

Appendix 10

Landscape Master Plan

**Section 12A Application for Proposed Amendment to the Notes of the
Approved Quarry Bay OZP relating to the “Other Specified Uses” zone
annotated “Cultural and/or Commercial Leisure and
Tourism Related Uses”**

Landscape Master Plan

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Project Title	Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”
Report Title	Landscape Master Plan

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1.0 Introduction

- 1.1 SCENIC Landscape Studio Limited have been commissioned to prepare the Landscape Master Plan (LMP) in support of a Section 12A application under the Town Planning Ordinance for a site located at Hoi Yu Street in Quarry Bay alongside the waterfront promenade facing Victoria Harbour (hereafter referred to as "Application Site").
- 1.2 This report seeks to present the landscape design proposal. It will outline the landscape design objectives and landscape treatment for each component of the proposed Development Site. This report has been prepared in accordance with Buildings Department, Lands Department and Planning Department Joint Practice Note No. 3 concerning the Re-engineering of Approval Process for Land and Building Developments and adheres to the requirements of Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines for the calculation of the green coverage.
- 1.3 The Landscape Master Plan is presented as **Figure 4.2, 6.1 to 6.13**; and series of sections through the landscape as **Figures 6.14 to 6.18**.

2.0 Existing Site Description

- 2.1 The Application Site is situated to the north west of Quarry Bay Park, in between the Island Eastern Corridor (IEC) and Hoi Yu Street and the existing waterfront promenade including the existing Quarry Bay Promenade Pet Garden. The Application Site covers an area of 9,070 m² (of which the "OU(1)" is 8,532 m², and the "Public Elevated Footbridge" is 538 m²) and has an elevation ranging from approximately +3.8 mPD to +4.3 mPD. The "OC(1)" part of the Application Site is currently divided into two portions with the eastern portion being used as temporary car park and the western portion being used for temporary works area. A footpath access from Hoi Yu Street to the Quarry Bay Promenade Pet Garden divides the two portions.
- 2.2 The current site access from Hoi Yu Street is in the south eastern corner of the Application Site. The Application Site is bounded to the east by the MTR Quarry Bay Substation and further to the east the Eastern Harbour Crossing Quarry Bay Ventilation Building. To the west the Application Site is bounded by the structures associated with an existing Water Supplies Department's Quarry Bay Salt Water Pumping Station.
- 2.3 The Application Site contains approximately 24 nos trees. These are mainly located in clusters around the eastern end and alongside the existing footpath in the central section. A further 14 nos trees are located in two groups on the existing Quarry Bay Promenade immediately to the north of the Application Site in the area potentially affected by the enhancement of the promenade and another group of 36 nos trees located to the north east of the Eastern Harbour Centre in the area of the proposed footpath link with Quarry Bay Park.

3.0 Approved Scheme

- 3.1 The Approved Scheme (application No. A/H21/150) comprises of a mixed-use type of development with commercial, leisure and tourism use consisting of one Office and four Hotel blocks with varying BH over a one-storey retail Podium (**Figure 5.1** refers). The proposal adopted a varying roofline for the development frontage to create a visually more interesting form. The proposed Office block had a BH of +41 mPD. Two of the four Hotel blocks had a BH of +34 mPD. The remaining Hotel Blocks had a BH of +39 mPD and +41 mPD, which were higher than the BHR. The façade design adopted a faceted approach with separate facades for each of the blocks adopting a different shape and inclination. Two (2) basement levels were proposed to minimise massing above-ground and in order to maximise both street and podium roof levels for visitors and pedestrians. The Proposed Scheme also included an Open Deck at the roof of the Office Block with independent access for

visitors. This was designed to become a new venue for gatherings and a space for visitors to enjoy overlooking views of the Harbour.

- 3.2 The Approved Scheme also included the implementation of a planned elevated pedestrian walkway that provides north-south connection across Quarry Bay Park and the Island Eastern Corridor ("IEC") linking the Proposed Scheme with its hinterland. The elevated pedestrian walkway was a permitted use under the "OU (Elevated Walkway)" zone of the Approved OZP and will be subject to detailed design and subsequent submissions including approval from the ACABAS. There is no GFA associated with the footbridge. It should be noted the footbridge proposals had several potential concerns including the truncating of Quarry Bay Park, the loss of a significant number of existing trees and the loss of an attractive and well used shaded avenue; and the potential loss of privacy for the students and staff of the Canossa School Hong Kong which is located immediately adjacent to the proposed alignment.

4.0 Proposed Scheme

- 4.1 The design of the Proposed Scheme responds sensitively to the various planning and contextual considerations to arrive at an iconic architectural form which will be a landmark in the urban landscape and provides an asset for the community. It builds on the design of the Approved Scheme to create a cultural, leisure and tourism venue with supporting residential uses whilst also looking to the process of place making to inform the design and arrangement of open spaces with greater community benefit and achieves the spatial requirements for open space and green coverage. The design celebrates its waterfront location. **Figure 4.1** shows the future landscape context.
- 4.2 The architectural design team have sought to create a new waterfront destination with culture, leisure and tourism as the focal point, and with a completely pedestrianised environment that offers a new public plaza and event spaces combined with a significant new food and beverage hub for Hong Kong; and a connection to the Harbour. The ground plane is almost entirely given over to the public, with only lobbies for residences above and a car ramp, to the underground facilities, the exception in a series of new public spaces and environments which gives approximately over 30% of the site back to the public.
- 4.3 The Proposed Scheme perhaps explores the principles of biophilic architectural design to a greater degree than any previous development in Hong Kong creating a building and associated spaces that connect people with nature. It incorporates natural elements, materials, and light to enhance the well-being and productivity of occupants and the built environment's sustainability. The design is built on a belief that we have an innate connection with nature, and that by bringing elements of the natural world into our built environment, we can improve our health, happiness, and overall quality of life. The main principles underpinning the design include the following:

Nature in the Space

- a) Visual and non-visual connection with nature - Proximity to Victoria Harbour and views of the central uplands of Hong Kong to the south and Kowloon Hills to the north. Designed to engender a deliberate and positive reference to nature, living systems or natural processes.
- b) Non-Rhythmic sensory ephemeral connections with nature including the movements of the tides and our connectivity with it.
- c) Thermal and airflow variability subtle changes in air temperature, relative humidity, airflow owing to the permeable form of the architectural scheme and the shaded pedestrian environments that mimic natural environments.
- d) Presence of water (Harbour and water features) designed to enhance the experience of place through the seeing, hearing or touching of water.
- e) The building form and associated landscape is designed to allow dynamic and defuse light which changes throughout the day replicating the diurnal cycle.

- f) The landscape design allows us to connect with natural systems through an awareness of natural processes, especially seasonal and temporal changes characteristic of a healthy ecosystem.

Natural Analogues

- a) Biomorphic forms and patterns - symbolic forms in the natural upland topography and wooded hillslopes.
- b) Material connection with nature – with the plant selection looking at native species replicating natural plant associations and ecology to create a distinct sense of place.
- c) Complexity and order– the building and landscape provide sensory information based on their configuration similar to those encountered in nature.

Nature of the Space

- a) Prospect – unimpeded views of the Harbour over a distance and along the waterfront.
- b) Refuge – sheltered spaces for withdrawal, from environmental conditions or the main flow of activity, in which the individual is protected from behind and overhead.
- c) Mystery – the promise of more information achieved through partially obscured views that entice the visitor to travel deeper into the environment.
- d) Risk / Peril - An identifiable threat coupled with a reliable safeguard such as allowing visitors to approach the edge of the Harbour water body.

- 4.4 The Proposed Scheme comprises of a mixed-use development with a central cultural tourism focal point, the public areas at the lower levels integrated with the waterfront promenade and embraced by a residential component, to the south, east and west. Although connected at nearly all the levels the massing of the Proposed Scheme is formed around six vertical elements separated by visual corridors and building separations enhancing the sense of visual permeability with framed views of the landscape beyond. The floors of each of the vertical elements are staggered to de-emphasize the verticality of the built form replicating the natural upland landscape which forms the backdrop to the south. The architectural form and permeability also serve to reduce the apparent bulk of the development and its visual prominence.
- 4.5 The proposed formation level will be increased to +5.5 mPD with reference to CEDD's Port Works Design Manual (Part 1: Appendix C.9). The proposed BH will range from +24.7 mPD at the eastern and western ends of the Application Site rising to +44 mPD at the centre resulting in a stepped or terraced effect. The landscape deck at +11.9 mPD at the eastern and western ends provides a step down to the landscape of the ground floor. The organically shaped, pebble form of the Cultural Venue in the centre of the development at approximately + 26.3 mPD also serves enhanced the stepping effect from the waterfront while also breaking the visual mass of the development. Three basement levels minimise the requirement for the above-ground massing to maximise the publicly accessible space at the ground floor and at L02 while also providing extensive private outdoor space on the floors above.
- 4.6 One of the main emphasises of the design is to create active public levels adjacent to the waterfront promenade for the whole length of the site. This will incorporate the retail, entertainment and cultural activities and will involve the Basement 1 Level and the GF level. In the centre of the site, acting as the major visual and activity focal point will be the main cultural and tourism venue. This will extend upwards for some three to four floors. Throughout these levels there will be landscaped areas available for public access.
- 4.7 The Proposed Scheme will also include a short, elevated footbridge across the IEC connecting the Application Site with Quarry Bay Park and the wider hinterland area. This is preferred to the elevated walkway in the approved scheme which would have resulted in a more significant impact on the mature trees along its alignment. This proposal together with the recommended footpath connection to the north of the Eastern Harbour Centre and the new board walk below the IEC (East Coast Boardwalk) will significantly enhance pedestrian access to the Quarry Bay Promenade.

- 4.8 In preparing the architectural design the following design aspects required by the Explanatory Statement of the approved Quarry Bay Outline Zoning Plan No. S/H21/28OZP and included in the previous application have been incorporated:
- (a) Encouraging development of the site for cultural, leisure and tourism uses taking advantage of its waterfront setting;
 - (b) The need to preserve public views to and from the harbour;
 - (c) Innovative design should be employed to minimize the possible wall effect created by the building mass along the waterfront, including variations in building heights;
 - (d) Integrate with the waterfront promenade;
 - (e) Setting back at street level and creation of a piazza to provide a more interesting and spacious pedestrian environment;
 - (f) Activation of frontages with openings for public access and activities that create a vibrant waterfront;
 - (g) To present an innovative design, unique and iconic which will add visual interest to the Quarry Bay waterfront; and is compatible with the locality and the surrounding context in terms of scale;
 - (h) To present a better response to the public planning requirements of site development than the approved Section 16 Application;
 - (i) To replace the unacceptable approved industrial building plan and present a potential alternative which is interesting and financially viable; and
 - (j) To enliven the area with a well-designed development comprising a rich mix of uses and activities that can draw more people to the harbourfront, providing them with fun activities and choices, and enhance the attractiveness and vibrancy of the Quarry Bay waterfront.
- 4.9 The proposed building disposition and orientation is designed to maximise the area of landscape for the enjoyment of the future residents while also providing a significant setback from the Application Site boundary to minimise the impacts on surrounding communities and their landscape setting.

5.0 Comparison with the Approved Scheme

- 5.1 To achieve the vision, the Proposed Scheme improves upon the merits of the previously approved development and realises improvements. Similar to the Approved Scheme the Proposed Scheme faces similar site constraints but overcomes them in a unique way. The design approach including the massing and disposition of the proposed architectural scheme, its organic biophilic form and the relaxed BH are necessary to create a development with iconic and sustainable architectural design elements, demonstrating outstanding planning and design merits which include:
- i) Provision of significantly more open space and greenery
 - The relaxed BHR allows for a reduction in the building footprint and maximisation of open space including the creation of large publicly accessible open space below the Cultural Venue and on the L2 as part of interconnected open space network.
 - The proposed open space network will incorporate place-making in its design becoming more relevant to future users of the landscape.

- The Proposed Scheme provides some 5010 m² of open space compared with an estimated 3780 m² in the Approved Scheme (i.e. 32.7% increase). The proposal includes two types of spacious open spaces, the "Privately Owned Open Space Accessible to Public" is vibrant, multi-functional central open spaces, freely accessible to the public and providing various outdoor leisure and social gathering events whilst enjoying extensive views of Victoria Harbour, meanwhile the "Private Open Space", is for communal use.
- The Proposed Scheme can accommodate 2268 m² (approx. 25 %) green coverage compared with an estimated 1706.4 m² based on the Landscape Master Plan in the Approved Scheme (i.e. 5% increase).
- Based on the current Landscape Master Plan design of the Proposed Scheme, the Application Site will be able to accommodate approximately 124 nos. trees compared with 105 nos. trees in the Approved Scheme (i.e. 18% increase).
- The minimized building footprint at the GF has enabled a setback of approximately 12.6 to 32.7 m compared with 10 to 11.5 m for the Approved Scheme from the existing waterfront providing a more spacious public realm and allowing the establishment of more tree and shrub planting. The Proposed Scheme also includes setbacks from the Application Site boundary to the north west (approx. 7.8 to 40 m), south east (approx. 16.7 to 2.5 m); and Hoi Yu Street (approx. 0.9 to 20m). This is designed to create a visually more interesting façade at the ground level while also creating a more nuanced and varied spatial composition.
- The increased greenery area will also contribute to reducing the urban heat island effect, and creating a natural filter to cleaner air, brings physical and psychological benefits for the community and therefore maximize the usability of the space. **Figure 5.1 Landscape Master Plan Comparison with Approved Scheme** shows the extent of the increased greenery incorporated into the design for the Proposed Scheme. **Figure 5.2** shows the proposed tree planting.

ii) Enhanced Pedestrian Connectivity and Walkability

- The raised form of the architectural design, the creation of enhanced pedestrian permeability at the ground floor and the setting back of the building from the waterfront allow for enhanced pedestrian connectivity. The design provides a more comfortable walking experience for pedestrians, with more public viewing points, seating opportunities and place-making elements. The widened Quarry Bay Promenade pedestrian footpath (approx. 12.6 to 32.7m compared with 10 to 11.5 m in the Approved Scheme) along the waterfront avoids a corridor effect and provides spaces where people will want to dwell on their journey. The route will be punctuated by more open spaces including the "Enhanced Quarry Bay Waterfront Promenade", "Harbour Terrace" and "Cultural Venue Plaza" creating a greater sense of journey and providing focal points along its length. These spaces also incorporate active frontages with the addition of F&B at the ground floor enhancing the sense of vibrancy and providing a destination for visitors. **Figure 5.3 Public Open Space Outside the Application Site Comparison with Approved Scheme** shows the future open space immediately surrounding the Application Site. It should be noted the design for the proposed open space outside the Application Site is indicative at this stage and subject to detailed design and agreement with relevant Government Departments. Both the Approved Scheme and the Proposed Scheme provide for a pedestrian footbridge across the IEC connecting the Application Site with Quarry Bay Park and the wider hinterland area. The Proposed Scheme also recommends the creation of a footpath connection to the north of the Eastern Harbour Centre. Both schemes will benefit from the new board walk below the IEC (East Coast Boardwalk) to the west of the Application Site.

6.0 Landscape Design Proposal

- 6.1 The concept underpinning the Landscape Master Plan for the Proposed Scheme, presented as **Figure 4.2** is to integrate the proposals within their future landscape and visual context; provide a synthesis between the proposed architecture and its landscape setting and provide high quality open space in association with the development.
- 6.2 The design seeks to carefully balance two scales of landscape intervention; a wider, expansive landscape which connects the character of the site to its surroundings including links to Quarry Bay Park and the new boardwalk below the IEC (East Coast Boardwalk), and the immediate context in creating a series of intimate, connected spaces supporting the functions of an exciting landscape programme and activated spaces, creating a sense of vibrancy and providing an iconic destination.
- 6.3 The proposed design creates a diversity of external spaces with varying scales and functions including viewing decks that complement each other. These spaces establish a special range of social functions and diverse programmes. The landscape spaces including Water Plaza, F&B Zone, Enhanced Quarry Bay Waterfront Promenade; Harbour Terrace; Pocket Lawns; Cultural Venue Plaza; Cultural Plaza Amphitheatre, Courtyard Garden, Residential Drop Off, Cultural Drop Off, Green Deck, Cultural Deck and Private Gardens. The open space will be attractive to all types of users and inclusive, fitting together with the existing urban fabric. Designs with strong place making values can strengthen the connection between people and the places they share.
- 6.4 The landscape will provide a modern urban space designed to bring people together in an environment that creates potential for social exchange. The landscape spaces are sited and designed to form lively and secured public ways, the objective is to provide spaces that are defensible and usable. A coherent design palette of landscape materials, pedestrian paths and vehicular surfaces, lighting, signage and street furniture is used throughout all communal spaces and will reflect the architectural design. These elements create both active gathering and contemplative spaces and reinforce linkages and gateways within the site and at its edge.
- 6.5 The landscape design proposal is described in terms of the main design objectives, followed by a description of the key landscape components, and finally the landscape elements including the proposed hard and soft landscape, which form the palette of materials.

