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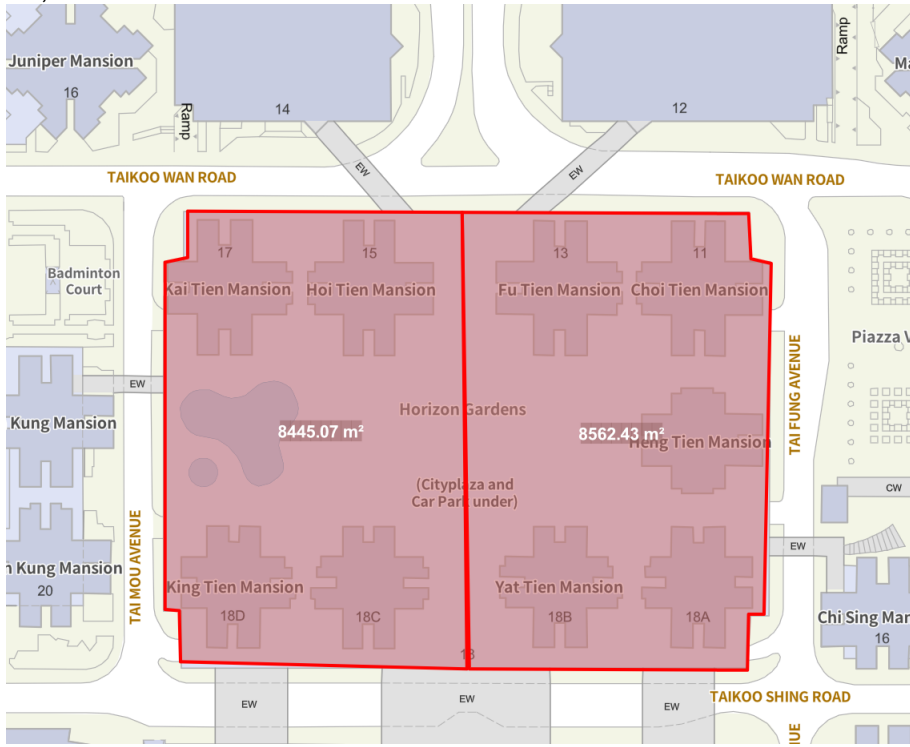
	Departmental Comments	Responses to Comments
1.	Comments from Buildings Department	
1.1	Detailed comments on compliance with the Buildings Ordinance would be given upon formal building plans submission.	Noted.
1.2	If GFA exemptions for the refuge floor cum sky garden / green / amenity features and non-mandatory / non-essential plant rooms and services for the proposed development to be applied, compliance with the pre-requisites and the SBD guidelines as stipulated in PNAP APP-151 and 152 are required.	Noted.
1.3	The structures provided at outdoor area may be accountable for GFA calculation, unless the criteria for disregarding or exempting them from GFA calculation as stipulated in the relevant PNAPs have been fulfilled.	Noted.
2.	Comments from Lands Department	
2.1	The concerned “Commercial(7)” zone (“the “C(7)” zone”) comprises Cityplaza, 1111 King’s Road (formerly known as Cityplaza One) and Hotel East Hong Kong which are erected on various sections / sub-sections of Quarry Bay Marine Lot No. 2 and the Extension Thereto (i.e. QBML 2 & Ext S.J RP, QBML 2 & Ext S.R RP, QBML 2 & Ext S.R ss.2, QBML 2 & Ext S.Q RP, QBML 2 & Ext S.Q ss.2 s.B, QBML 2 & Ext S.R ss.1 s.A, QBML 2 & Ext S.Q ss.2 s.A RP, QBML 2 & Ext S.Q ss.2 s.A ss.1, QBML 2 & Ext S.Q ss.7 RP and QBML 2 & Ext S.Q ss.7 s.A) and the lease term of Quarry Bay Marine Lot No. 2 and the Extension Thereto is 999 years from 18.4.1900. As far as the abovementioned sections / sub-sections of Quarry Bay Marine Lot No. 2 and the Extension pertaining to the “C(7)” zone are concerned, please note that the Government Lease of Quarry Bay Marine Lot No. 2 and the Extension as varied by the relevant Deeds of Variation all dated 12.9.1975 and by two consent letters dated 26.9.1986 and 30.12.2005 respectively restricts that the “C(7)” zone shall be developed in accordance with the purposes, type of building, layout and	Noted.

