

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/H21/160**  
***(for 2<sup>nd</sup> 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 13,581m<sup>2</sup><sup>(1)</sup>  
Development Site: about 3,852m<sup>2</sup>
- Lease** : Quarry Bay Marine Lot No. 2 (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
- (a) for a term of 999 years from 18.4.1900, 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 restricting that 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) the MDP may be amended or varied subject to the agreement in writing by the Director of Lands
- 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 123,129m<sup>2</sup>, or the non-domestic GFA of the existing building, whichever is the greater
- (b) restricted to a maximum building heights (BHs) of 45 and 135 metres above Principal Datum (mPD) for different parts of the

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<sup>(1)</sup> 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).

zone, or the height of the existing building, whichever is the greater

- (c) minor relaxation of plot ratio (PR), GFA and BH restrictions may be considered by the Town Planning Board (the Board) on application based on its individual merits

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

## 1. **Background**

- 1.1 On 12.2.2026, the applicants' representative submitted the current application to seek planning permission for minor relaxation of (i) the non-domestic GFA restriction of the "C(7)" zone (i.e. Application Site) from 123,129m<sup>2</sup> to 148,629m<sup>2</sup> (i.e. +25,500m<sup>2</sup> or +20.7%); and (ii) the BH restriction from 135mPD to 165mPD (i.e. +30m or +22.2% in terms of mPD) for the eastern portion of the "C(7)" zone (i.e. the Development Site) for permitted commercial development (**Plan A-1**).
- 1.2 On 27.3.2026, the Metro Planning Committee (the Committee) of the Town Planning Board (the Board) agreed to defer making a decision on the application for two months, as requested by the applicants' representative, to allow time to prepare and submit further information (FI) to address departmental comments.
- 1.3 On 10.4.2026, 15.5.2026 and 22.5.2026, the applicants' representative submitted FIs including technical clarifications and revised technical assessments to address departmental comments. The application is scheduled for consideration by the Committee at this meeting.

## 2. **Request for Deferment**

On 28.5.2026, the applicants' representative wrote to the Secretary of the Board and requested the Board to further defer making a decision on the application for two months in order to allow sufficient time to prepare and submit FI to address outstanding departmental comments (**Appendix I**).

## 3. **Planning Department's Views**

- 3.1 The Planning Department has no objection to the request for the second 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 are 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 a total of four months for preparation of the submission of FI. The second deferment should be the last deferment and no further deferment would be granted unless under very special circumstances and supported with strong justifications.

**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 28.5.2026  
Location Plan

**PLANNING DEPARTMENT  
JUNE 2026**