7.0 Landscape Design Objectives

- 7.1 The landscape proposals have also looked to good practice in place-making with the framework providing guiding principles for sustainable community-building, while the public space strategies will form the design guidelines regarding the place identity and the function-oriented public spaces.
- 7.2 The Place-making Framework includes the following:
- **Bridging the Old and New through Inclusivity** - Improvement to the social and physical connection for all is vital to create a destination.
 - **Keeping the Public Space Vibrant through Diverse Provisions** - Provision of support and facilitation for active and diverse events can encourage participation from local organisations.
 - **Activating the Public Space by Technology** - Exploration of the possibility for future implementation of events, micro-mobility and eco-friendly activities with technology.
- 7.3 The Public Space Strategies includes the following:
- **An Open Community** - The proposed public space will welcome people from all walks of life, including pets. The combination of physical activation, online connection and shared services will shape an open community where everyone can enjoy equally.
 - **The Public Space that Interacts** - The flexibility of set-up in the public spaces creates changing attractions to returning visitors.

- **The Public Space at Ease** - Public space should give a sense of being maintained, not monitored. Providing facilities to support spontaneous happenings is necessary so that active usage is encouraged.

7.4 Based on a place-making approach the landscape design objectives include the following:

- Create a distinctive landscape which responds to the existing context, Quarry Bay Park, Victoria Harbour and features such as the Quarry Bay Waterfront Promenade and the boardwalk below the IEC and the future needs of the residential and commercial users of the development and the wider community;
- Integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- Create a unique, high quality, sustainable environment based on best international design practice for enjoyment of the future users;
- Ensure seamless pedestrian connections with the landscape of the Proposed Scheme and the surrounding landscape and urban context;
- Create a landscaped pedestrian route forming the missing link between the hinterland and Quarry Bay Promenade and the future board walk below the IEC (East Coast Boardwalk);
- Provide visual integration in elevated views of the proposed development, and screening and softening of the built-form in low-level views;
- Provide a comfortable and relaxing landscape for communal passive recreation; and
- Maximise the opportunities for greening measures including tree and shrub planting.

8.0 Open Space Proposals

- 8.1 The design of the open space is based on the objective of providing high quality passive recreational facilities and features with adequate open space for general public including visitors to the cultural tourism venue and residents in accordance with Chapters 4 and 5 of the Hong Kong Planning Standard and Guidelines ("HKPSG").
- 8.2 The Proposed Scheme includes some 2315 m² of Private Open Space which will be open to the public and 2695 m² of Private Open Space for communal use.
- 8.3 A part of the GF is privately owned open areas accessible to public. It is counted as part of the retail GFA and so excluded from the overall open space calculation. It will be accessible to the public and used as a part of commercial activities, such as indoor-outdoor dining.
- 8.4 The provision of publicly accessible open space for the future visitors to the site and residents of the development and private open space for the residents is illustrated on **Figures 8.1 to 8.3**.
- 8.5 All of the open space within the Application Site boundary would be constructed, managed and maintained by the applicant after the completion of Defect Liability Period and Establishment Period.
- 8.6 The proposed public open space outside the Application Site includes approximately 4,080 m² proposed to be constructed, managed and maintained by the Applicant, and 838 m² for the reprovisioned Quarry Bay Promenade Pet Garden to be constructed by Applicant and subsequently managed and maintained by Government. The proposed maintenance and management responsibilities for all open space outside Application Site are subject to agreement with relevant Government Departments. (**Figure 5.3** refers).

9.0 Green Coverage

- 9.1 Based on the Application Site area of 9070 m² the site coverage of greenery shall not be less than 20 % in accordance with Buildings Department Practice Notes PNAP APP-152 Sustainable Building Design Guidelines and DEVB Technical Circular (Works) No. 3/2012. This includes a minimum of 10% at the Primary Zone (within 15m of mean street level). The calculation of area is based on the uncovered areas of tree and shrub, lawn and groundcover planting. The Greening Coverage for the proposed development is shown on **Figure 9.1**.
- 9.2 The actual site coverage of greenery shall be no less than 2268 m² (approx. 25 %).

10.0 Landscape Design Components

- 10.1 The following description seeks to establish some general principles that are important in realising the landscape design as part of the general mitigation for the development and ensure its feasibility. As such the design of the landscape will evolve during the detailed design stage and this will be reflected in the Landscape Master Plan Submission. **Figure 4.2** and **6.1** to **6.13** shows the Landscape Master Plan whilst **Figures 6.14** to **6.18** show a series of sections and **Figures 6.19** to **6.24** landscape perspectives showing the character and structure of the landscape. It should be noted that the implementation, management and maintenance arrangements for landscape areas outside the Application Site boundary are subject to agreement with relevant government departments *.
- 10.2 The landscape seeks to create an attractive external environment for the development, coordinating paving and planting design for the public real, cultural, F&B and residential exterior spaces and provide a unified contemporary appearance within a naturalistic setting in the immediate landscape surroundings. The proposals have also sought to provide welcoming and inclusive places which support economic, cultural and community activities. Key features of the scheme included a focus on improving pedestrian permeability and connectivity with an emphasis on the pedestrian experience and accessibility.

GF - Enhanced Quarry Bay Waterfront Promenade (Outside Application Site Boundary (implemented, managed and maintained by the Applicant)) *

- 10.3 The Enhanced Quarry Bay Promenade forms one of the connective links in between the existing landscape of Quarry Bay Park, the Quarry Bay Promenade and the future East Coast Boardwalk below the IEC and the Proposed Scheme. This provides an opportunity to enhance the existing boardwalk with new decorative paving and tree and shrub planting. It is also envisaged that the promenade will host facilities such as F&B booths to encourage pedestrians to dwell in the space and enhance the sense of vibrancy. The character of this space is shown in the Landscape Master Plan **Figures 4.2**, sections through the landscape as **Figures 6.17** and a series of perspectives as **Figures 6.19** to **6.24**.

GF - Harbour Terrace (Outside Application Site Boundary (implemented, managed and maintained by the Applicant)) *

- 10.4 The Harbour Terrace embraces the concept of returning contact with the Victoria Harbour and although abstracted providing a more organic, less engineered, coastline which is reminiscent of the historical shoreline which once characterised Quarry Bay. The Harbour Terrace provides a series of seating benches which step down to the waterline punctured at intervals by areas of planting and shaded by trees on the promenade above. It is also envisaged that the terraces provide an amphitheatre type experience when there are events in the larger Harbour area. The character of the Harbour Terrace is shown in the Landscape Master Plan **Figures 4.2**, the short section through the landscape presented as **Figure 6.18** and the perspectives as **Figures 6.19** to **6.24**.

GF - Pocket Lawns (Outside Application Site Boundary (implemented, managed and maintained by the Applicant)) *

- 10.5 The Packet Lawns are located at intervals along the enhanced Quarry Bay Promenade and provide flexible spaces for the relaxation of pedestrians, impromptu family occasions including picnics, sporting activities and community events. The surrounding tree and shrub planting partially screens views of the developments beyond while establishing human scale for the spaces. The LMP (**Figures 4.1** and **4.2**) show the arrangement of these areas and their character in the series of perspectives (**Figures 6.19** to **6.24**).

GF - Hoi Yu Street Entry (Outside Application Site Boundary (Implemented by Government as part of the East Coast Boardwalk proposals))

- 10.6 The space below the IEC viaduct, designed by CEDD, provides an opportunity to create vital link between the hinterland of Quarry Bay and North Point and Quarry Bay Promenade and the future East Coast Boardwalk below the IEC. It is envisaged that the space will become a dynamic environment for community engagement and artistic expression. The proposals include the Wave Hub for the IEC including the proposed Multipurpose Function Room, Management Office and Toilet Facilities. The space is configured to create a community space in the centre whilst also providing efficient and convenient pedestrian access. Potentially, subject to the agreement of relevant government departments and management organisations, the programme might encourage creative use by the local community including small retail booths and F&B facilities. A combination of art, light, and furniture will creatively transform this forlorn, forbidden space into a component of an active communal public realm. The layout of the space is shown in the Landscape Master Plan **Figure 4.2** and its potential appearance, and the arrival experience demonstrated by the perspective presented as **Figure 6.19** to **6.24**.

GF - Quarry Bay Park Connection (Outside Application Site Boundary) (implemented by the Applicant but maintained and managed by Government)) *

- 10.7 This corridor located in between the Eastern Harbour Centre and the IEC provide a potential footpath connection between Quarry Bay Park and its hinterland and the proposed Hoi Yu Street Entry and the enhanced Quarry Bay Promenade and the future East Coast Boardwalk below the IEC. Its landscape treatment might include the creation of a sculptural trellis incorporating both a shade and seating together with shrub planting. The trellis might support climbing plants to provide both an element of colour, enhanced the shading effect and soften views of the adjacent building and highways structures. The potential arrangement of the connection is shown in **Figure 4.2**.

GF - Reprovision of Quarry Bay Promenade Pet Garden (Outside Application Site Boundary) (implemented by the Applicant but maintained and managed by Government)) *

- 10.8 It is proposed that the new Pet Garden be located to the east of the Application Site in a similar location to the Approved Scheme. Trees will provide a shaded environment whilst allowing framed views north towards the Harbour. The design would involve the creation of both paved and lawn areas for the exercising of pets. The lawn areas would feature various items of dog play equipment. Facilities for dog owners may also include a dog cooling station and separate drinking fountains for pets and owners. The garden will be enclosed by a fence and double gates for pet safety. The garden is overlooked by a shade structure for pet owners. The proposed layout for the Pet Garden is shown on **Figure 4.2**.

GF - Enhanced Streetscape (Outside Application Site Boundary)

- 10.9 There are two aspects to the enhancement of the streetscape as part of wider urban design strategy for the area these are the improvements to Hoi Yu Street and the enhancement of the streets leading from the hinterland and the public transport infrastructure including the MTR stations at North Point and Quarry Bay to provide efficient and convenient access to the waterfront.
- 10.10 Improvements to Hoi Yu Street might include its designation as shared surface with more decorative paving and the addition of tree and shrub planting where space and existing underground utilities allow. The Hoi Yu Street improvements to the south of the Application Site would potentially be implemented, managed and maintained by the Applicant.

- 10.11 In terms of the connections with the hinterland and public transport nodes the strategy replaces the originally proposed footbridge connection from Taikoo Place across Quarry Bay Park and the IEC to the Application Site with enhanced, intuitive and attractive street level connections enhancing the network of streets leading to the waterfront promenade. The proposals might include enhancement of the paving, street furniture and signage and the planting of tree and shrub planting.

- 10.12 The character of these enhanced street scape areas is shown in the Landscape Master Plan **Figure 4.2**.

GF - Cultural Venue Plaza (Inside Application Site Boundary)

- 10.13 The Cultural Venue Plaza will be on the key public spaces within the Application Site based on the design approach which has sought to maximise space for public use at the ground floor at the heart of the scheme which is interconnected with the adjacent Quarry Bay Promenade, future East Coast Boardwalk below the IEC and Quarry Bay Park with wider connections to the urban hinterland of the district. The Plaza's geometries and its interaction with the built form innately create a sense of positive space, a comfortable place where people will want to dwell, a place for the casual visitor and a place for more formal performances and exhibitions. The size of the space is planned to be multi-functional while also retaining a sense of enclosure and a human scale. The Plaza might house pop-up food carts and weekend markets, art and cultural exhibitions, wellness days and seasonal festivals for a larger audience. The terraced amphitheatre like setting will also enjoy extensive views across Victoria Harbour contributing to the iconic character of the architectural design and its setting. The character of the Cultural Venue Plaza is shown in the Landscape Master Plan **Figures 6.1 to 6.3**, the long section through the landscape presented as **Figure 6.14 to 6.16** and the perspectives as **Figures 6.19 to 6.24**.

GF - F&B Zone (Inside Application Site Boundary)

- 10.14 One of the key design considerations for the GF architectural is to maximise the publicly accessible space and to activate it to enhance vibrancy. The edges of the space feature active frontages at the pedestrian level including retail and F&B designed to enhance the sense of vibrancy while alfresco café and dining spill out into the space. This space is a celebration of café culture and a love of outdoor dining. The visitor can stop, relax and sit to people watch, and provide a more restful escape from the activity of the Promenade. The preliminary layouts of the F&B Zone is shown in the Landscape Master Plan presented as **Figure 6.3**.

GF - Courtyard Gardens (Inside Application Site Boundary)

- 10.15 The Proposed Scheme incorporates two courtyard gardens which allow light to penetrate into the very centre of the development. These spaces will provide tranquil shaded gardens for both visitors and residents amongst a lush woodland like landscape of trees and shrubs. The preliminary layouts of the Courtyard Gardens are shown in the Landscape Master Plan presented as **Figure 6.1 to 6.3**.

GF - Water Plaza (Inside Application Site Boundary)

- 10.16 The GF landscape also includes two sculptural Water Plazas which provide a combination of reflective pool and fountains to mask the sound of vehicles in the urban landscape beyond the Application Site. The water feature will also contain some semi-raised planters with tree and ground cover planting. The preliminary layouts are shown in the Landscape Master Plan presented as **Figure 6.1 to 6.3**.

GF - Residential Drop Off / Cultural Drop Off (Inside Application Site Boundary)

- 10.17 The Proposed Scheme will provide separate drop offs for the residential development and the cultural venue. These will be designed to provide a distinct identity for the development and establish its character and quality at the point of entry. It will be designed to provide an attractive entry threshold experience, incorporating decorative paving and accent planting. The locations of the proposed drop offs are shown on **Figure 6.1 to 6.3**.

L02 - Green Deck / Cultural Deck (Inside Application Site Boundary)

- 10.18 The Green Deck and the Cultural Deck occupy a large part of L02 with the publicly access Cultural Deck being in the central section with connections to the Cultural Venue Plaza and its terraced seating. The landscape will be planted with small trees and shrubs creating enclosure and providing for both the intimacy of human scale and in uncovered locations functioning as shade. The footpath network provides access throughout the whole space and is designed to connect spaces with different configurations designed to accommodate different functions and a range of experience. These include for instance multiple seating opportunities, expansive viewpoints and enclosed intimate gardens. With the provision of a number of deck areas the landscape will provide venues for outdoor activities including wellness workshops cum Yoga / Tai Chi exercises. The elevation of the landscape allows the visitor to enjoy filtered and framed views towards Victoria Harbour. The character of the Green Deck / Cultural Deck is shown in the Landscape Master Plan **Figure 6.4**, the long section through the landscape presented as **Figure 6.14 to 6.16**.

L03 – L11 – Private Gardens (Inside Application Site Boundary)

- 10.19 The private garden design is subject to detailed design by the future individual property owners for their exclusive use however the following description seeks to establish the design approach. The gardens serve two primary functions the first is as part of the biophilic architectural design establishing greenery at all levels of the building; and the second is their use as outdoor rooms, an extension of the interior residential spaces. The preliminary layout has intimate gardens which provide a sense of seclusion; ensures the privacy of the residents whilst also providing views of the wider landscape including Victoria Harbour. The planting might form a combination of large specimen shrubs, structural shrub planting and ground cover species based on naturalistic plant assemblages. The preliminary layouts of the private gardens are shown in the Landscape Master Plan presented as **Figures 6.5 to 6.13** and the sections presented as **Figures 6.14 to 6.17**.