	Departmental Comments	Responses to Comments
	<p>development schedule indicated and shown on the approved Master Development Plans (“MDP”). The MDP may be amended or varied subject to the agreement in writing by the Director. Besides, the “C(7)” zone is also subject to the non-offensive trades clause under lease. If eating place / restaurant / food kiosk / lounge etc. is proposed within the proposed development, the applicant have to apply to this Office for offensive trade licence under the relevant lease. However, there is no guarantee that the applications for amendments of the MDP and offensive trades licence will be approved. Such application, if received, will be dealt with by LandsD acting in a capacity as the landlord at LandsD’s discretion, and if it is approved, it will be subject to such terms and conditions including amongst others, payment of appropriate premium and fees as may be imposed by LandsD.</p>	
2.2	<p>Subject to the above, please note the following additional comments on the subject submission.</p>	Noted.
	<p><u>General Comments</u></p>	
2.3	<p>Generally, requirements / conditions in any planning submission / approval would not automatically be incorporated in the land lease. With a view to ensuring the compliance with any proposed additional conditions under lease, it is the LandsD’s requirement that any proposed conditions would only be considered to be incorporated under lease provided that there is a relevant bureau / department (“B/D”) requesting for or in support of such additional conditions. Such B/D would be responsible for monitoring the applicant's compliance with such additional condition. In the absence of such B/D's request or support, such conditions would not be incorporated under land lease.</p>	Noted.
2.4	<p>The site boundary, site area and GFA figures and relevant details of the concerned lots as mentioned in the Planning Statement (PS) have not been verified at this stage. We reserve our position and comments on the</p>	Noted.

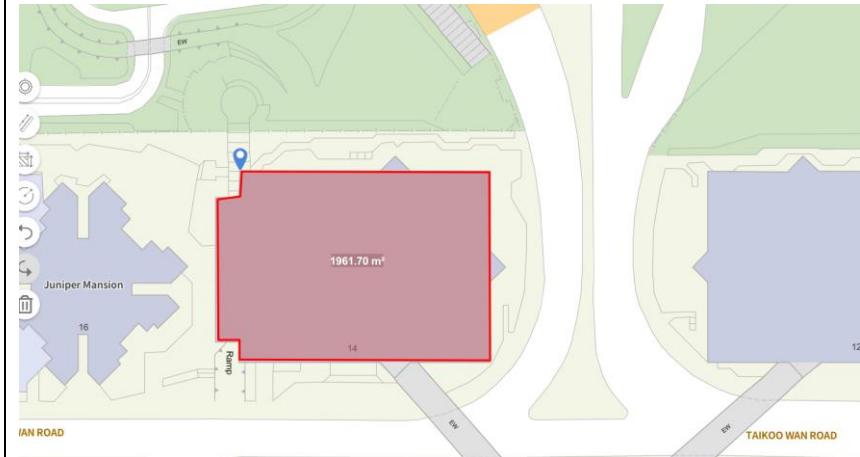
	Departmental Comments	Responses to Comments
	<p>extent of compliance with the Government Lease, which will be provided upon receipt of the relevant submissions for compliance checking under the Government Lease. Meanwhile, the applicant should ensure that the proposed development should be confined within the concerned lots and would not encroach onto the adjoining Government Land. Reference should be made to Lands Administration Office Practice Note Issue Nos. 4/2008 and 1/2017 issued by LandsD.</p>	
	<p><u>Specific Comments</u></p>	
<p>2.5</p>	<p>The subject submission is intended to extend the office development by adding 13 new storeys of office, mechanical & electrical facilities and refuge floor-cum-sky garden atop the existing building of 1111 King's Road (“the proposed development”) through relaxation of GFA of “C(7)” zone from 123,129m² to 148,629m² (i.e. increase 25,500m²) and BH restriction of the site of 1111 King's Road from 135mPD to 165mPD (i.e. increase 30m) under the OZP. Please note that the lots where the “C(7)” zone situated thereon form parts in the MDP. The total proposed commercial GFA and BH (incl. no. of storeys and heights of buildings) would exceed those stipulated in the MDP governing the concerned lots and therefore not acceptable from lease point of view. Should the Town Planning Board (TPB) approve the planning application, the applicant, the concerned lot owners and the relevant parties are required to apply to LandsD for prior written consent (for necessary amendments of the MDP) in order to implement the proposed development. However, there is no guarantee that such application, if submitted, will be approved. Such application, if received, will be dealt with by LandsD acting in a capacity as the landlord at LandsD's discretion, and if it is approved, it will be subject to such terms and conditions including amongst others, payment of appropriate premium and fees as may be imposed by LandsD.</p>	<p>Noted.</p>
<p>2.6</p>	<p>As per para. 3.2.5 of the PS, the applicant will apply to LandsD for a lease modification to effect the proposed development and it is stated that “<i>if Lands Department deems fit, Lands Department may impose the sky</i>”</p>	<p>Noted.</p>

