

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H21/160
(for 1st Deferment)

- Applicants** : Actuate 5 Limited, Actuate 6 Limited, Actuate 7 Limited, Actuate 8 Limited, Actuate 9 Limited, Actuate 10 Limited, Actuate 11 Limited, Actuate 12 Limited, Actuate 13 Limited, Actuate 14 Limited, Actuate 15 Limited, Actuate 16 Limited, Actuate 17 Limited, Actuate 18 Limited, Actuate 19 Limited, Actuate 20 Limited, Actuate 21 Limited, Actuate 22 Limited, Actuate 23 Limited, Actuate 24 Limited, Actuate 25 Limited, Actuate 26 Limited and Actuate 27 Limited represented by Llewelyn-Davies Hong Kong Ltd.
- Site** : Various Lots in “Commercial (7)” (“C(7)”) Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay
- Site Area** : - Application Site: about 13,581m²⁽¹⁾
- Development Site: about 3,852m² (about 28.4% of total Application Site area)
- Lease** : Quarry Bay Marine Lot (QBML) No. 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
- (a) as varied by the relevant Deeds of Variation dated 12.9.1975 and by two consent letters dated 26.9.1986 and 30.12.2005 restricting the “C(7)” zone shall be developed in accordance with the purposes, type of building, layout and development schedule indicated and shown on the approved Taikoo Shing Master Development Plans (MDP)
- (b) subject to the non-offensive trades clause
- Plan** : Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
- Zoning** : “Commercial (7)” (“C(7)”)
- (a) restricted to a maximum non-domestic gross floor area (GFA) of 123,129m², or the non-domestic GFA of the existing building, whichever is the greater; and

⁽¹⁾ The Application Site covers the entire “C(7)” zone currently occupied by 1111 King’s Road (i.e. the Development Site, formerly known as Cityplaza One), Cityplaza and EAST Hong Kong Hotel (formerly known as Cityplaza Two).

- (b) restricted to maximum building heights (BHs) of 45 and 135 metres above Principal Datum (mPD) for different parts of the zone, or the height of the existing building, whichever is the greater.

Application : Proposed Minor Relaxation of Non-domestic GFA and BH Restrictions for Permitted Commercial Development

1. **Background**

On 12.2.2026, the applicants submitted the current application to seek planning permission for minor relaxation of (i) non-domestic GFA restriction of “C(7)” zone (i.e. Application Site) from 123,129m² to 148,629m² (i.e. +25,500m² or 20.7%), and (ii) BH restriction from 135mPD to 165mPD (i.e. +30m or 22.2% in terms of mPD) for the eastern portion of “C(7)” zone (i.e. the Development Site with boundary edged blue on **Plan A-1**) for permitted commercial development. The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. **Request for Deferment**

On 17.3.2026, the applicants’ representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months to allow sufficient time for preparation and submission of further information (FI) to address departmental comments (**Appendix I**).

3. **Planning Department’s Views**

3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicants to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee’s consideration. The applicants should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicants' request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

**Appendix I
Plan A-1**

Letter from the applicants' representative dated 17.3.2026
Location Plan

**PLANNING DEPARTMENT
MARCH 2026**