11.0 Landscape Design Elements

Soft Landscape Design Approach

- 11.1 The basis for the proposed planting scheme would be to provide a green and comfortable environment for the future visitors to the cultural venue, residents and wider community's recreational needs. Shade trees with a dense canopy and flowering shrubs in addition to the use of hard landscape treatments would be used to emphasise the character of each of the landscape spaces described above. The spaces will be characterised by the use of tree, shrub and groundcover species selected to provide a lush, landscaped area whilst responding to the character of the architecture that embraces it. The tree planting is designed to create a sense of enclosure, provide a human scale and enhance thermal comfort. In order to achieve this objective at an early-stage large sized trees will be used. Tree planting will largely be limited to the GF and L02 whereas the floors above will utilise large specimen shrubs.
- 11.2 The planting design will contribute to the overall character of the proposed development with seasonal variation providing an evolving tableau throughout the year. This will be achieved through the selection of species with an interesting form, colour and texture of their foliage and through the use of flowering species to provide an architectural highlight.
- 11.3 As the Proposed Scheme explores the principles of biophilic design the planting will predominantly use native Hong Kong species although exotic species will also be included in the plant list to increase diversity and contribute to the aesthetic effect. The planting design will take inspiration from Hong Kong's extensive and dramatic landscapes. It is proposed that a combination of native and exotic vegetation meanders through the masterplan, colonising the structure of the buildings, wrapping the public realm and all the open spaces in a green, natural and organic fabric.
- 11.4 The species listed in **Table 11.1** will form the basis of the planting design proposals (planting list subject to landscape design proposals).

Table 11.1: Planting Species for Amenity Planting Areas

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
Tree Species			
<i>Acer tutcheri</i>	Heavy standard	Native	4000
<i>Alangium chinense</i>	Heavy standard	Native	4000
<i>Aquilaria sinensis</i>	Standard	Native	4000
<i>Bauhinia × blakeana</i>	Heavy standard	Native	4000
<i>Cinnamomum burmannii</i>	Heavy standard	Native	4000
<i>Cinnamomum parthenoxylon</i>	Heavy standard	Native	4000
<i>Cratoxylum cochinchinense</i>	Heavy standard	Native	4000
<i>Elaeocarpus chinensis</i>	Heavy standard	Native	4000
<i>Elaeocarpus hainanensis</i>	Heavy standard	Exotic	4000
<i>Elaeocarpus sylvestris</i>	Heavy standard	Native	4000
<i>Ficus benjamina</i>	Heavy standard	Exotic	4000
<i>Ficus microcarpa</i>	Heavy standard	Native	4000
<i>Ficus virens</i>	Heavy standard	Native	4000
<i>Ficus variegata</i>	Heavy standard	Native	4000
<i>Hibiscus tiliaceus</i>	Heavy standard	Native	4000
<i>Ligustrum liukuense</i>	Heavy standard	Native	4000
<i>Liquidambar formosana</i>	Heavy standard	Native	4000
<i>Magnolia grandifolia</i>	Heavy standard	Exotic	4000
<i>Melia azedarach</i>	Heavy standard	Exotic	4000
<i>Michelia chapensis</i>	Heavy standard	Exotic	4000
<i>Morus alba</i>	Heavy standard	Native	4000
<i>Pinus massoniana</i>	Heavy standard	Native	4000
<i>Podocarpus macrophyllus</i>	Heavy standard	Native	4000
<i>Polyspora axillaris</i>	Heavy standard	Native	4000
<i>Pongamia pinnata</i>	Heavy standard	Native	4000
<i>Pyrus calleryana</i>	Heavy standard	Native	4000
<i>Rhodoleia championii</i>	Heavy standard	Native	4000
<i>Sapium discolor</i>	Heavy standard	Native	4000
<i>Sapium sebiferum</i>	Heavy standard	Native	4000
<i>Schefflera heptaphylla</i>	Heavy standard	Native	4000
<i>Schima superba</i>	Heavy standard	Native	4000
<i>Sterculia lanceolata</i>	Heavy standard	Native	4000
<i>Syzygium levinei</i>	Heavy standard	Native	4000
<i>Tabebuia rosea</i>	Heavy standard	Exotic	4000
<i>Terminalia catappa</i>	Heavy standard	Exotic	4000
<i>Terminalia mantaly</i>	Heavy standard	Native	4000
<i>Viburnum odoratissimum</i>	Heavy standard	Native	4000
Large Specimen Shrub Species			
<i>Acacia podalyriifolia</i>	1500 (h) x 1000 (s)	Exotic	As shown
<i>Ficus microcarpa</i> var. <i>crassifolia</i>	1500 (h) x 1000 (s)	Exotic	As shown
<i>Hibiscus rosa-sinensis</i>	1500 (h) x 1000 (s)	Exotic	As shown
<i>Lagerstroemia indica</i>	1500 (h) x 1000 (s)	Exotic	As shown
<i>Murraya paniculata</i>	1500 (h) x 1000 (s)	Exotic	As shown
<i>Osmanthus fragrans</i>	1500 (h) x 1000 (s)	Exotic	As shown

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
Shrub Species			
<i>Aglaia odorata</i>	300 x 300	Exotic	250
<i>Camellia hongkongensis</i>	300 x 300	Native	250
<i>Camellia japonica</i>	300 x 300	Exotic	250
<i>Casuarina nana</i>	300 x 300	Exotic	250
<i>Cornus hongkongensis</i>	300 x 300	Native	250
<i>Duranta repens</i> 'Golden Leaves'	300 x 300	Exotic	250
<i>Eranthemum pulchellum</i> 'Andrews'	300 x 300	Native	250
<i>Ficus microcarpa</i> 'Golden Leaves'	500 x 500	Exotic	400
<i>Gardenia jasminoides</i>	300 x 300	Native	250
<i>Ilex crenata</i>	300 x 300	Exotic	250
<i>Ixora chinensis</i>	300 x 300	Native	250
<i>Ixora coccinea</i> 'Sunkist'	250 x 250	Exotic	200
<i>Ligustrum sinensis</i>	250 x 250	Exotic	200
<i>Leucophyllum frutescens</i>	250 x 250	Exotic	200
<i>Melastoma candidum</i>	300 x 300	Native	250
<i>Melastoma sanguineum</i>	300 x 300	Native	250
<i>Melastoma malabathricum</i>	300 x 300	Native	250
<i>Monstera deliciosa</i>	300 x 300	Exotic	250
<i>Murraya paniculata</i>	300 x 300	Exotic	250
<i>Pachystachys lutea</i>	300 x 300	Native	250
<i>Paliurus ramosissimus</i>	300 x 300	Native	250
<i>Pennisetum alopecuroides</i>	300 x 300	Native	250
<i>Pennisetum setaceum</i>	300 x 300	Exotic	250
<i>Pittosporum tobira</i>	300 x 300	Exotic	250
<i>Rhaphiolepis indica</i>	300 x 300	Native	250
<i>Rhapis excelsa</i>	600 x 500	Native	400
<i>Rhapis multifida</i>	600 x 500	Exotic	400
<i>Rhodoleia championii</i>	300 x 300	Native	250
<i>Rhododendron mucronatum</i>	300 x 300	Exotic	200
<i>Rhododendron simsii</i>	300 x 300	Native	200
<i>Rhodomyrtus tomentosa</i>	300 x 300	Native	200
<i>Ruellia coerulea</i>	250 x 250	Exotic	200
<i>Russelia equisetiformis</i>	300 x 300	Exotic	200
<i>Scaevola taccada</i>	300 x 300	Native	200
<i>Schefflera arboricola</i>	600 x 600	Exotic	500
<i>Spinifex littoreus</i>	300 x 300	Native	200
<i>Strelitzia nicolai</i>	600 x 600	Exotic	500
<i>Strelitzia reginae</i>	600 x 600	Exotic	500
<i>Tibouchina heteromalla</i>	300 x 300	Exotic	200
<i>Viburnum hanceanum</i>	300 x 300	Native	250
Groundcover Species			
<i>Asparagus cochinchinensis</i>	300 x 300	Exotic	250
<i>Asplenium nidus</i>	150 x 150	Native	100
<i>Calathea zebrina</i>	150 x 150	Exotic	100
<i>Cuphea hyssopifolia</i>	250 x 300	Exotic	250
<i>Dicranopteris pedata</i>	150 x 150	Native	100
<i>Hymenocallis americana</i>	300 x 500	Exotic	400
<i>Imperata cylindrica</i>	150 x 150	Native	100

Botanical Name	Size (mm) (spread x height)	Native / Exotic	Spacing (mm)
<i>Ipomoea pes-caprae</i>	150 x 150	Native	100
<i>Iris</i> spp.	150 x 150	Exotic	100
<i>Lantana montevidensis</i>	300 x 300	Exotic	200
<i>Liriope spicata</i>	150 x 150	Native	150
<i>Nephrolepis auriculata</i>	150 x 150	Native	150
<i>Neottopteris nidus</i>	150 x 150	Native	100
<i>Ophiopogon japonicus</i>	250 x 300	Native	200
<i>Philodendron selloum</i>	700 x 700	Exotic	500
<i>Phyllanthus myrtifolius</i>	300 x 300	Exotic	250
<i>Pteridium aquilinum</i> var. <i>latiusculum</i>	150 x 150	Native	100
<i>Sanchezia nobilis</i>	150 x 150	Exotic	100
<i>Scindapsus aureus</i>	300 x 300	Exotic	250
<i>Spathiphyllum floribundum</i>	400 x 400	Exotic	300
<i>Tabernaemontana divaricata</i> dwarf	300 x 300	Exotic	200
<i>Vitex rotundifolia</i>	150 x 150	Native	150
<i>Wedelia prostrata</i>	150 x 150	Native	150
Bamboo			
<i>Bambusa textilis</i>	2000-3000 Ht. (3 culms per clump) 1500 Ht. (3 culms per clump)	Exotic	250
<i>Bambusa glaucescens</i>		Native	250
<i>Phyllostachys aurea</i>		Exotic	250
<i>Pseudosasa japonica</i>		Exotic	250
Climbing Plants			
<i>Bauhinia corymbosa</i>	At least 3 shoots per plant. Each shoot at least 1000mm in length.	Native	250
<i>Bauhinia glauca</i>		Native	
<i>Ficus pumila</i>		Native	
<i>Lonicera japonica</i>		Native	
<i>Parthenocissus dalzielii</i>		Native	
<i>Parthenocissus tricuspidata</i>		Exotic	
<i>Trachelospermum Jasminoides</i>		Native	
<i>Quisqualis indica</i>		Exotic	
Lawn			
<i>Axonopus compressus</i>	Turves	Exotic	Area

Note: The plant species listed above provide an indication of the future character of the proposed landscape areas however the design will be subject to review during the detailed design stage of the project and commercial availability. These changes will be reflected in the future Landscape Master Plan Submission.

Soil Depth for Planting Areas

- 11.5 In order to ensure that the planting proposals are feasible, it is proposed that an adequate planting medium be incorporated into the design of the soft landscape areas. All planting areas allow a minimum soil depth excluding the drainage layer of 1200mm facilitating the planting of trees whilst shrub and green roof / lawn areas will incorporate a minimum soil depth of 600mm and 300mm respectively excluding the requirements for drainage.

Irrigation and Drainage

- 11.6 The proposed irrigation system will utilise a manual system with lockable water points at 40m centres throughout the entire site. The proposed source of water supply will be subject to final approval from

the Water Supplies Department. Sub-soil drainage shall be provided for all planting areas with a cellular drainage system such as "Mira-drain" or an approved equivalent.

Hard Landscape Design Approach

Feature Paving

- 11.7 The paving will be an important element of the landscape design both in terms of its aesthetic appearance and in terms of producing a hardwearing landscape for usage by the future users. The design of the proposed paving will highlight entrance areas and major pedestrian routes through the site providing a hierarchy for pedestrian movement and help to define the spatial configuration of the landscape. It would be constructed of quality materials in feature patterns creating a distinct identity for each of the key landscape zones responding to the architectural design and function of each. Colour changes within the patterns would be used to break the linearity of the spaces and establish a theme across the development.
- 11.8 The use of a similar material palette for the vehicular and pedestrian areas is designed to blur the distinction between the two and create the appearance of a shared surface.
- 11.9 Non-slip paving materials will be utilised throughout the site and the proposed finishes and materials are summarized below:
- EVA and pedestrian pavements: Subtle shades of natural granite and concrete pavers designed to create a distinct identity at the threshold of the development and subtle transition with the adjacent pedestrian pavement.
 - Main Gardens: Combination of natural granite and concrete paving using both formal paving and naturalistic paving for the horizontal surfaces building on the design theme for the architectural and landscape schemes.
- 11.10 Wherever possible all landscape areas will cater for multiple use needs including people with impaired ability and access for the disabled in accordance with Building Department's Design Manual on 'Barrier Free Access (DMBFA), 2008 (2024 Edition)'.
- 11.11 The landscape design considers the requirements of Chapter 6 of the DMBFA for the use of elderly residents whereby the landscape has been designed without steps, thresholds, small ramps or kerbs, wherever possible. Where changes in level are unavoidable handrails or grab bars will be provided. Steps and staircases should be designed with wider treads and lower risers. Floor surfaces will comply with Division 4. Slip-resistant floor finishes and avoids the use of shiny and reflective floors such as marble, glazed tiles and the like. Open jointed pavers or aeration paver blocks with uneven or very rough surface will be avoided at external open spaces.

Planter Walls and Kerbs

- 11.12 Where possible planters will be at-grade however where raised planters are required the planter walls and kerbs will be clad with various finishes including a combination of light and mid grey and rustic yellow natural granite.

Lighting

- 11.13 The lighting design concept for the landscaped areas should be designed to contribute to the quality of the development in nocturnal views providing an aesthetically pleasing landscape through the highlighting of landscape elements. All the landscape areas will be provided with sufficient illumination to meet the required lighting standards, particularly for the entrance areas and pedestrian access paths. The lighting concept will include three types of lighting which are as follows:
- Amenity lighting highlighting feature trees, walls, sculptures and planting using spotlights and up-lighting;

- Area lighting involving the use of low-level lighting sources such as lighting bollards and recessed wall lights for sitting areas and main landscape spaces designed to avoid glare / light spillage to adjacent properties; and
- General safety lighting with the minimum lux level which will last between midnight and early morning.

Site Furniture

- 11.14 The landscape design would include the provision of site furniture including seating, which in addition to its functional attributes would also contribute to the perceived quality of the landscape.

Safety Requirements

- 11.15 All outdoor facilities will be designed, constructed and operated in full compliance with relevant safety standards and guidelines.

12.0 Landscape Management and Maintenance

- 12.1 Upon completion of the construction works, a 12-month Defects Liability Period (DLP) will be implemented applying to the hard landscape whereby the specialist contractor will be responsible for the maintenance during this first year.
- 12.2 Similarly, the softworks contractor will be responsible for a 12-month Establishment Period (EP) for the planting after practical completion. This allows time for proper establishment of the plants and the replacement of any losses.
- 12.3 At the end of the 12-month DLP / EP, subject to the location, the landscape will be managed and maintained by the landowner and/or the management company for the development. This includes general tree care and proper tree maintenance in accordance with relevant guidelines promulgated by DEVB.

