

31 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 and the latest Further Information submitted on 29 July 2026.

In response to the comments received from the District Planning Office/Hong Kong (DPO/HK), we would like to provide the following further clarifications:

1. Elaboration about the Proposed Refuge Floor-cum-Sky Garden

Under the Proposed Scheme in the latest Further Information submitted on 29 July 2026, the office extension is proposed on the 28th to 37th floors, above the existing office building. As already indicated on Figure 3.1 of the submitted Planning Statement, the 28th floor plan has indicated the existing extent of the flat roof of the existing office building as the base in black/white line, while the new office extension portion indicated in colour. Given that the new office extension portion will have a smaller footprint than the existing office building below due to the maximum building height control, a narrow strip of the existing flat roof will remain uncovered (referring to the white area on the 28th floor plan as shown on Figure 3.1) upon completion of the new office extension. The Applicants intend to confine the sky garden within the covered area (referring to the green area on the 28th floor plan as shown on Figure 3.1), as it will ensure a more comfortable, all-weathered and safe environment for future users of the sky garden to stay within the covered area. Such intention has also been reflected on Figure 3.3 of the submitted Planning Statement. In future, subject to detailed design and safety measures consideration, the Applicants could explore provision of additional landscaping at and/or allow access to the uncovered area, where appropriate.

2. Update of the Application Form

Under the latest Further Information submitted on 29 July 2026, due to the reduction in the proposed GFA and building height in the Proposed Scheme, the Application Form has been updated and attached herewith in **Attachment 1** for reference. Only pages 7-9 and 14-16 have been updated to reflect the latest changes in development parameters.

.../2

Town Planning Board
Page 2 of 2
31 July 2026

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

Encl.

WW/cy
S:\13553 Feasibility Study & S16 for City Plaza IRtoC\FI 5\20260731 - Cover Letter (FI 5).docx

cc (w/ encl)
DPO/HK

- Mr. Elton CHUNG / Mr. Henry AU

(by email)