	Departmental Comments	Responses to Comments
	<p><i>garden requirement by incorporating the relevant conditions in the proposed lease modification requiring the applicant to provide and maintain a sky garden at his own cost for the use by the public free of charge during the proposed opening hours”. Please note that no application has been received from the applicant by this Office for the proposed development at this juncture. I must reiterate that unless relevant B/Ds have agreed to take up the role of competent authority for overseeing or monitoring the compliance under the proposed additional conditions, if any, for the sky garden / open space and all related pedestrian route / connections / facilities which will be opened to public during proposed opening hours, imposition of such additional conditions in the land lease will not be considered by LandsD. I shall defer to PlanD, TD, LCSD / other relevant B/Ds to consider and comment on the captioned proposal. Please also refer to the comments in 2.3 above.</i></p>	
2.7	<p>According to the Traffic Impact Assessment attached to the PS, no new car parking spaces are proposed upon the proposed development but 9 additional loading / unloading bays and 13 motorcycle parking spaces are proposed. In any event that there is any change to carparking provision governed by the MDP, our comment as stated in 2.5 above will be applicable. Meanwhile, it is noted that a new pick-up / drop-off layby is proposed at King's Road. The applicant shall clarify the implementation party of the proposed road works outside the application site and seek comment from TD and HyD on the proposed scope of road works, required procedures for implementation and future management and maintenance of such road works. Please also refer also to my comment in 2.4 above. We reserve our comment on the captioned at this stage.</p>	<p>The proposed road works regarding the new pick-up / drop-off layby abutting King’s Road will be designed and implemented by the Applicants. After completion, it is proposed to be surrendered to Government for management and maintenance. TD and HyD have been consulted on this application, no adverse comments have been received.</p>
2.8	<p>Portion of the “C(7)” zone falls within MTR protection boundary, MTRCL should be consulted for the proposed development.</p>	<p>Noted.</p>