Landscape Figures

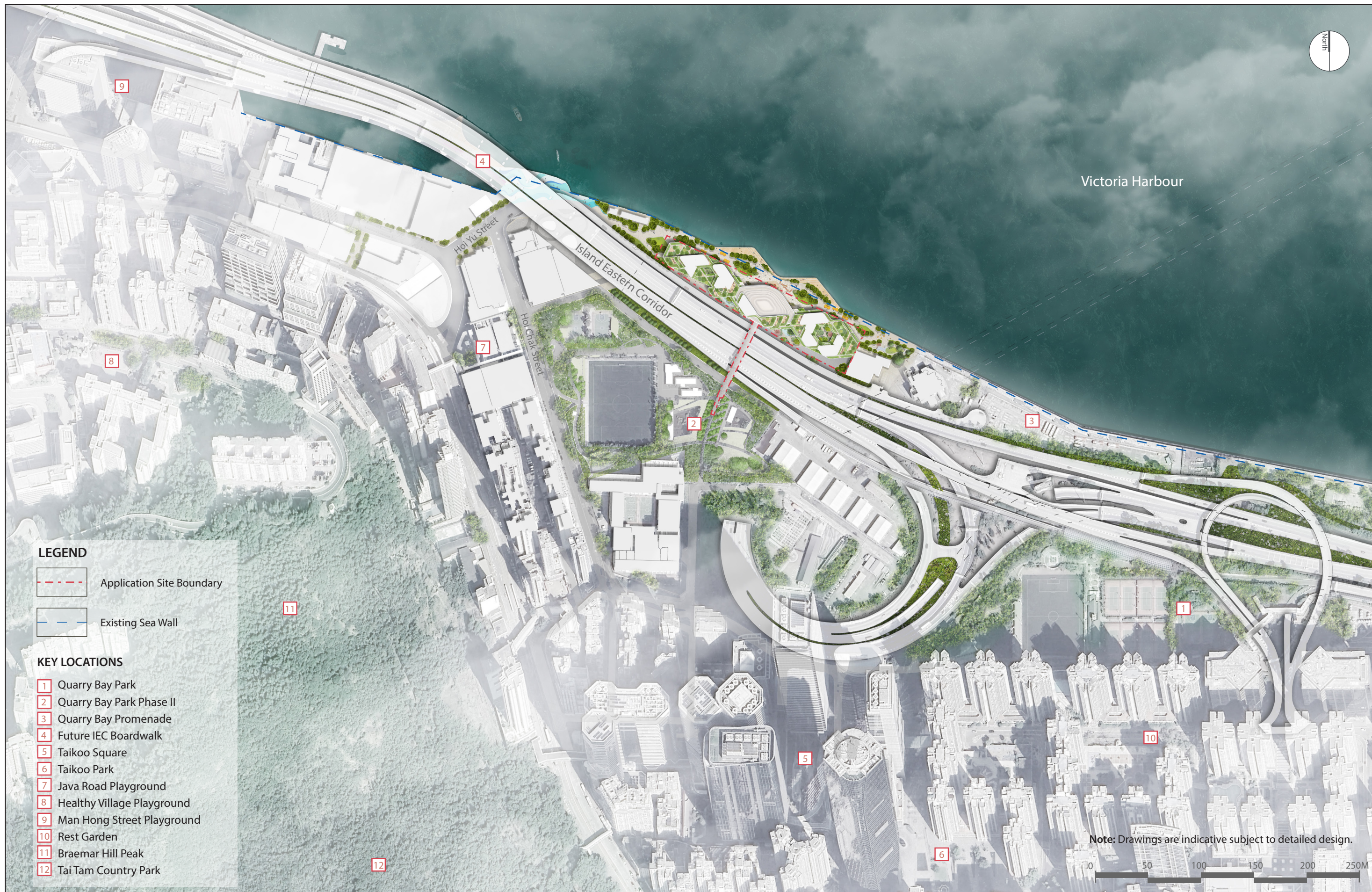


FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Future Landscape Context

SCALE	A.S.	DATE	NOV 2024
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FIGURE NO.	Figure 4.1		REV
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FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Landscape Master Plan

SCALE	A.S.	DATE	NOV 2024
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FIGURE NO.	Figure 4.2		REV
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Landscape Master Plan: Proposed Scheme



Landscape Master Plan: Approved Scheme

Note:
- The Landscape Master Plan of the Approved Scheme is extracted from the approved Planning Application (NO. A/H21/150) dated 8th March 2019.

Note: Drawings are indicative subject to detailed design.



FIGURE
TITLE

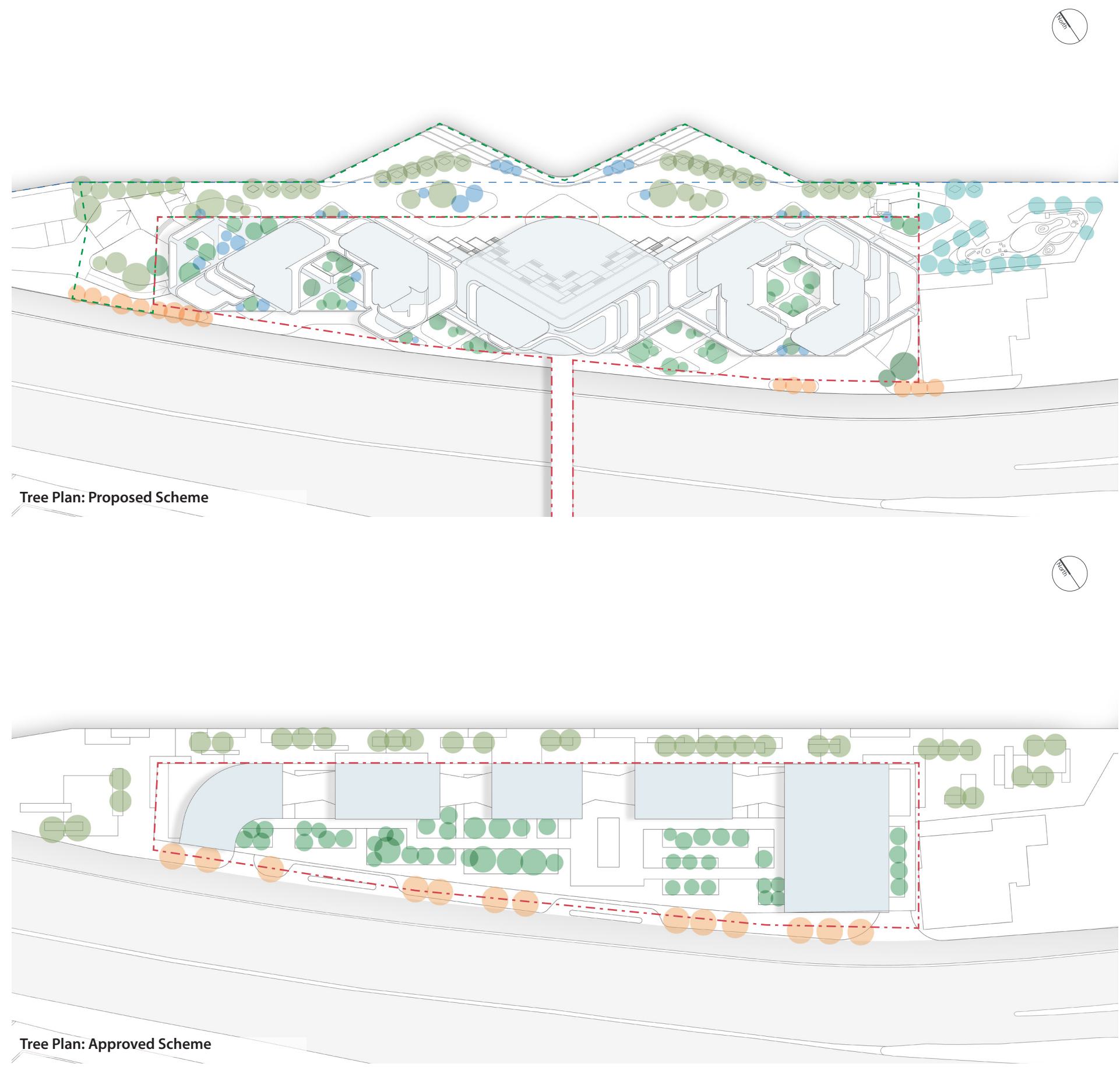
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Landscape Master Plan Comparison with Approved Scheme

SCALE	A.S.	DATE	NOV 2024
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FIGURE NO.	Figure 5.1		REV
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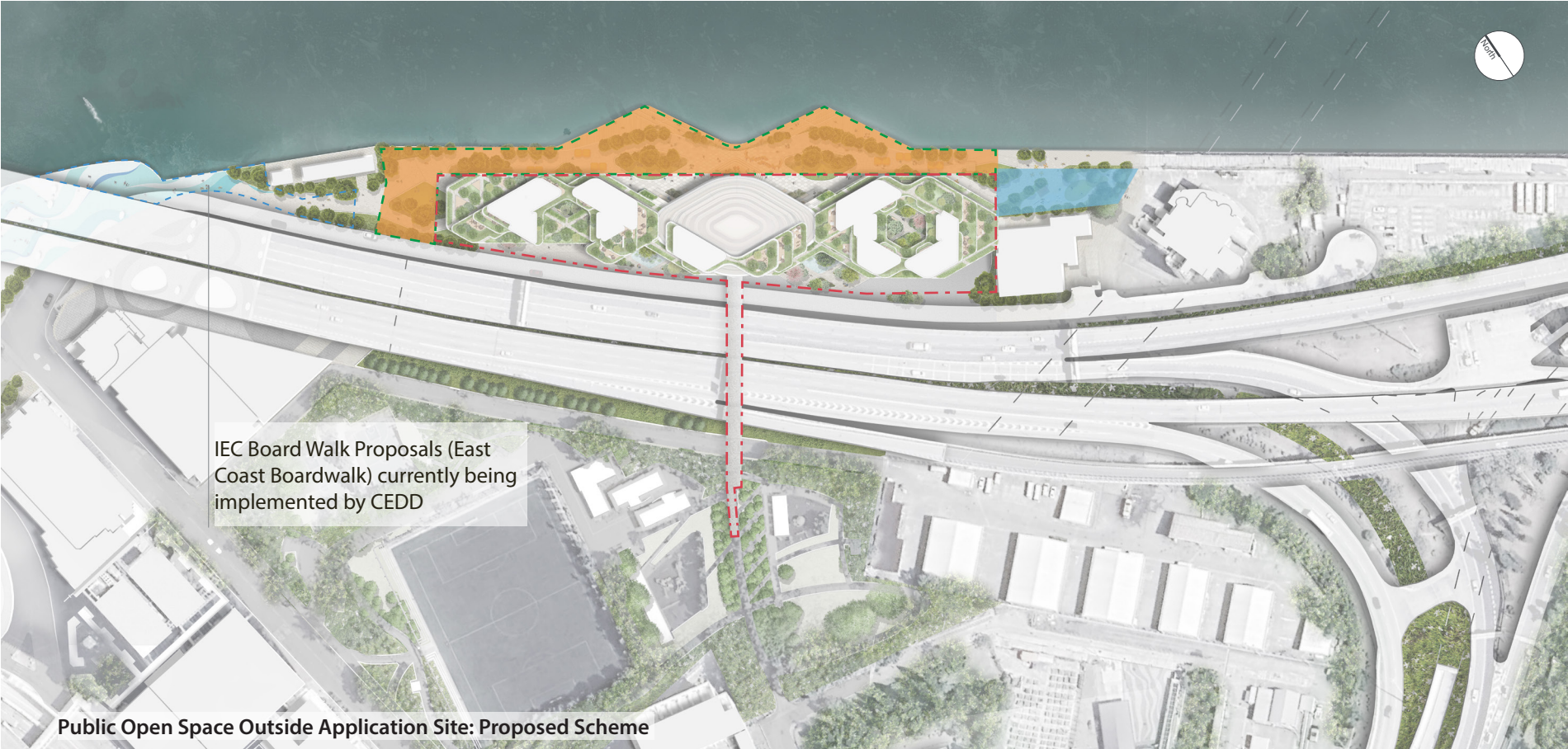
LEGEND

- Application Site Boundary
- Existing Sea Wall
- Public Open Space outside the Application Site to be managed and maintained by the Applicant
- Proposed / Approved Scheme
- Proposed Large Specimen Shrub Planting
- Proposed New Tree Planting in Uncovered Spaces (Application Site Boundary)
- Proposed New Tree Planting as part of the Quarry Bay Promenade enhancement (outside Application Site Boundary)
- Proposed New Tree Planting as part of the enhancement of Hoi Yu Street (outside Application Site Boundary)
- Proposed Reprovision of the Quarry Bay Promenade Pet Garden (outside the Application Site Boundary)

New Tree Planting Overview	
Proposed Scheme	
Proposed New Tree Planting in Uncovered Spaces (Application Site Boundary)	48
Proposed New Tree Planting as part of the Quarry Bay Promenade Enhancement (outside the Application Site Boundary)	43
Proposed New Tree Planting as part of the Enhancement of Hoi Yu Street (outside the Application Site Boundary)	15
Proposed Reprovision of the Quarry Bay Promenade Pet Garden (outside the Application Site Boundary)	18
Total number of Trees	124
Approved Scheme	
Proposed New Tree Planting in Uncovered Spaces (Application Site Boundary)	59
Proposed New Tree Planting as part of the Quarry Bay Promenade Enhancement (outside the Application Site Boundary)	33
Proposed New Tree Planting as part of the Enhancement of Hoi Yu Street (outside the Application Site Boundary)	13
Total number of Trees	105

Note: The proposed tree planting locations and numbers of trees subject to design refinement and the study of feasibility during the detail design stage of the project.





LEGEND

- Application Site Boundary
- Public Open Space outside the Application Site to be managed and maintained by the Applicant
- Proposed Open Space outside the Application Site to be implemented, managed and maintained by the Applicant (Proposed Scheme)
- Proposed Open Space outside the Application Site to be implemented by the Applicant and then handed back to government for management and maintenance (Approved Scheme)
- Proposed reprovisioned Quarry Bay Promenade Pet Garden (Approved and Proposed Scheme)

Proposed Open Space outside the Application Site	
Proposed Scheme (without the East Coast Boardwalk)	4,080 m ²
Approved Scheme (without the East Coast Boardwalk)	3,152 m ²
Proposed Scheme and the Reprovisioned Quarry Bay Promenade Pet Garden	4,918 m ²

Note: The Landscape Master Plan of the Approved Scheme is extracted from the approved Planning Application (NO. A/H21/150) dated 8th March 2019.

The proposed open space outside the application site is subject to detailed design and discussion and agreement with relevant Government Departments.

Location and design for the reprovision of the Quarry Bay Promenade Pet Garden subject to further discussions with government.

The western part of the proposed open space outside the application site of the Approved Scheme is now part of the Government's Boardwalk proposal.

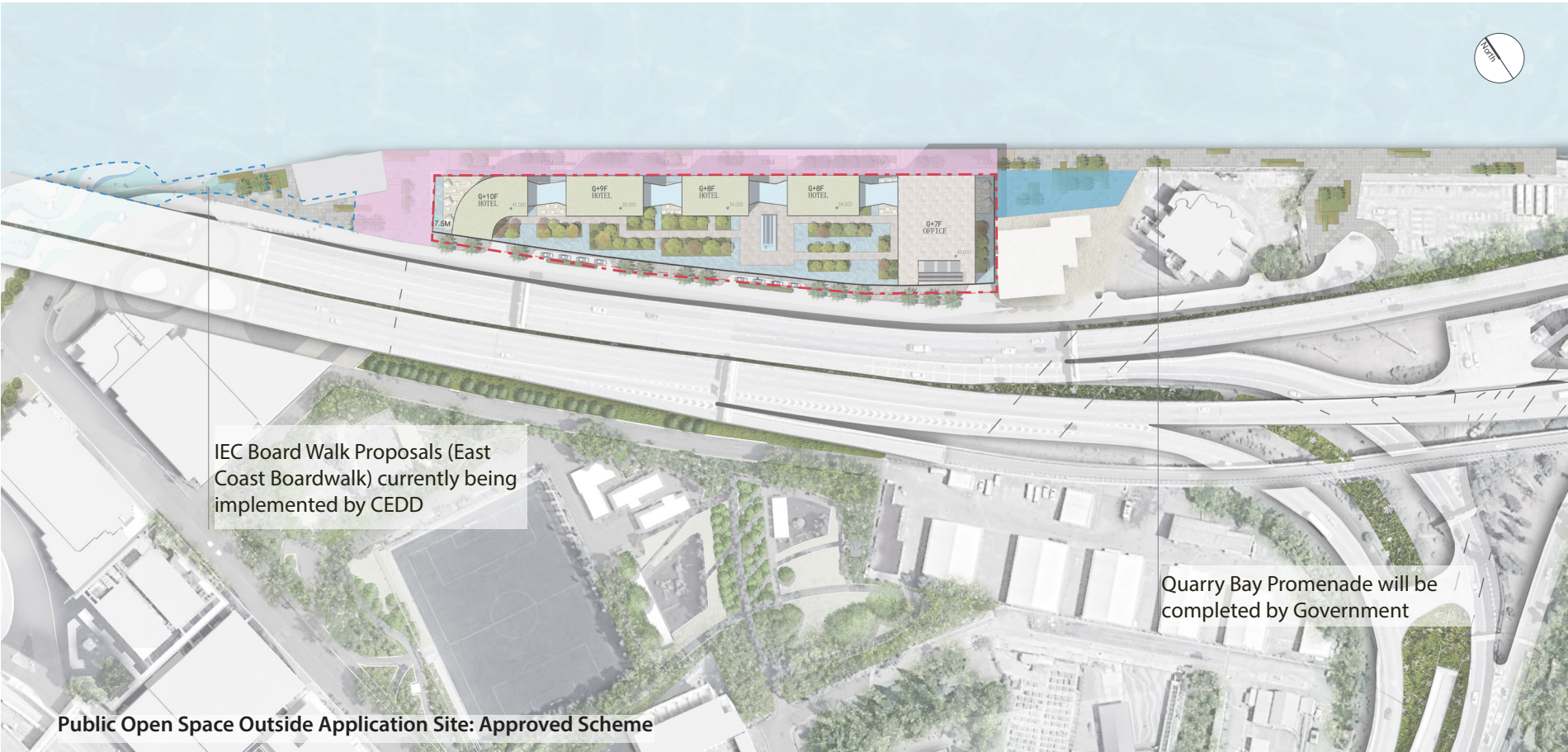


FIGURE TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Public Open Space Outside the Application Site Comparison with Approved Scheme

