

**Broad Development Parameters of the Applied Use/Development
in respect of Application No. A/H21/160**
关于申请编号 A/H21/160 的拟议用途/发展的概括发展规范

Revised broad development parameters in view of
the further information received on 29.7.2026 and 31.7.2026
因应於 2026 年 7 月 29 日及 2026 年 7 月 31 日接获的进一步资料而修订的概括发展规范

Application No. 申请编号	A/H21/160		
Location/address 位置／地址	Various Lots in “Commercial(7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay 鲗鱼涌英皇道及太古城道之间划为「商业(7)」地带的多个地段		
Site area 地盘面积	About 约 13,581 sq. m 平方米		
Plan 图则	Approved Quarry Bay Outline Zoning Plan No. S/H21/28 鲗鱼涌分区计划大纲核准图编号 S/H21/28		
Zoning 地带	“Commercial(7)” 「商业(7)」		
Applied use/ development 申请用途/发展	Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development 拟议略为放宽非住用总楼面面积及建筑物高度限制，以作准许的商业发展		
Gross floor area and/or plot ratio 总楼面面积及／或地积比率		sq. m 平方米	Plot ratio 地积比率
	Domestic 住用	-	-
	Non-domestic 非住用	Not more than 不多於 142,254 ⁽¹⁾	-
No. of block 幢数	Domestic 住用	-	
	Non-domestic 非住用	A total of 3 blocks within the application site (including 3 existing blocks and a proposed extension on top of an existing block) 申请范围内合共 3 幢建筑物 (包括 3 幢现有建筑物以及其中 1 幢现有建筑物顶层上作拟议扩建)	
	Composite 综合用途	-	
Building height/No. of storeys 建筑物高度／层数	Domestic 住用	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
	Non-domestic 非住用	-	m 米
		Not more than 不多於 149.8 ⁽²⁾	mPD 米(主水平基准上)
		Not more than 不多於 39 ⁽²⁾	Storey(s) 层

(1) The additional non-domestic gross floor area (GFA) proposed under the current application is for the proposed office extension at 1111 King’s Road within the Development Site
是次申请拟议增加的非住用总楼面面积是为配合发展地点内位於英皇道 1111 号的拟议办公室扩建

(2) Only applicable to the Development Site 只适用于发展地点

		(Including 1 Basement 包括 1 层地库)	
	Composite 综合用途	-	m 米
		-	mPD 米(主水平基准上)
		-	Storey(s) 层
Site coverage 上盖面积	Not more than 不多於 65%		
No. of units 单位数目	-		
Open space 休憩用地	Private 私人	About 约 3,203	sq. m 平方米
	Public 公众	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停车位及上落客货 车位数目 ⁽³⁾	Total no. of vehicle parking spaces 停车位总数		855
	Private Car Parking Spaces 私家车车位		845
	Motorcycle Parking Spaces 电单车车位		10
	Total no. of vehicle loading/unloading bays/lay-bys 上落客货车位／停车处总数		29
	Light Goods Vehicle Spaces 轻型货车车位		10
	Heavy Goods Vehicle Spaces 重型货车车位		8
	Van Spaces 小型货车车位		9
	Pick-up / Drop-off Laybys 上落客处		2

(3) According to the applicant, the indicated private car parking spaces are the existing provision located at Cityplaza and mainly serving Cityplaza and 1111 King's Road. No new private car parking spaces is proposed under the current application.