	Departmental Comments	Responses to Comments
3.	Comments from Food and Environmental Hygiene Department	
3.1	In accordance with the Food Business Regulation, Cap 132X, and other relevant legislations, any person who intends to prepare and / or manufacture food for sale for human consumption or to sell restricted foods at any premises must obtain a licence / permit relevant to the type of the proposed business before commencement of such business. Any person found operating an unlicensed premises and / or violating the relevant provisions in the legislation will be liable to prosecution.	Noted.
3.2	Outside seating accommodation (OSA) refers to any open area used for alfresco dining business, whether it is situated on Government land or within private property. “Open area” also includes flat roof of a building, a backyard / open yard of a building where there are no waste / soil pipes or manholes prejudicing the hygienic operation of the OSA and area underneath or partially covered by projecting structures laid down as specified conditions on Government and private lands. When a restaurant licensee / licence applicant wishes to use an OSA outside the restaurant premises for alfresco dining, he / she is required to obtain approval from FEHD before commencement.	Noted.
4.	Comments from Environmental Protection Department	
4.1	For Item 1.2 of RtC, please include the swimming pool backwash calculation of east Hong Kong. Please be reminded to include all swimming pool backwash calculation under the concerned catchments in Appendix 2.1.	Swimming pool backwash of east HONG KONG is calculated under Catchment B. Please refer to the revised sewerage impact assessment (SIA) under Attachment 1 .


	Departmental Comments	Responses to Comments
4.2	<p>For Item 1.4 of RtC, GFA of 28,586m² for east Hong Kong in Catchment B and GFA of 29,690m² for east Hong Kong in Catchment C cannot be found in Appendix 2.1, please advise. Please substantiate with screen captures for your area measurement of (i) east Hong Kong, (ii) 14 Taikoo Wan Road and (iii) 12 Taikoo Wan Road in GeolInfo Map.</p>	<p>GFA figures are revised as shown below:</p> <p><u>(i) GFA for Cityplaza (under Horizon Gardens) in Catchment B:</u> 8,445m² x 4 storeys x 80% = 27,024m² ; <u>GFA for Cityplaza (under Horizon Gardens) in Catchment C:</u> 8,562m² x 4 storeys x 80% = 27,398m²</p> 

(ii) GFA for 14 Taikoo Wan Road is revised to = 1,962m² x 21 storeys
x 80% = 32,962m²



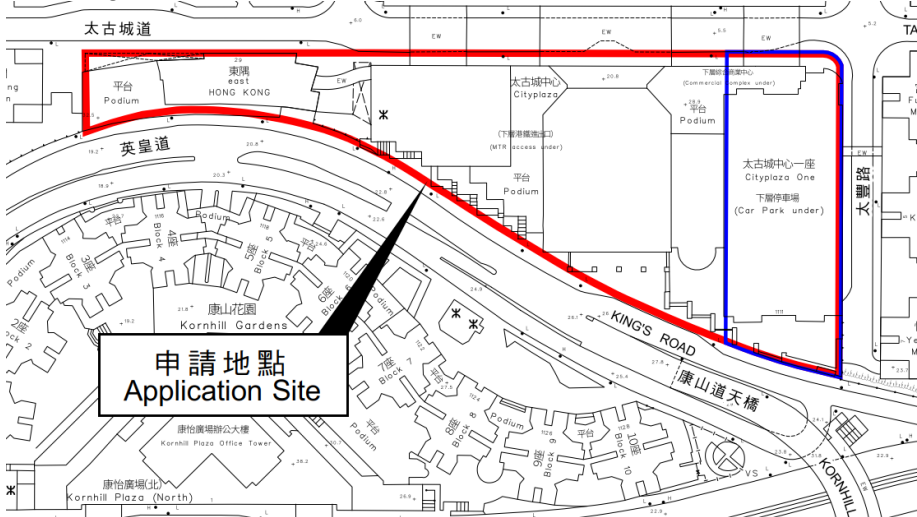
(iii) GFA for 12 Taikoo Wan Road is revised to = 2,471m² x 21 storeys
x 80% = 41,512.8m²