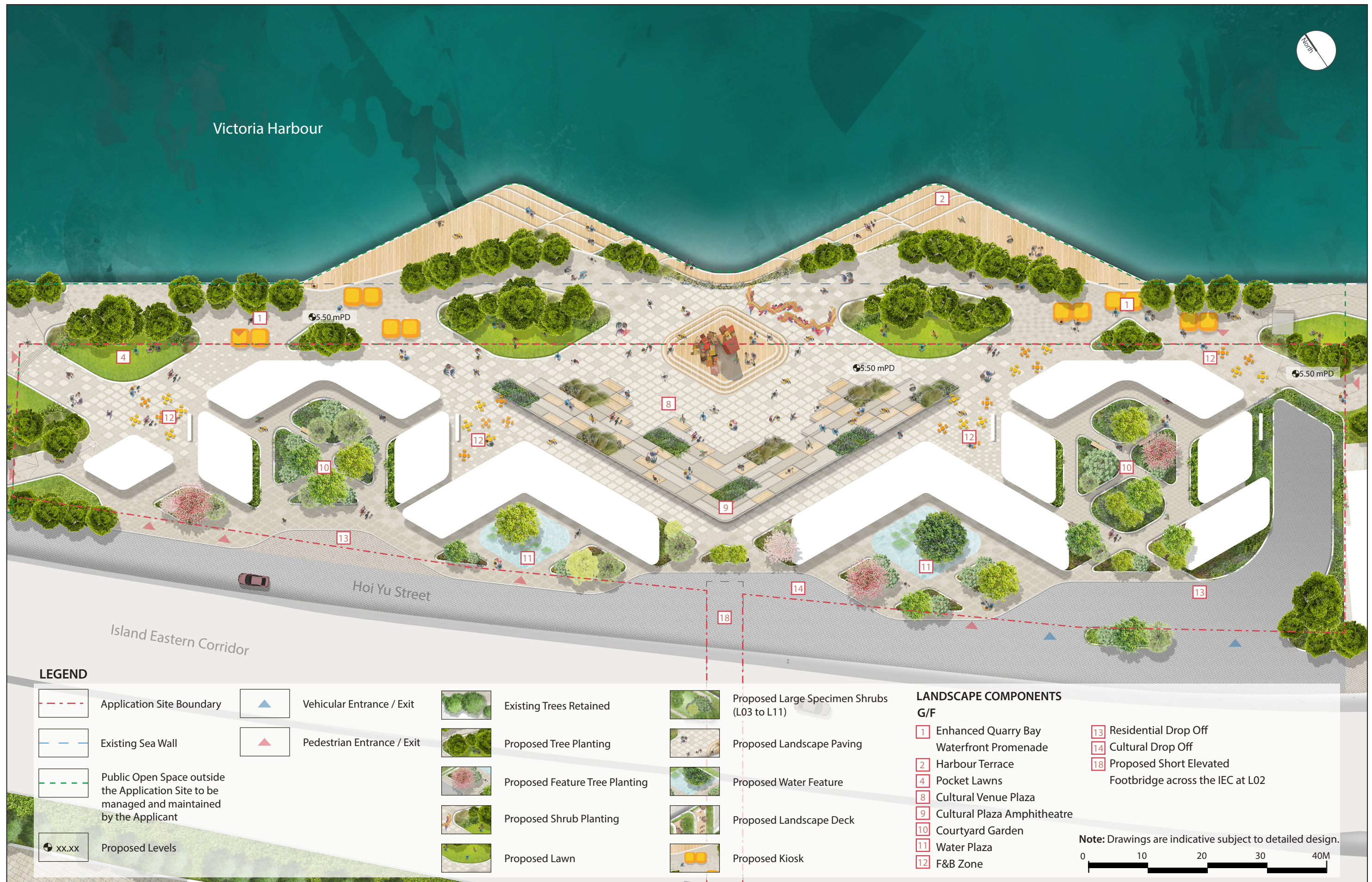
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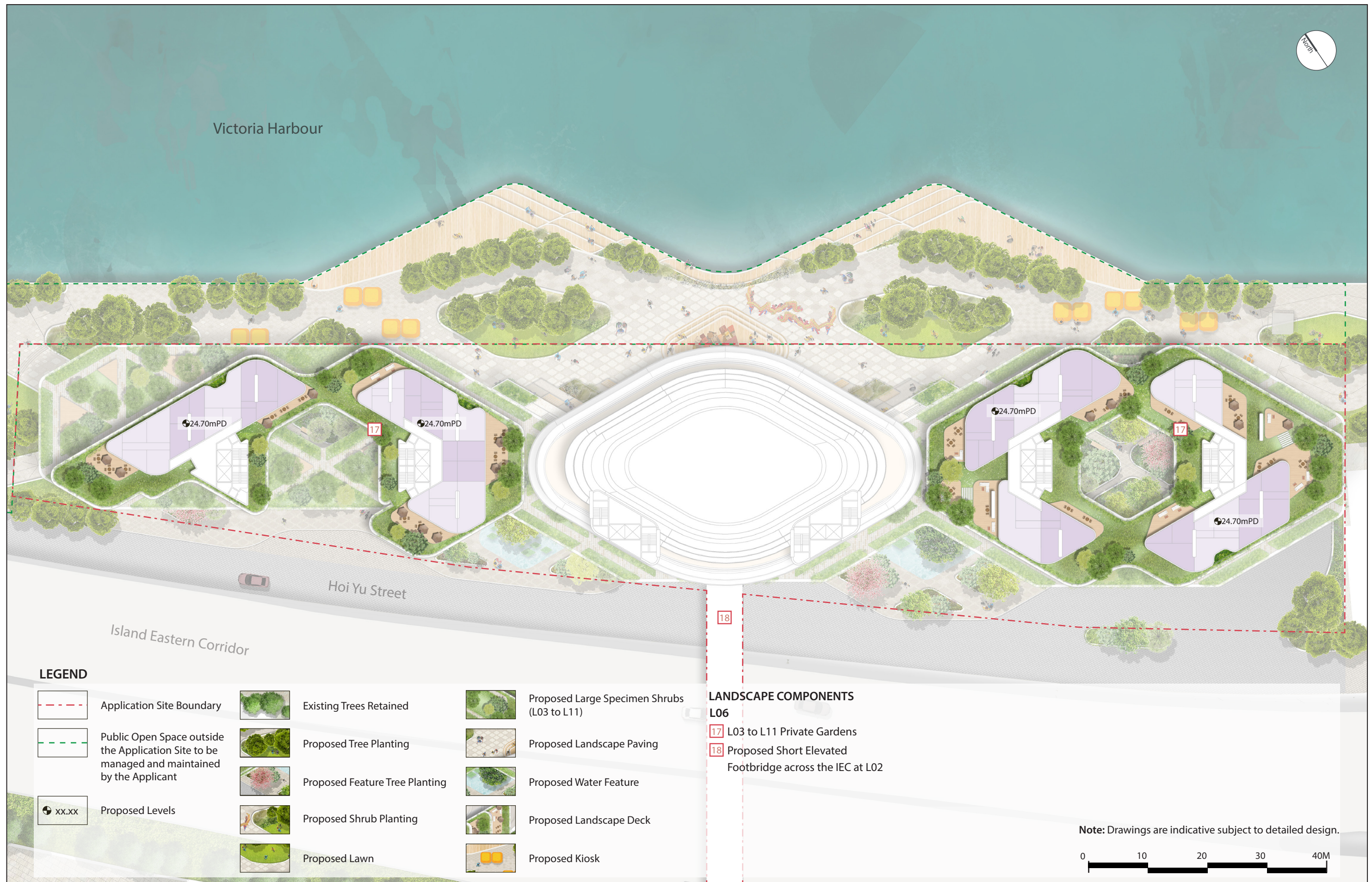






FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Landscape Master Plan - L08

SCALE	A.S.	DATE	NOV 2024
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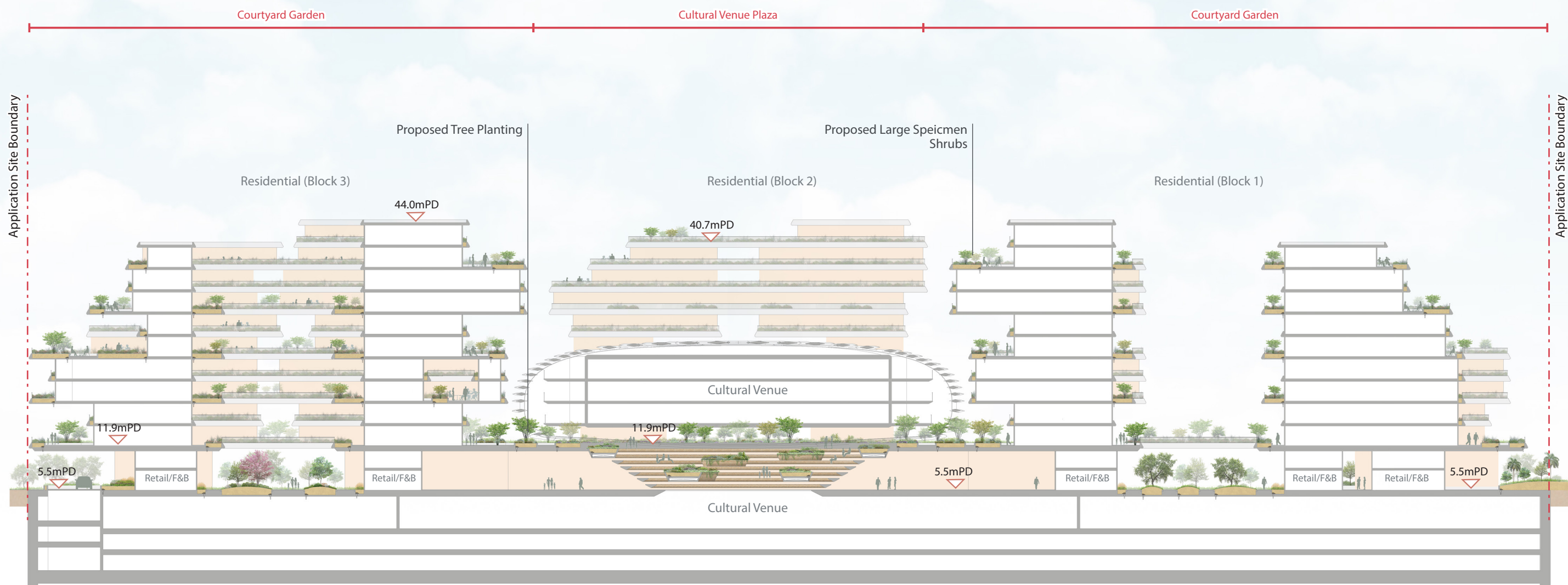
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LOCATION PLAN



LEGEND

-  Section Line
-  Application Site Boundary
-  Proposed Levels
-  Proposed Tree Planting
-  Proposed Shrub Planting
-  Proposed Large Specimen Shrubs (L03 to L11)
-  Proposed Terrace Seating
-  Proposed F&B Zone
-  Proposed Deck

Note: Drawings are indicative subject to detailed design.



FIGURE
TITLE

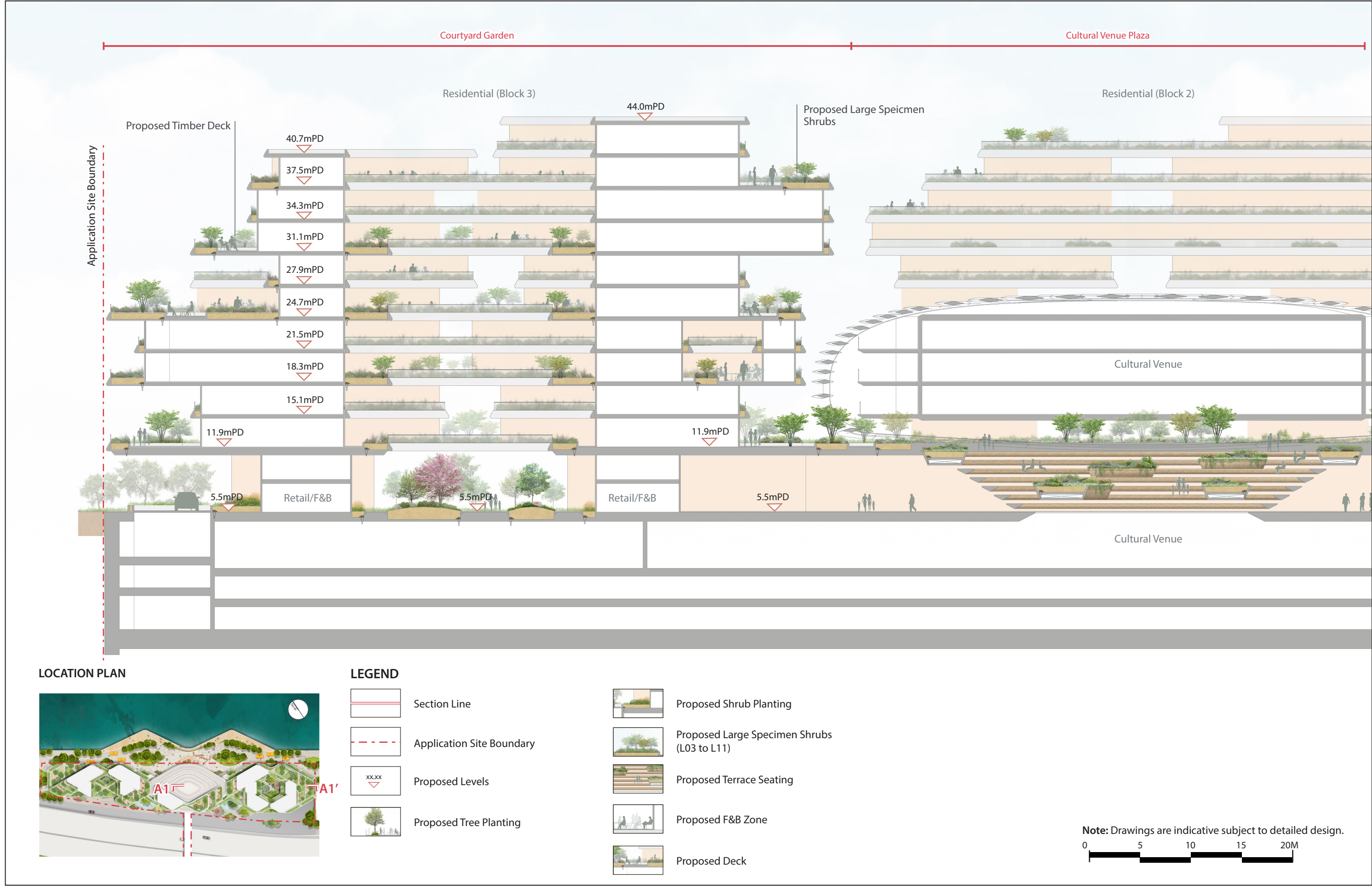
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

