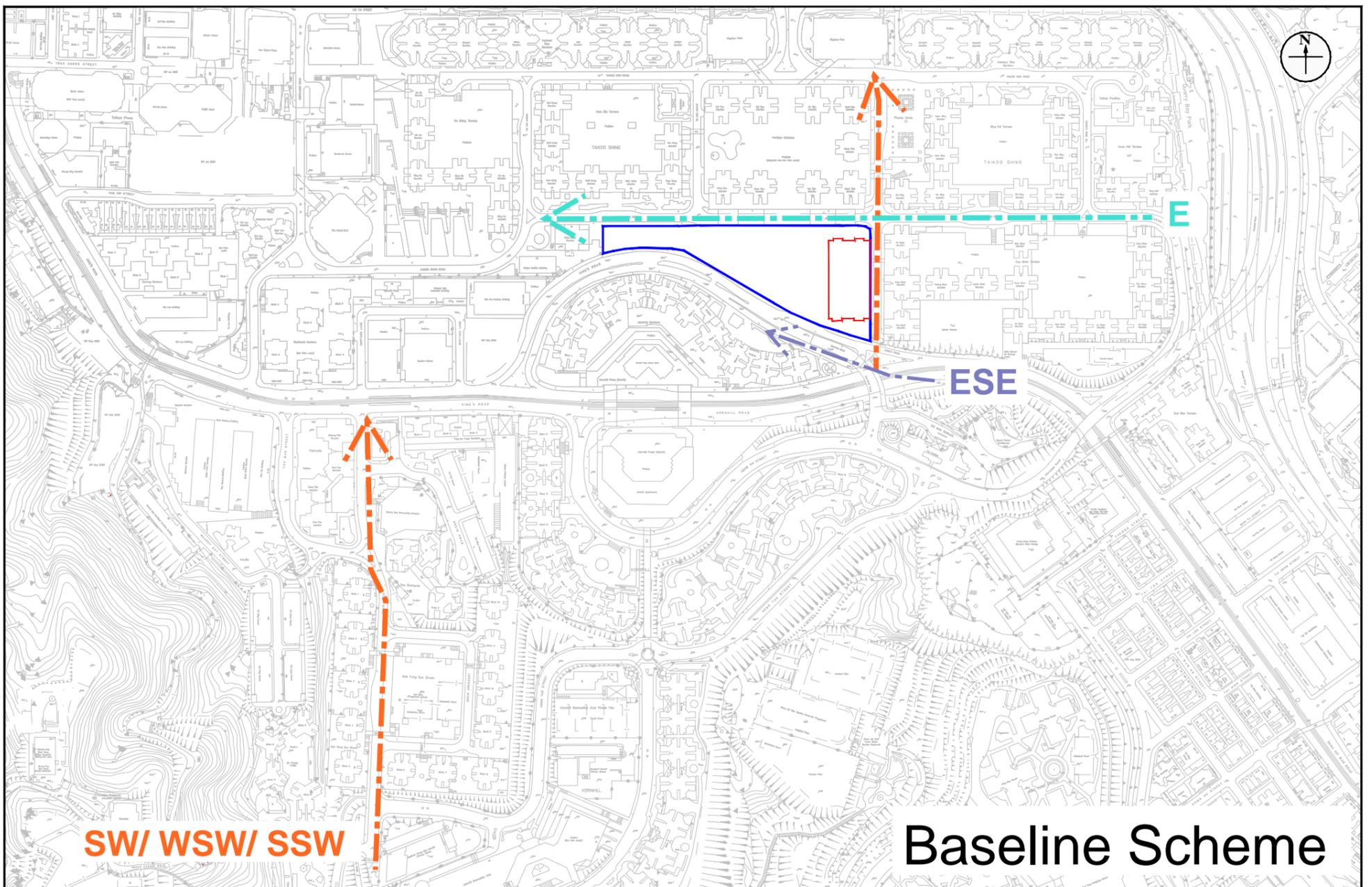


Figure: 3.3

Title: Illustration of Wind Flow from Summer Wind Directions for Baseline Scheme and Proposed Scheme

Project: Proposed Minor Relaxation of GFA and Building Height Restriction for Permitted Office Use and Other Permitted Uses in C(7) Zone