	Departmental Comments	Responses to Comments
4.3	For Item 1.5 of RtC, please substantiate with screen capture for your area measurement of east Hong Kong in GeoInfo Map.	<p>GFA for east HONG KONG: 784m² x 25 storeys x 80% = 15,680m²</p> 
4.4	For Item 1.5 of RtC, please adopt appropriate UFFs for estimating sewage flow from retail and restaurants in Cityplaza in your hydraulic calculation making reference to GESF.	<p>Sewage from Cityplaza and Cityplaza (under Horizon Gardens) under Catchment B & C are breakdown to retail and restaurants.</p> <p>According to the information from Wikipedia (https://zh.wikipedia.org/zh-tw/%E5%A4%AA%E5%8F%A4%E5%9F%8E%E4%B8%AD%E5%B F%83), the shopping mall are mainly used as retail with some area used as F&B. Therefore, the GFA for retail and F&B are assumed to be 80% and 20% respectively. Please refer to the revised SIA under Attachment 1.</p>
4.5	For Appendix 2.1, Tang Kung Mansion is missing in sewage flow estimation of Catchment B.	<p>According to the information from Centaline Property, Tang Kung Mansion is calculated under Kam Din Terrace. Therefore, Tang Kung Mansion is not calculated in Catchment B.</p>

	Departmental Comments	Responses to Comments
4.6	For Appendix 2.1, please seek DSD's agreement on the roughness value.	This planning application has been circulated to DSD for review and it was understood that DSD has no comments on the roughness value.
4.7	Please align the building names under different sections in the submission to avoid confusion e.g. Cityplaza Three in Figure 2.2 and 14 Taikoo Wan Road in Table 3 of Appendix 2.1.	The basemap shown in Figure 2.2 has been updated. Please refer to the revised SIA under Attachment 1 .
4.8	Please update the whole hydraulic calculation accordingly.	Noted, please refer to the revised SIA under Attachment 1 .
5.	Comments from Landscape Section, Planning Department	
	<u>Detailed Comments</u>	
5.1	Based on the aerial photo taken in 2025, the Site is located in an area of High-rise Commercial / Residential Complexes landscape character surrounded by large-scale mixed use (commercial / residential) developments, including Taikoo Place, Taikoo Shing and Kornhill Plaza. The proposed use is not entirely incompatible with the surrounding environment.	Noted.
5.2	With reference to 3.1.3 of the Planning Statement (“the PS”), the proposed extension will be constructed on top of the existing office building, no changes to the existing 1111 King’s Road will be made, and Cityplaza and east HONG KONG in the same “C(7)” zone will remain unchanged as well. According to the Landscape Proposal at Appendix A of the PS and the Application Form, there are no distinctive landscape resources within the Site and no tree felling is involved respectively. Among the 15 existing trees of common species within the Site, 9 trees will be retained and 6 trees will be transplanted. 8 new trees will be planted within the Site.	Noted.
5.3	In view of the above, significant adverse landscape impact arising from this application is not anticipated.	Noted.


	Departmental Comments	Responses to Comments
	<u>Advisory comment</u>	
5.4	The applicant should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory / new tree planting. The applicant is reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works.	Noted.
6.	Comments from Urban Design Section, Planning Department	
	<u>Visual Impact Assessment (VIA)</u>	
6.1	Visual envelope has not been included in the VIA in accordance with TPB PG-No. 41A.	Figure 3.1 has been revised with field of views towards the Proposed Development incorporated to indicate the visual envelope. Please refer to the replacement pages of the VIA under Attachment 2 .
6.2	Figure 3.1 – the dotted line of the “area of visual influence” does not match with the orange-shaded area.	Figure 3.1 has been rectified, please refer to the replacement pages of the VIA under Attachment 2 .
6.3	VP5 – the panorama photo of SVP3 Waterfront Promenade at Kai Tak Development (downloadable on PlanD’s website at https://www.pland.gov.hk/file/resources/strategic_vp/image/VP3_photo2.jpg) viewing towards eastern HK Island should be used for assessment. Given that the waterfront promenade is popular and the users are mainly recreational users who enjoy the panoramic view of Victoria Harbour, the sensitivity of public viewers from SVP3 is high.	Figure 4.5 and relevant paragraphs in the VIA have been updated accordingly, please refer to the replacement pages of the VIA under Attachment 2 .