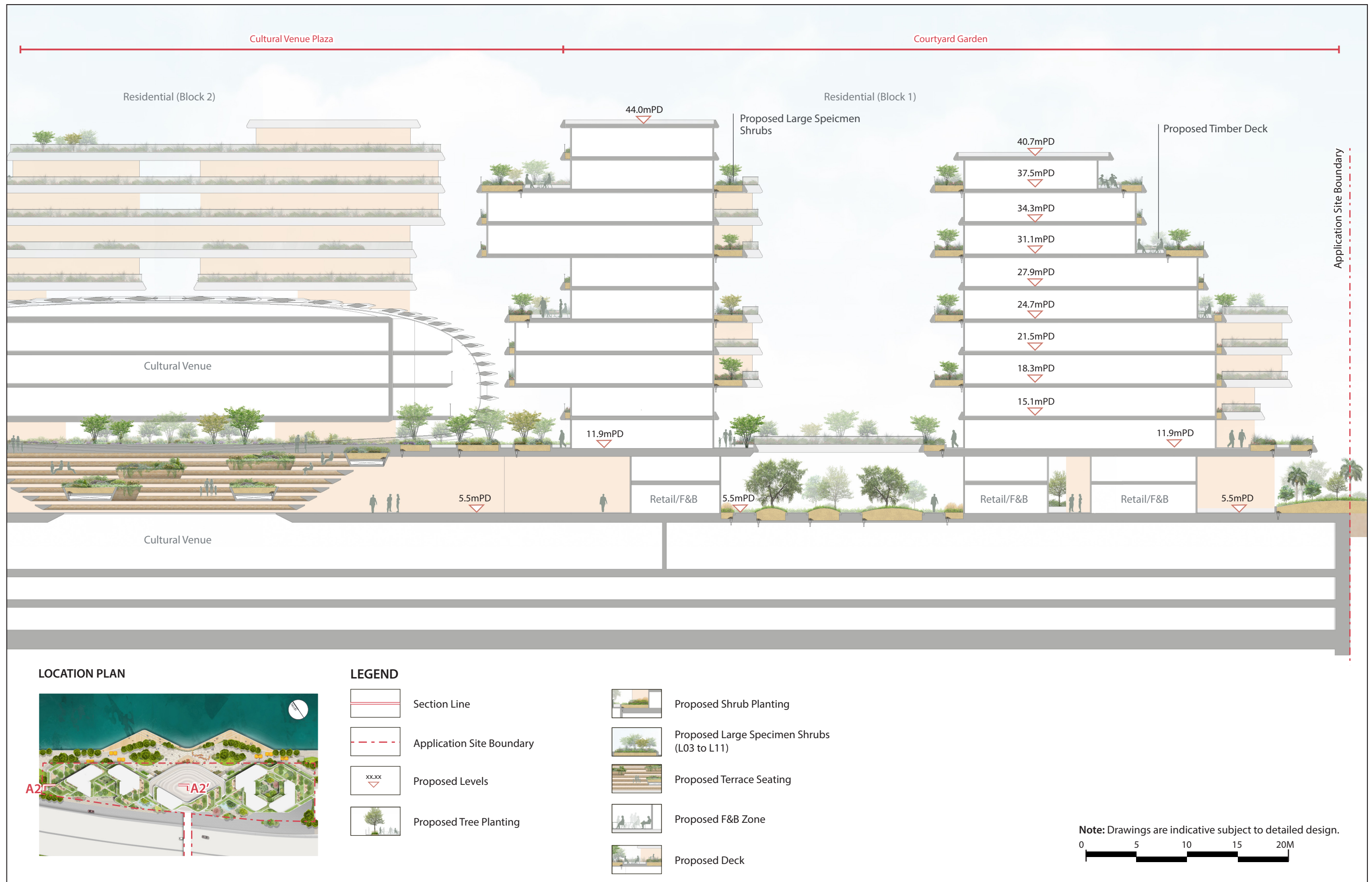
Landscape Section A - A'

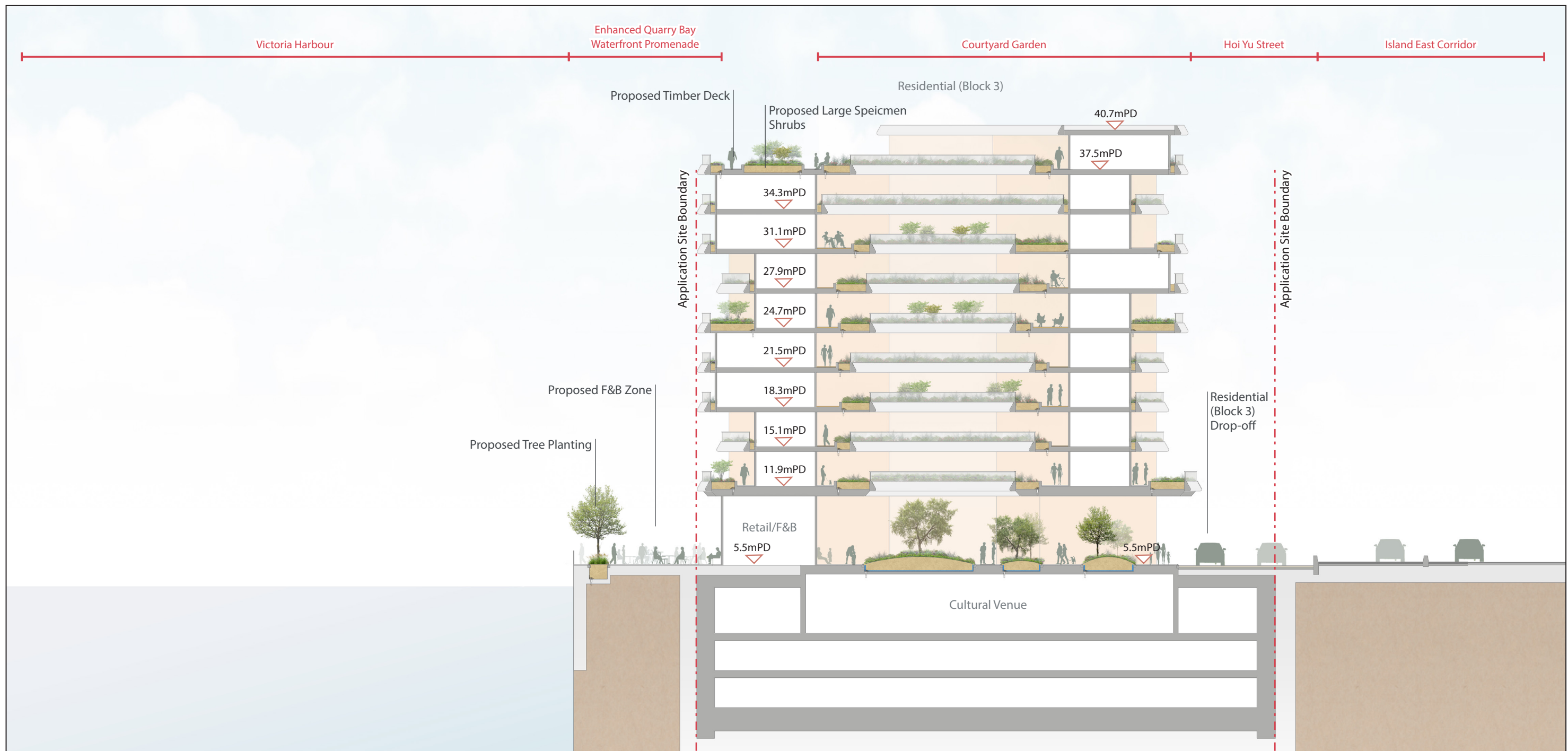
SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.14		REV
			A



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LOCATION PLAN



LEGEND

- Section Line
- Application Site Boundary
- Proposed Levels
- Proposed Tree Planting
- Proposed Shrub Planting
- Proposed Large Specimen Shrubs (L03 to L11)
- Proposed Terrace Seating
- Proposed F&B Zone
- Proposed Deck

Note: Drawings are indicative subject to detailed design.



FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Landscape Section B - B'

SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.17		REV
			A

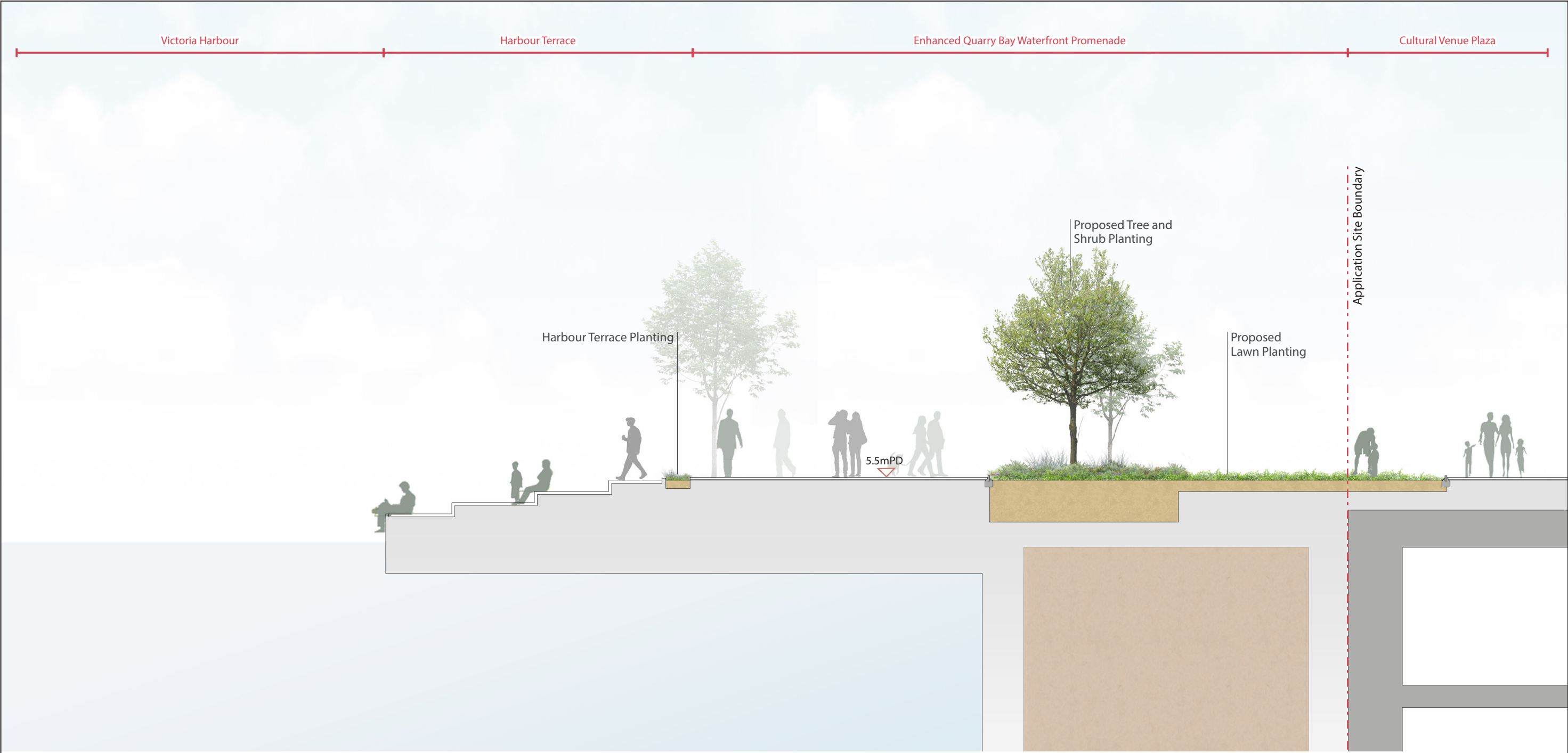


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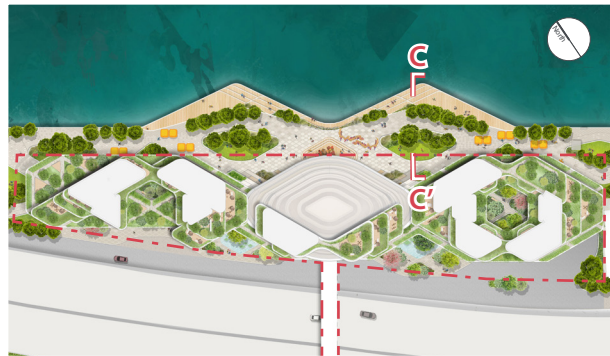
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LOCATION PLAN



LEGEND

-  Section Line
-  Application Site Boundary
-  Proposed Levels
-  Proposed Tree Planting



Note: Drawings are indicative subject to detailed design.





LOCATION PLAN



Oblique aerial view looking at the Application Site from the north west

Note: Drawings are indicative subject to detailed design.

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.19		REV
			A



LOCATION PLAN



View looking at the Application Site from the north west

Note: Drawings are indicative subject to detailed design.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Landscape Perspectives

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.20		REV
			A



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LOCATION PLAN



View of the enhanced landscape of the underpass below the IEC

Note: Drawings are indicative subject to detailed design.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Landscape Perspectives

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.21		REV A



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LOCATION PLAN



View of the GF landscape to the west of the Application Site

Note: Drawings are indicative subject to detailed design.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Landscape Perspectives

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.22		REV A



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LOCATION PLAN



View of the GF Harbour Terrace to the north west of the Application Site

Note: Drawings are indicative subject to detailed design.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Landscape Perspectives

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.23		REV
			A



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LOCATION PLAN



View of Cultural Venue

Note: Drawings are indicative subject to detailed design.

FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the “Other Specified Uses” zone annotated “Cultural and/or Commercial Leisure and Tourism Related Uses”