根据申请人所述，以上标示的私家车车位位於太古城中心，主要供给太古城中心及英皇道 1111 号使用。是次申请并不涉及新增私家车车位。

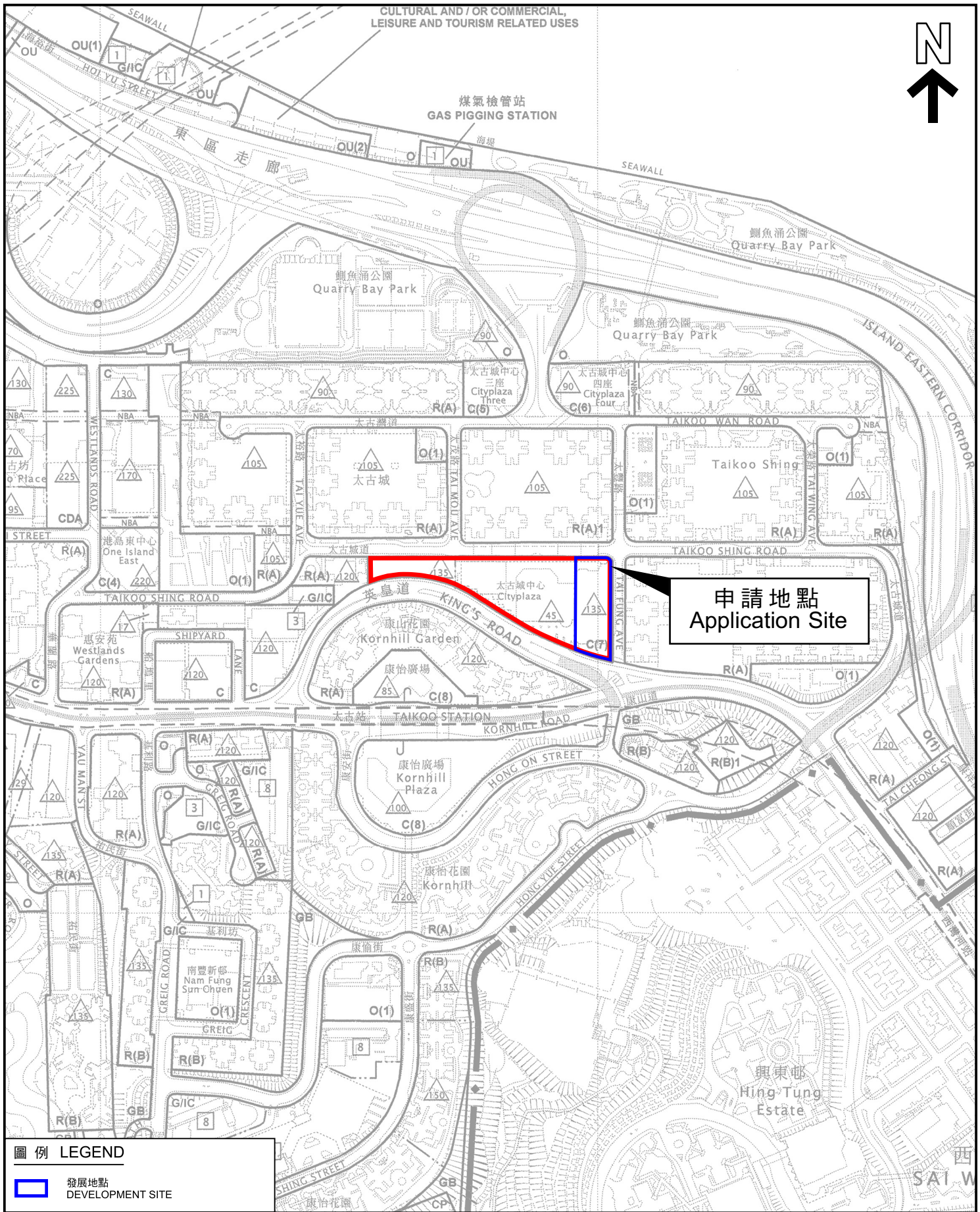
* 有关资料是为方便市民大众参考而提供。對於所载资料在使用上的问题及文义上的歧异，城市规划委员会概不负责。若有任何疑问，应查阅申请人提交的文件。

The information is provided for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

Submitted Plans, Drawings and Documents 提交的图则、绘图及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 图则及绘图</u>		
Master layout plan(s)/Layout plan(s) 总纲发展蓝图／布局设计图	☐	☐
Block plan(s) 楼宇位置图	☐	☐
Floor plan(s) 楼宇平面图	☐	☒
Sectional plan(s) 截视图	☐	☒
Elevation(s) 立视图	☐	☐
Photomontage(s) showing the proposed development 显示拟议发展的合成照片	☐	☒
Master landscape plan(s)/Landscape plan(s) 园境设计总图／园境设计图	☐	☒
Others (please specify) 其他（请注明）	☐	☒
<u>Location plan 位置图</u>		
<u>Reports 报告书</u>		
Planning Statement / Justifications 规划纲领 / 理据	☐	☒
Environmental assessment (noise, air and/or water pollutions) 环境评估（噪音、空气及／或水的污染）	☐	☐
Traffic impact assessment (on vehicles) 就车辆的交通影响评估	☐	☒
Traffic impact assessment (on pedestrians) 就行人的交通影响评估	☐	☐
Visual impact assessment 视觉影响评估	☐	☒
Landscape impact assessment 景观影响评估	☐	☐
Tree Survey 树木调查	☐	☐
Geotechnical impact assessment 土力影响评估	☐	☐
Drainage impact assessment 排水影响评估	☐	☐
Sewerage impact assessment 排污影响评估	☐	☒
Risk Assessment 风险评估	☐	☐
Others (please specify) 其他（请注明）	☐	☒
<u>Responses to departmental comments 回应部门意见</u>		
<u>Landscape proposal 园境设计建议书</u>		
<u>Air ventilation assessment 空气流通评估</u>		
<u>Water supply impact assessment 供水影响评估</u>		
Note: May insert more than one 「✓」. 注：可在多於一个方格内加上「✓」号		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