	Departmental Comments	Responses to Comments
7.	Comments from Hong Kong District Planning Office, Planning Department	
7.1	Please supplement the following information regarding 1111 King’s Road within the Development Site:	<p>Below please find some background information regarding the GFA of the developments within the subject “C(7)” zone.</p> <p>Below is an extract of the Site Plan from the gist published on Town Planning Board’s website:</p>  <p>The “Development Site” demarcated by blue line reflects where the proposed increase in GFA and building height under this planning application will be distributed, i.e. atop the existing office tower within the blue line.</p>

	Departmental Comments	Responses to Comments
		<p>Yet, speaking of the <u>existing</u> GFA of the developments within the subject “C(7)” zone, it is more appropriate to adopt the delineation of development parcels as per the GFA deed, where GFA breakdown is available. The purple shade in the plan below shows the area of “Site V-A1”, which is the name of the development parcel containing 1111 King’s Road recorded in the GFA deed.</p>  <p>Site V-A1, shown in purple in the above plan, includes the following developments:</p> <ul style="list-style-type: none"> • 1111 King’s Road – an office tower (7/F to 27/F), with office lobby on 5/F and 6/F, and a shuttle lift lobby at the corner of the shopping mall on G/F • Cityplaza (the portion within Site V-A1 only) – a shopping mall from G/F to 4/F, shopping mall cum office lobby on 5/F, and a basement floor for car park and loading / unloading

	Departmental Comments	Responses to Comments
		<p>The GFA within Site V-A1 can be divided into 3 categories, as per GFA deed:</p> <ul style="list-style-type: none"> • Office accommodation: refers to the office GFA, which is fully owned by the Applicants of the subject planning application. “1111 King’s Road” refers to this portion of GFA within Site V-A1. • Commercial accommodation: includes the GFA for other commercial uses such as retail, F&B, etc. This part is owned by others (whereas the Applicants have obtained “no objection” to submitting the subject planning application from these owners) • Common areas and facilities: refers to uncovered landscape area outside the office lobby on 5/F abutting King’s Road and other facilities to be shared among the Applicants and the other owners. This area is demarcated under the Deed of Mutual Covenant (DMC) Plan, which defines the common areas and shared facilities within this development held by multiple owners. Every owner, his tenants, occupiers, servants, agents and visitors have the full right and liberty to go pass and repass over and along and to use the “common areas and facilities”.
7.2	(i) the existing gross floor area (GFA);	Existing GFA of 1111 King’s Road, defined as the office accommodation within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan), is about 58,600m ² .

	Departmental Comments	Responses to Comments
7.3	(ii) GFA distribution by uses;	<p>Within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan), the GFA distribution by uses is as follows:</p> <ul style="list-style-type: none"> • Office accommodation (i.e. 1111 King’s Road): about 58,600m² • Commercial accommodation (including retail and F&B uses in Cityplaza): about 19,090m² • Common areas and facilities (including the uncovered landscape area outside the office lobby of 1111 King’s Road on 5/F abutting King’s Road): about 378m² <p>With reference to the above clarification about the GFA distribution by uses within Site V-A1 where 1111 King’s Road is located, the Applicant would like to clarify that “<i>the existing GFA of 1111 King’s Road alone is 78,068m²</i>” as quoted in the submitted Planning Statement (refers to para. 2.1.1 and footnote 1 on page 6) is actually referring to the total GFA within Site V-A1 instead of 1111 King’s Road alone.</p>
7.4	(iii) the total GFA after the proposed extension under the subject planning application; and	<p>The total GFA within Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan) under the subject planning application is about 103,568m² (i.e. the sum of the GFA listed in item 7.3 above plus the proposed extra GFA of 25,500m²). The total GFA of 1111 King’s Road alone (excluding common areas and facilities) under the subject planning application is about 84,100m².</p>