Landscape Perspectives

SCALE	N.T.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 6.24		REV A

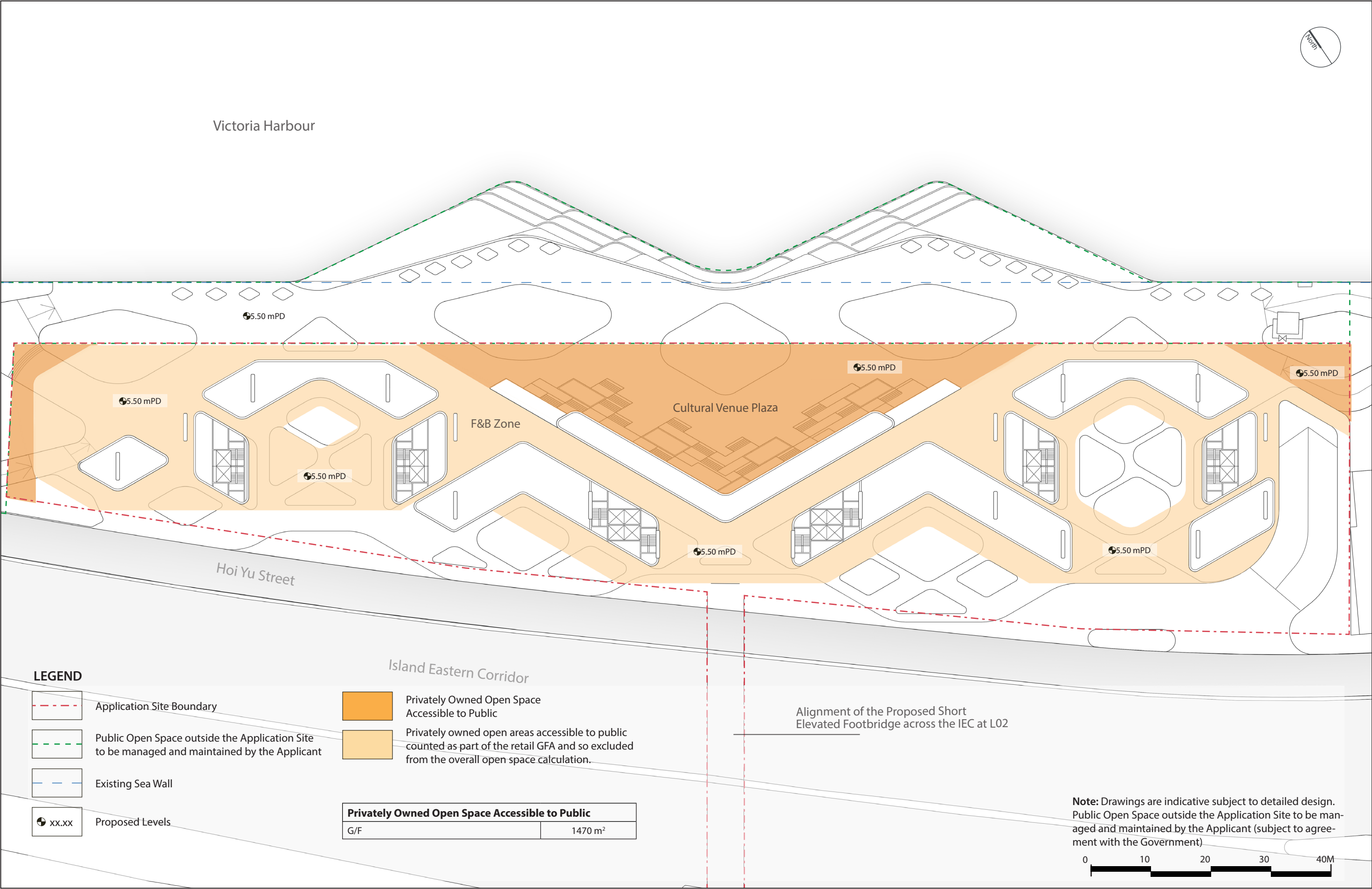


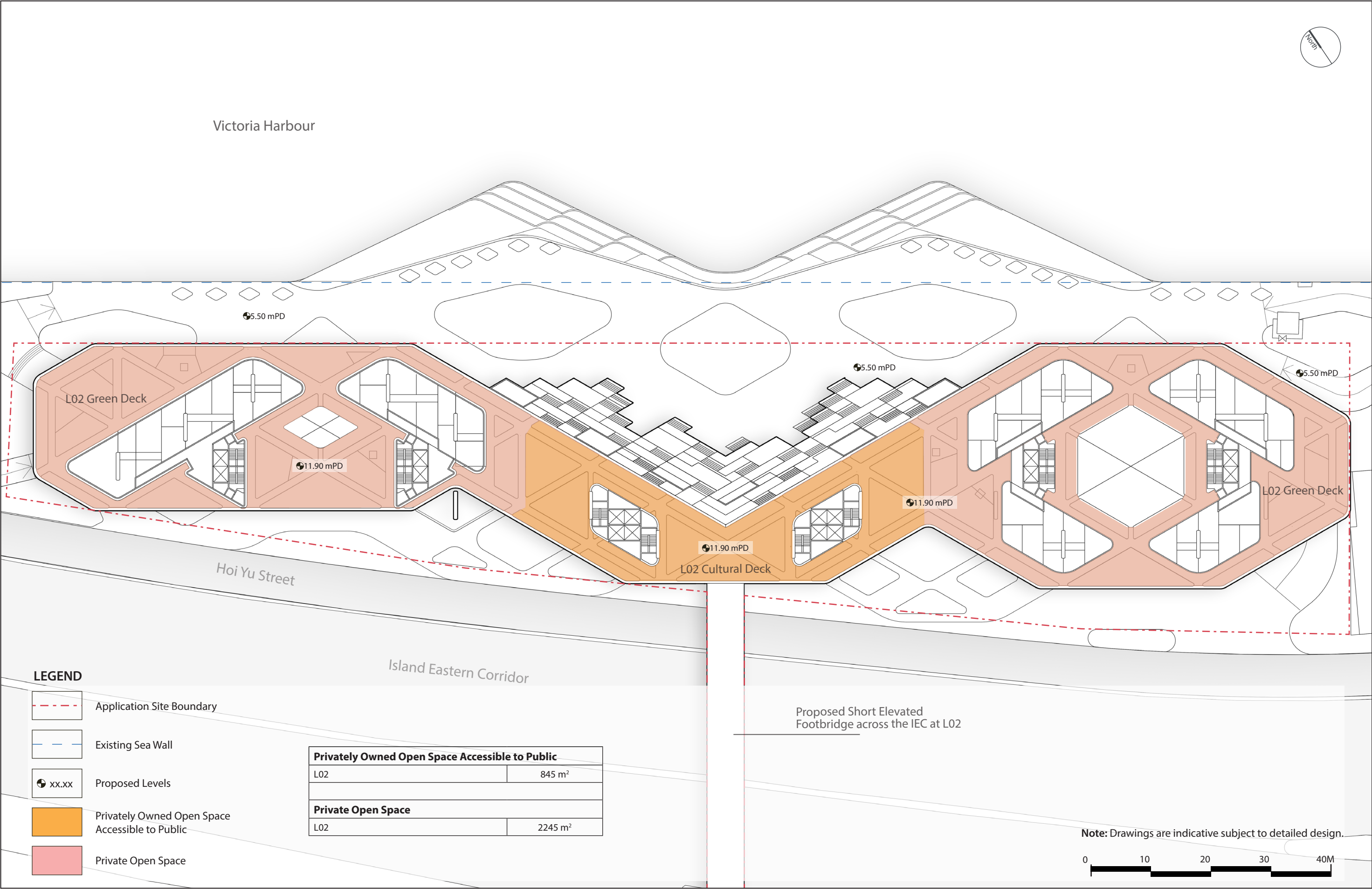
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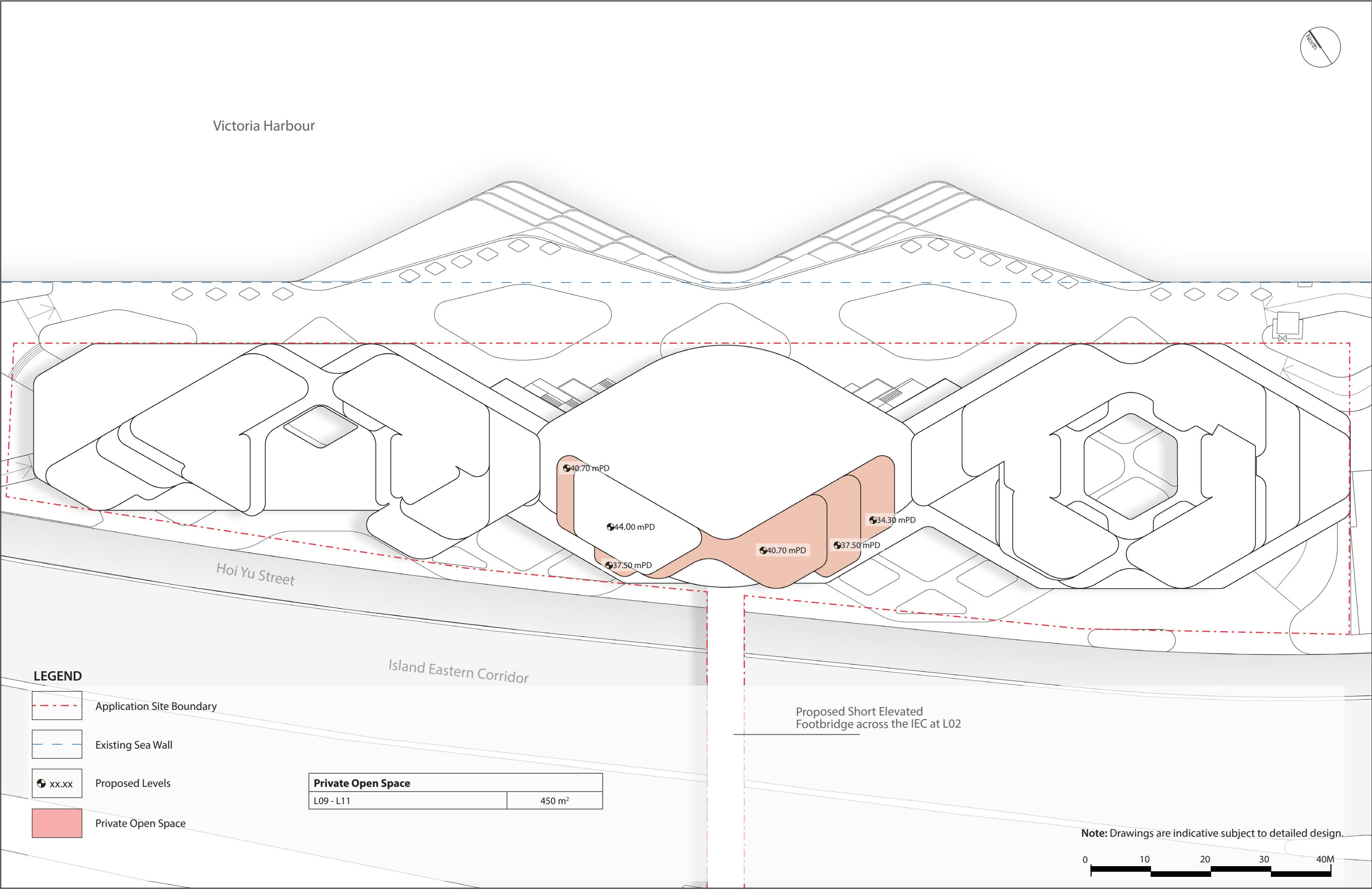
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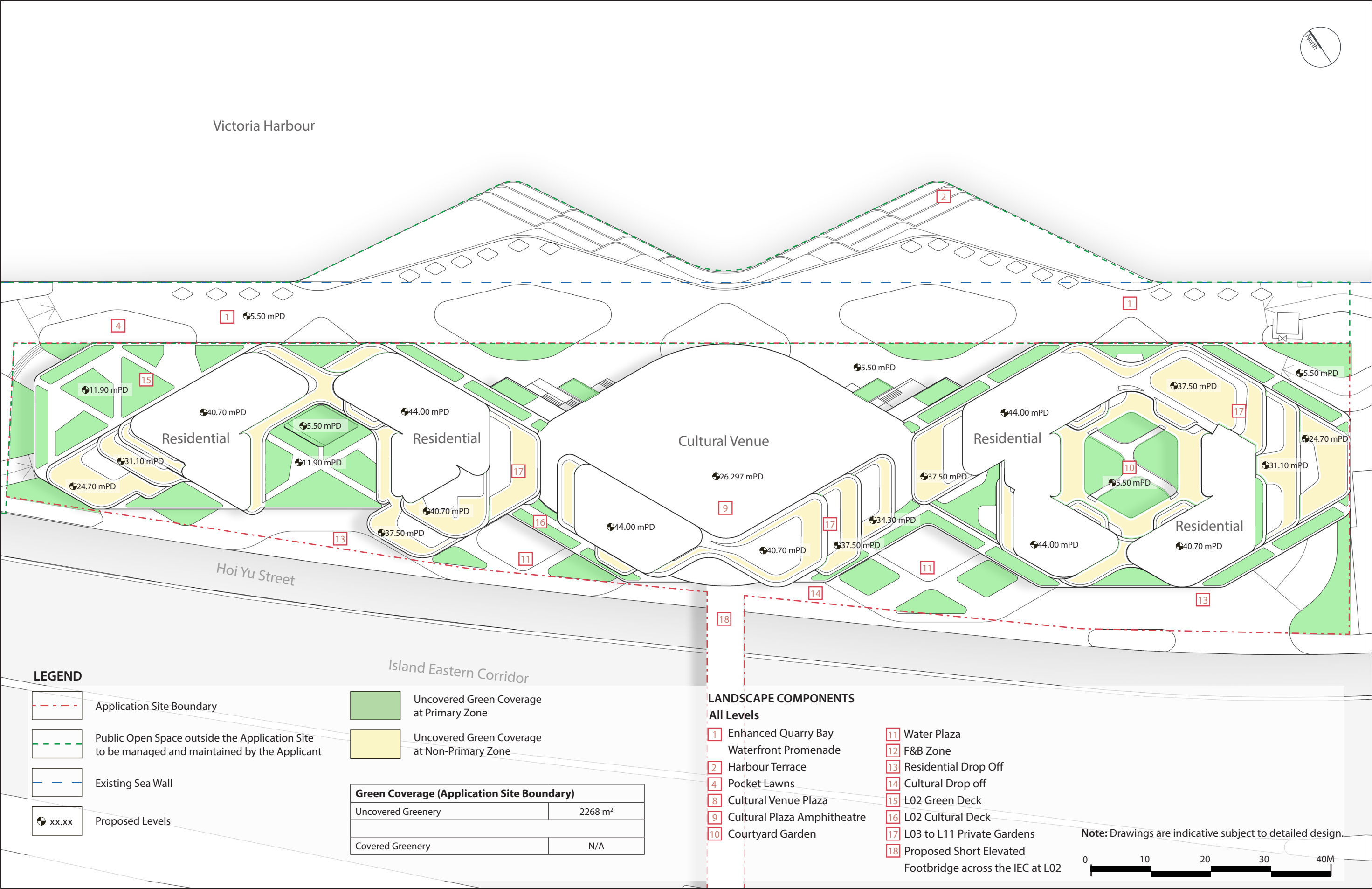
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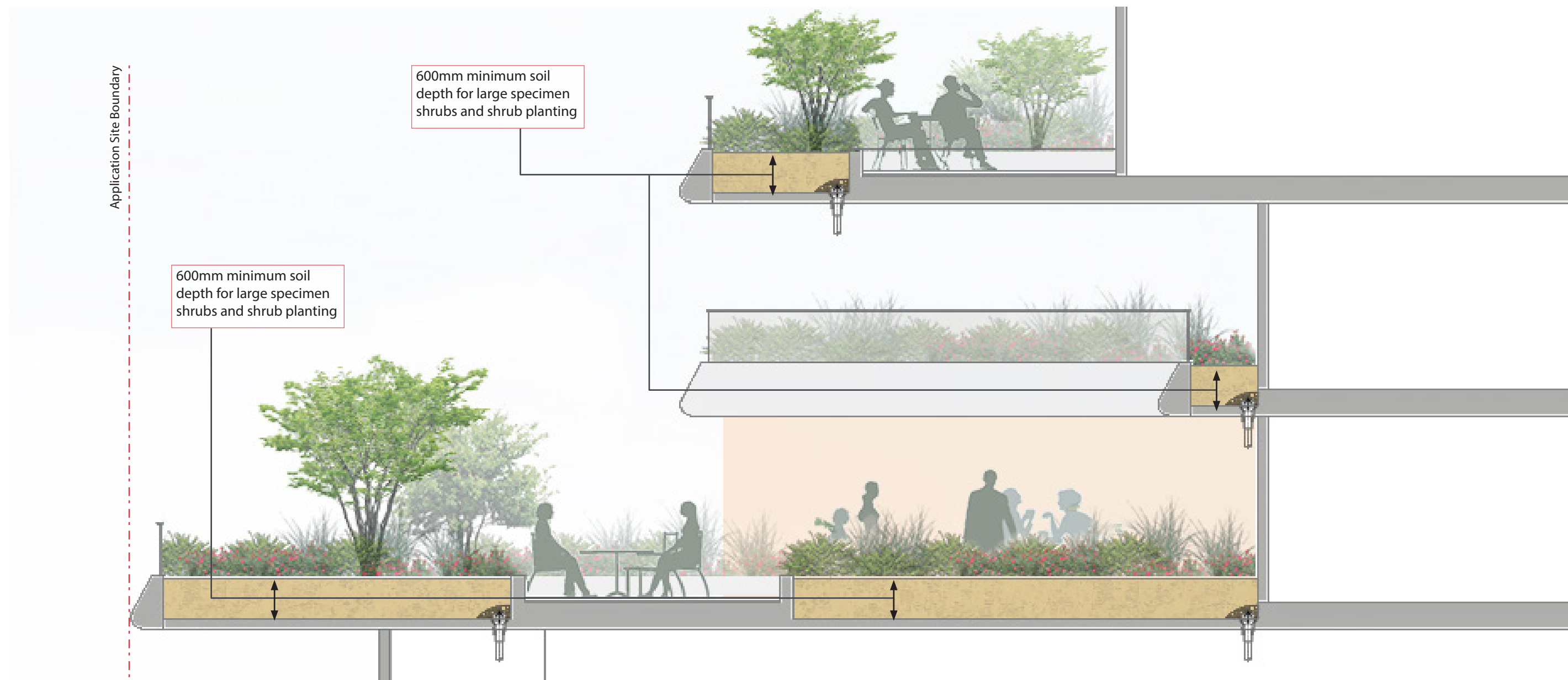
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Section A3-A3'

LOCATION PLAN



LEGEND

	Section Line		Soil Mix
	Application Site Boundary		Planter Drainage Outlet to Engineering's Details
	Proposed Levels		Drainage Cell / Screed Laid to Falls
			Gravel Covered with Geotextile at Drain Outlet

Soil depth excluding drainage layers (min. 600mm for large specimen shrubs and shrub planting, 300mm for groundcover planting and lawn areas)

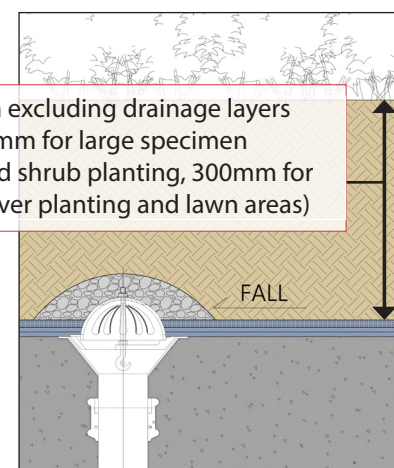


Diagram showing the Drainage outlet detail

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

Note:

Drawings are indicative subject to detailed design.



