

29 July 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road, Hong Kong

By Hand and Email

Dear Sir

Section 16 Planning Application for Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions for Permitted Office Use and Other Permitted Uses in “Commercial (7)” Zone bounded by King’s Road and Taikoo Shing Road, Quarry Bay (Application No. A/H21/160)

Reference is made to the captioned application submitted to the Town Planning Board (the Board) on 30 January 2026. Further to our letter dated 28 May 2026 requesting the Board to defer a decision on the captioned application, we write to reactivate the case by submitting herewith Further Information for the Board’s consideration.

The maximum gross floor area (GFA) restriction of the subject “Commercial (7)” (“C(7)”) zone on the Outline Zoning Plan (OZP) is 123,129m² and the maximum building height (BH) restriction for 1111 King’s Road (the Subject Site) is 135mPD. Under the first submission made on 30 January 2026, the Applicants originally sought for minor relaxation of the maximum GFA restriction of the “C(7)” zone from 123,129m² to 148,629m² (i.e. +25,500m² / +20.7%) and the maximum BH restriction of 1111 King’s Road from 135mPD to 165mPD (i.e. +30m / +22.2%). In view of the comments received from relevant departments and the concerns raised by the public, the Applicants have thoroughly reviewed the proposed scheme and voluntarily reduce the proposed development parameters significantly. As a result, the maximum GFA of the “C(7)” zone is now proposed to be relaxed to **142,254m² (i.e. +19,125m² / +15.53%)**; while the maximum BH of 1111 King’s Road is now proposed to be relaxed to **149.8mPD (i.e. +14.8m / +10.96%)**. The summary table below illustrates the effort that has been paid by the Applicants to refine the proposed scheme continuously during the application process:

	Original First Submission (Jan 2026) (a)	Latest Proposal (Jul 2026) (b)	Differences (b) – (a)
Max. GFA restriction sought	148,629m²	142,254m²	-6,375m²
<i>Magnitude of relaxation</i>	<i>+20.7%</i>	<i>+15.53%</i>	<i>-25.0%</i>
Max. BH restriction sought	165mPD	149.8mPD	-15.2mPD
<i>Magnitude of relaxation</i>	<i>+22.2%</i>	<i>+10.96%</i>	<i>-50.6%</i>

In fact, if compared with the earlier set of General Building Plans approved by the Buildings Department in 2008, under which the total GFA of the “C(7)” zone was 164,042.113m² and the BH of 1111 King’s Road was 189.95mPD, the latest proposal represents an even more salient reduction in the proposed development parameters. This shows that the Applicants have shown her generous sincerity in voluntarily reducing the proposed development bulk.

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Under the latest proposal, the number of new storeys for the proposed office extension has been decreased from 13 to 10, including 7 office storeys, 1 storey for mechanical and electrical (M&E) facilities, 1 storey for M&E-cum-office use and 1 storey for refuge floor-cum-sky garden. To rationalize floor uses, the refuge floor-cum-sky garden has been relocated from 30/F to 28/F as well.

In view of the changes in the proposed scheme, including a reduction in the maximum GFA and BH, the Planning Statement and supporting technical assessments have been updated. Please refer to **Attachment 1** for the revised Planning Statement with appendices, which have included the latest development schedule and floor plans. In response to departmental comments received in June 2026, a Responses-to-Comments table has been enclosed under **Attachment 2** for consideration.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Miss Cody Yu at [REDACTED]

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/cy
Encl.

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cc (w/ encl)
DPO/HK

- Mr. Elton CHUNG / Mr. Henry AU

(by email)