	Departmental Comments	Responses to Comments
7.5	(iv) the GFA within the Development Site as per the GBPs approved in 2008 and 2025 respectively	<p>GBPs (both in 2008 and 2025) only show the GFA of Site V-A, which includes Site V-A1 and Site V-A2 (plan below refers, green dotted line refers to Site V-A). The total GFA of Site V-A under the GBP approved in 2008 and 2025 are the same. The differences between these two sets of GBPs are related to cladding and curtain wall, which are exempted from GFA calculation.</p>  <p>The GFA within Site V-A (instead of the “Development Site” outlined in blue in the Site Plan) in the GBPs approved in 2008 and 2025 is 144,984m².</p>
7.6	Figure 3.2 of the Planning Statement (PS) – Please clearly indicate the existing uses by floor for the Development Site as well as the entire “C(7)” zone.	Please refer to Plan 1 under Attachment 3 for the existing uses by floor for the entire “C(7)” zone.

	Departmental Comments	Responses to Comments
7.7	<p>To allow a better understanding on the feasibility for the applicant to provide further planning / design merit for the proposed planning application, please illustrate on the Indicative Section Plan and Floor Plans of lower floors of the existing development (i.e. 1111 King’s Road) the land ownership of each floor within the Development Site and supplement the total GFA of the portion owned by the applicant.</p>	<p>The lower floors of the existing developments within the Site V-A1 (instead of the “Development Site” outlined in blue in the Site Plan) and their corresponding land ownership are as follows:</p> <ul style="list-style-type: none"> • Cityplaza (the portion within “Site V-A1” only) – a shopping mall from G/F to 4/F, shopping mall on 5/F (portion), and a basement floor for car park and loading / unloading – land ownership under others (but the Applicants have obtained “no objection” from the concerned land owners to make the subject planning application) • 1111 King’s Road – office lobby on 5/F and 6/F, and a shuttle lift lobby at the corner of the shopping mall on G/F – land ownership under the Applicants • Uncovered landscape area outside the office lobby on 5/F – this area is demarcated as “common areas and facilities” under the DMC Plan, which defines the common areas and shared facilities within this development held by multiple owners. Every owner, his tenants, occupiers, servants, agents and visitors have the full right and liberty to go pass and repass over and along and to use the “common areas and facilities”. <p>The planning / design merits proposed by the Applicant under the subject application are confined to the areas on 5/F and 6/F solely owned by the Applicants, the shuttle lift lobby on G/F solely owned by the Applicants, as well as the common areas on 5/F shared by the Applicants (whereas the Applicants have obtained “no objection” from the other owners as well).</p> <p>Please refer to Plans 2 and 3 under Attachment 3 for the respective ownership of 5/F and 6/F.</p> <p>The GFA of the portion owned by the Applicants is equivalent to the GFA of the office accommodation within Site V-A1, i.e. the GFA is about 58,600m² (not including “common areas and facilities”).</p>

	Departmental Comments	Responses to Comments
7.8	Last sentence, Para. 5.3 of the PS – According to para. 5.5 of the PS and Traffic Impact Assessment (TIA), it is noted that 13 motorcycle parking spaces are proposed. To avoid confusion, please revise it as “... by the existing parking spaces available and no new private car parking spaces are proposed.”	Noted, para. 5.3 of the PS has been revised accordingly, please refer to replacement page of the PS under Attachment 4 .
7.9	Application Form – According to para. 5.4 of the PS and TIA, it is understood that the two van loading / unloading bays will also function as pick-up / drop-off lay-bys, which has been double-counted in the Application Form. Please clarify and provide a replacement page to rectify the information, if necessary.	The presentation in the Application Form regarding the provision of van loading / unloading bays and pick-up / drop-off lay-bys tallies with the PS and TIA. Please refer to para 5.4 of the PS and Table 4.5 of the TIA for details.
8.	Verbal comments from Transport Department	
8.1	The Applicants shall review whether the bollards adjacent to the pick-up / drop-off area as shown on the 5/F Landscape Plan can be removed.	5/F Landscape Plan has been revised to remove the bollards. Please refer to Attachment 5 .