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圖例 LEGEND

發展地點
DEVELOPMENT SITE

本摘要圖於2026年8月6日擬備，
所根據的資料為於2010年7月6日
核准的分區計劃大綱圖編號S/H21/28
EXTRACT PLAN PREPARED ON 6.8.2026
BASED ON OUTLINE ZONING PLAN No.
S/H21/28 APPROVED ON 6.7.2010

位置圖 LOCATION PLAN

SCALE 1:5 000 比例尺

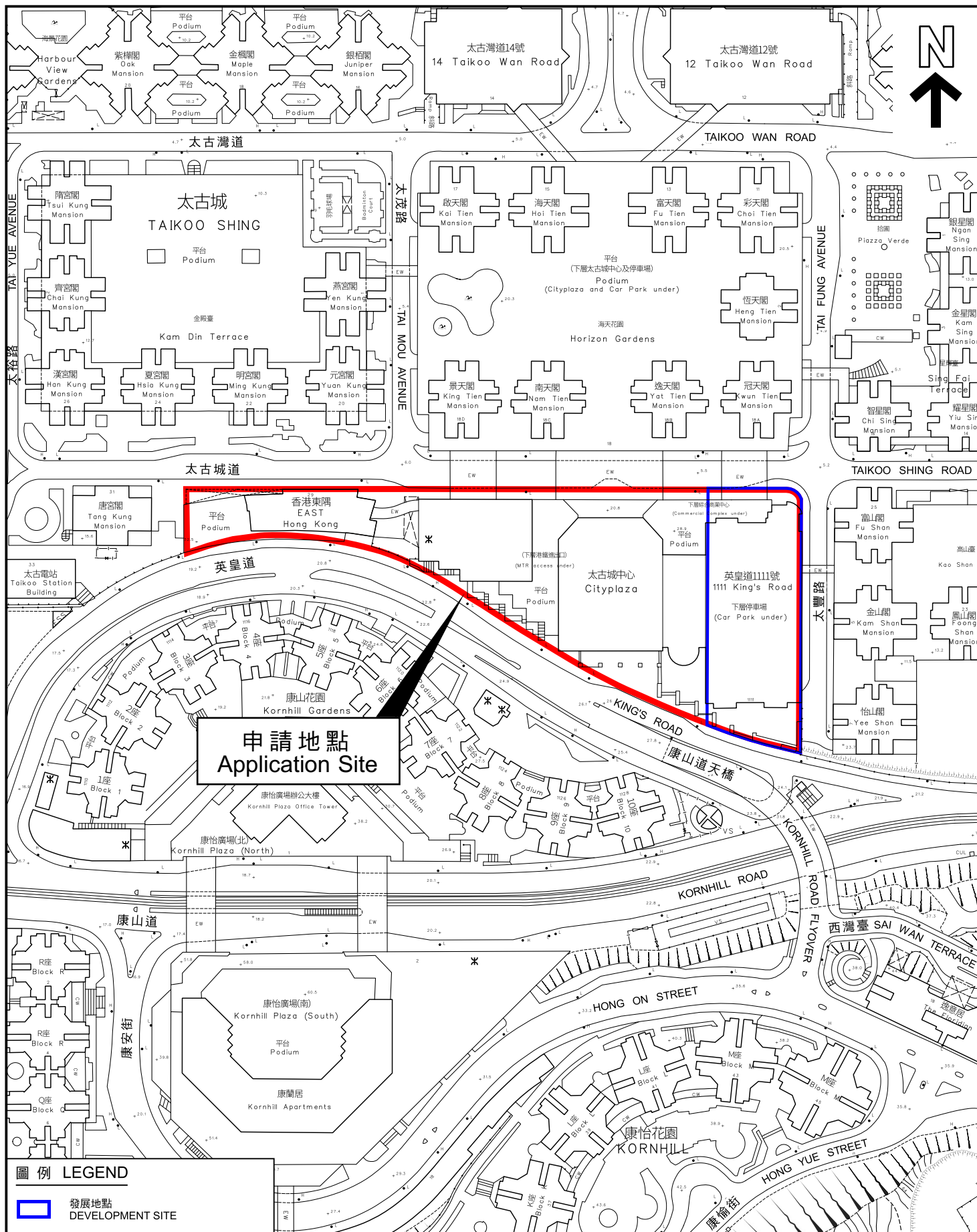
米 100
METRES

0
100

200 米
METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/H21/160



本摘要圖於2026年8月6日擬備，
所根據的資料為測量圖編號
11-SE-7B及D和8A及C
EXTRACT PLAN PREPARED ON 6.8.2026
BASED ON SURVEY SHEETS No.
11-SE-7B & D AND 8A & C

平面圖 SITE PLAN

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.
A/H21/160