FIGURE
TITLE

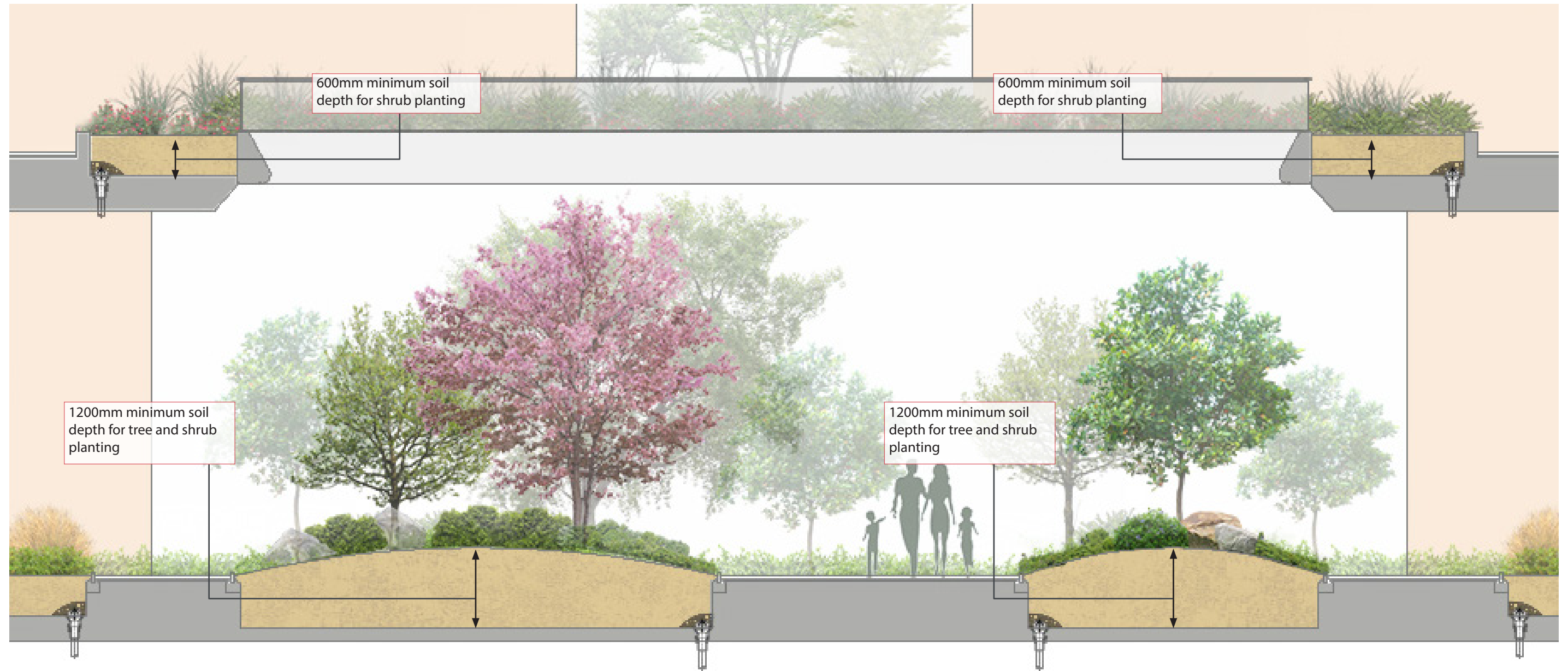
Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Typical Section showing Planter Soil Depth and Drainage Arrangement

SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 11.1		REV
			A



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Section A4-A4'

LOCATION PLAN



LEGEND

	Section Line		Soil Mix
	Application Site Boundary		Planter Drainage Outlet to Engineering's Details
	Proposed Levels		Drainage Cell / Screed Laid to Falls
			Gravel Covered with Geotextile at Drain Outlet

Soil depth excluding drainage layers (min.1200mm for tree planting, 600mm for large specimen shrubs and shrub planting, 300mm for groundcover planting and lawn areas)

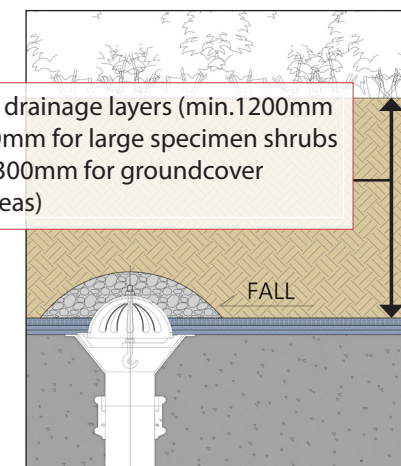


Diagram showing the Drainage outlet detail

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

Note:

Drawings are indicative subject to detailed design.



FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Typical Section showing Planter Soil Depth and Drainage Arrangement

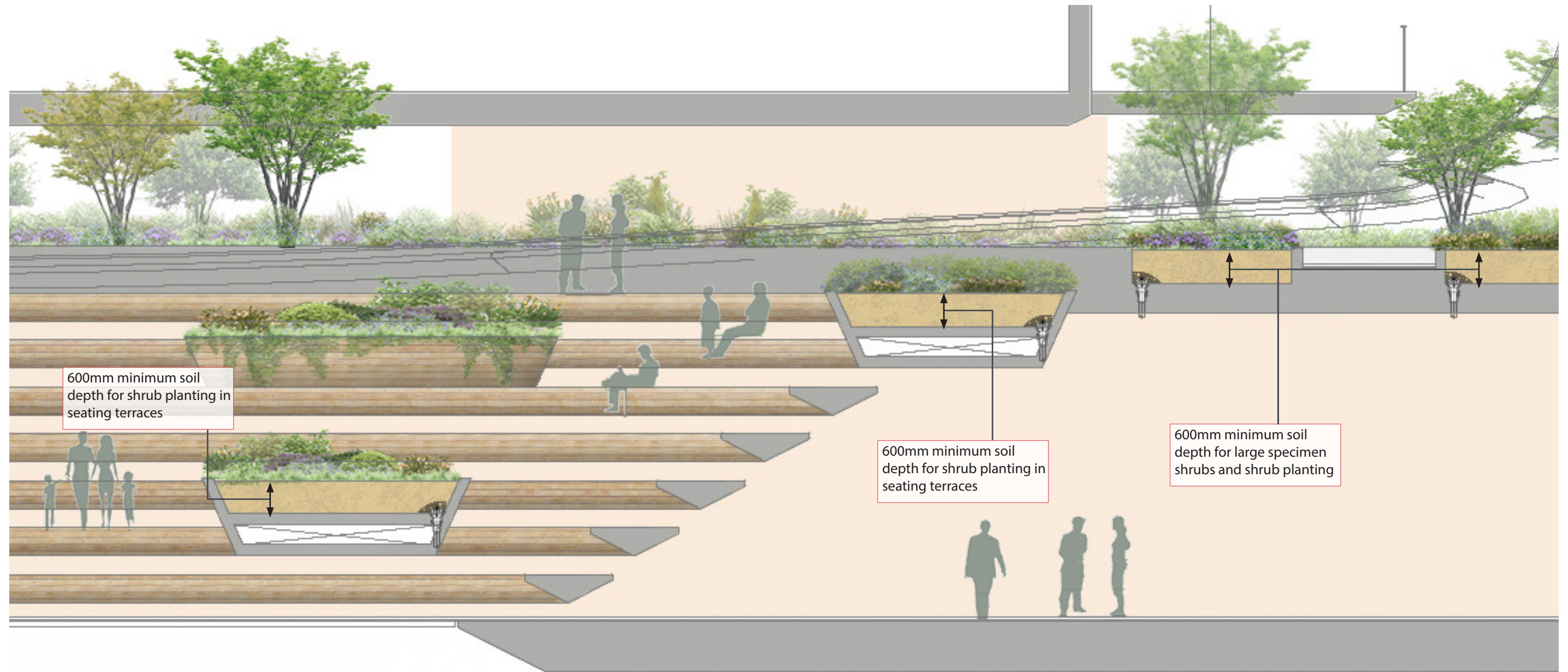
SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 11.2		REV
			A



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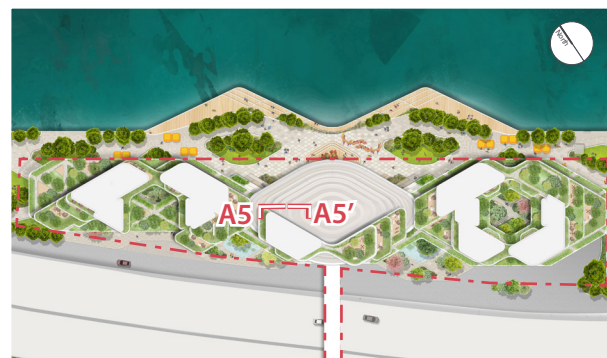
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Section A5-A5'

LOCATION PLAN



LEGEND

	Section Line		Soil Mix
	Application Site Boundary		Planter Drainage Outlet to Engineering's Details
	Proposed Levels		Drainage Cell / Screed Laid to Falls
			Gravel Covered with Geotextile at Drain Outlet

Soil depth excluding drainage layers (min. 600mm for large specimen shrubs and shrub planting, 300mm for groundcover planting and lawn areas)

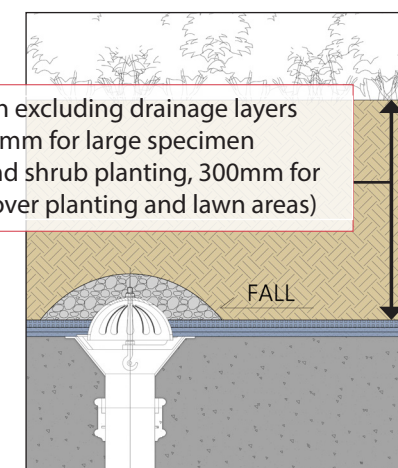


Diagram showing the Drainage outlet detail

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

Note:

Drawings are indicative subject to detailed design.



FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Typical Section showing Planter Soil Depth and Drainage Arrangement

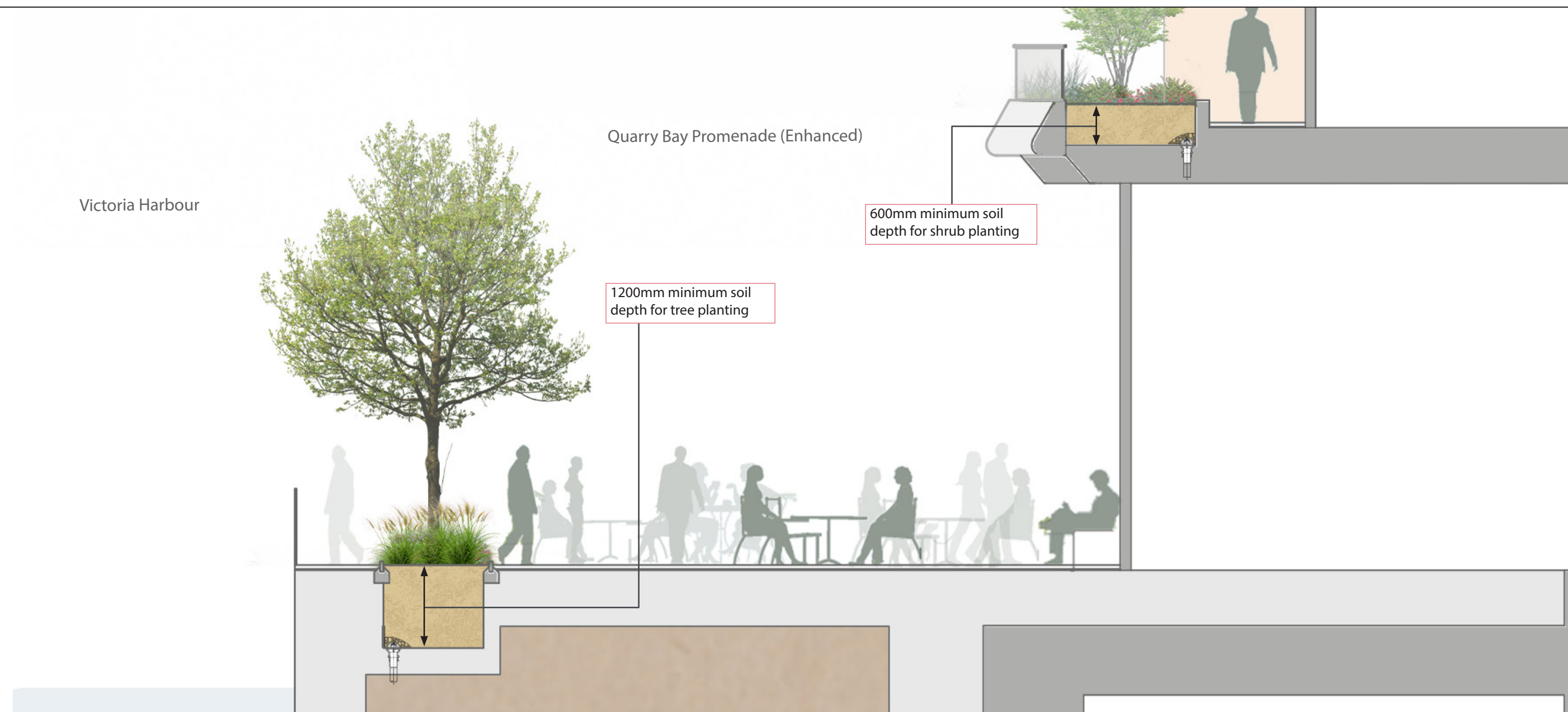
SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 11.3		REV
			A



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Section B1-B1'

LOCATION PLAN



LEGEND

	Section Line		Soil Mix
	Application Site Boundary		Planter Drainage Outlet to Engineering's Details
	Proposed Levels		Drainage Cell / Screed Laid to Falls
			Gravel Covered with Geotextile at Drain Outlet

Soil depth excluding drainage layers (min.1200mm for tree planting, 600mm for large specimen shrubs and shrub planting, 300mm for groundcover planting and lawn areas)

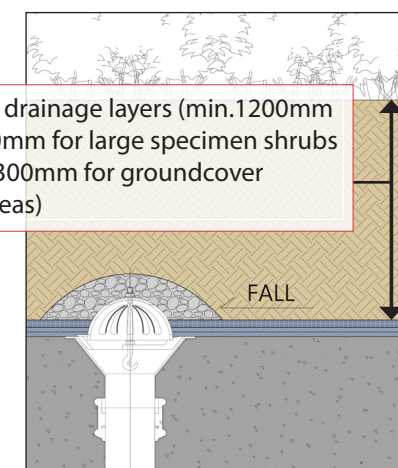


Diagram showing the Drainage outlet detail

Note:

- All soil depths stated exclude drainage layer.
- Yellow and light grey granite finishes for the planter walls and coping.

Note:

Drawings are indicative subject to detailed design.



FIGURE
TITLE

Section 12A Application for Proposed Amendment to the Notes of the Approved Quarry Bay OZP relating to the "Other Specified Uses" zone annotated "Cultural and/or Commercial Leisure and Tourism Related Uses"

Typical Section showing Planter Soil Depth and Drainage Arrangement

SCALE	A.S.	DATE	NOV 2024
CHECKED	CF	DRAWN	JZ
FIGURE NO.	Figure 11.4		REV
			A



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