RAMBOLL

Drawn by: WT

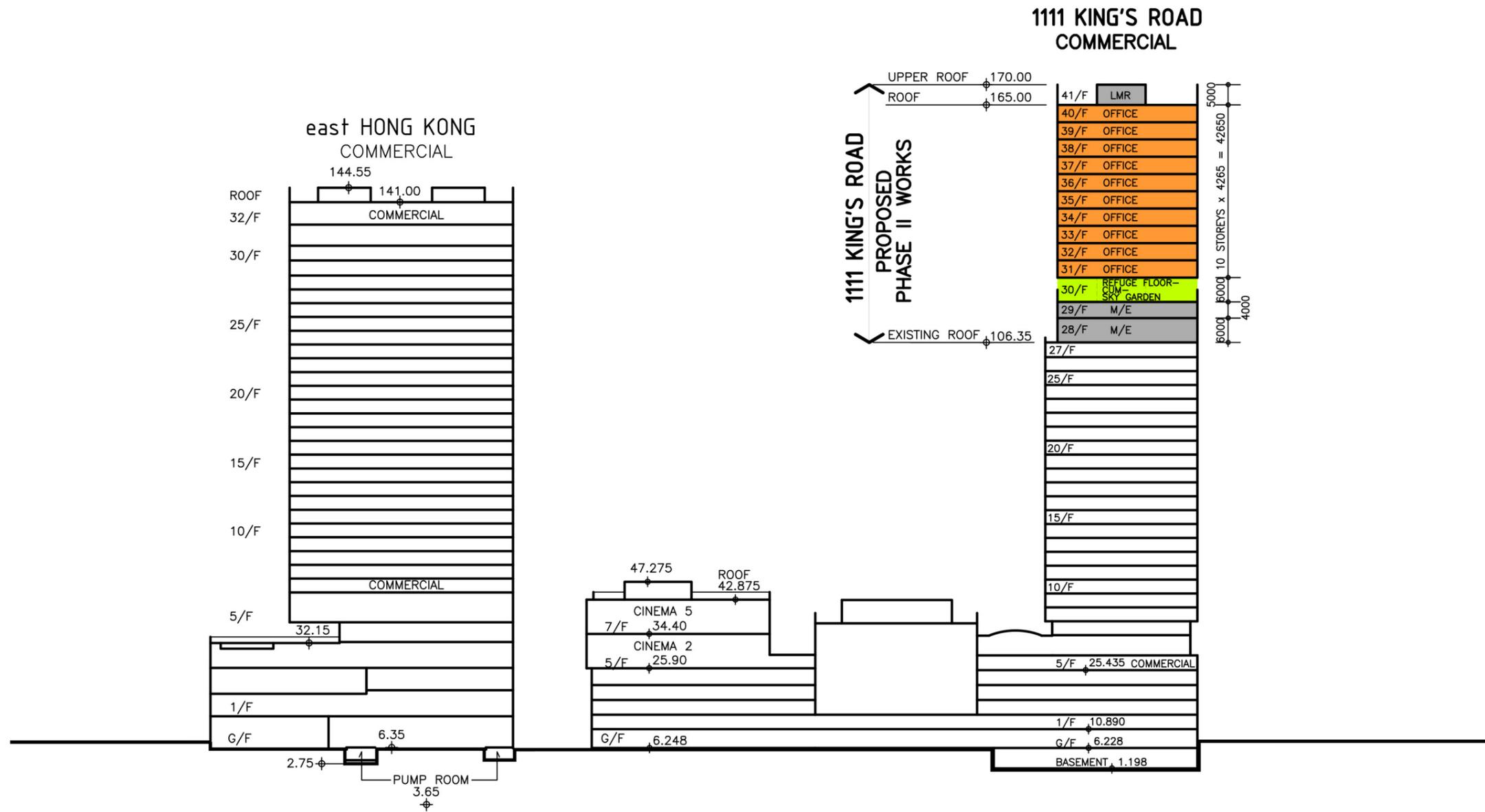
Checked by: TC

Rev.: 1.0

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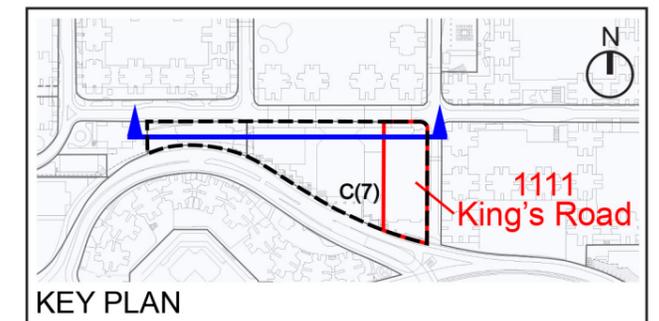
Appendix 1

Section Plan of the Proposed Scheme



LEGEND :-

- OFFICE
- E&M / BACK OF HOUSE AREA
- REFUGE FLOOR-CUM-SKY GARDEN



Title

Indicative Section Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2026
Scale	Figure 2.2		