

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260225-181626-40885

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 25/02/2026 18:16:26

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. W. K Li

**意見詳情
Details of the Comment :**

關於英皇道1111號前太古城中心一期加建11層的申請，有以下的關注：

- 1) 加建11層令人擔心整座大廈的結構能否負荷到
- 2) 加建亦破壞區內的和諧 (和隔鄰大廈不協調)
- 3) 加建後亦增加區內人流，交通運輸及其他配套是否可以配合，亦是一大疑問
- 4) 建築期間造成環境、現有的租戶、附近住戶的污染及噪音...等問題

基於上述原因，請否決其申請 

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-201833-07135

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 20:18:33

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Keith TANG

Name of person making this comment:**意見詳情****Details of the Comment :**

英皇道1111號無端增建13層，對週圍環境影響極大。隨時遮擋逸意居，康山住戶的景觀。金山富山怡山對會受嚴重遮擋，太陽光被擋和空氣流動都受極大影響，又令單位價值下跌。再加上建築工程產生極大的噪音和空氣污染，在現有的擠迫環境下，極大機會產生意外。

本人極反對有關建議。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260225-204701-75218

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

25/02/2026 20:47:01

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Jackie Chan

Name of person making this comment:

意見詳情

Details of the Comment :

這個改動，會影響到空氣的流通又影響到對附近觀景有影響，對附近的飛鳥有影響。正常想像，亦會令施工期延長了，會對附近的居民騷擾更大。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260225-210025-74836

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

25/02/2026 21:00:25

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Yeung

意見詳情**Details of the Comment :**

對空氣對太陽對環境嚴重受影響

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-211324-74080

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 21:13:24

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Jessica Ma

Name of person making this comment:**意見詳情****Details of the Comment :**

強烈反對於太古城中心起與其他大樓不合比例的過高的商業大廈。嚴重影響太古城中心整體感官及對其他居民的嚴重影響譬如過高的商業大廈令光線未能跟現在一樣能夠照到現在的地方。另外太古城中心屬於低密度地區現在過多的大廈根本對整體嘅環境設計及自然空間有重大的損害。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-211650-73846

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 21:16:50

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Mr Wong

Name of person making this comment:**意見詳情****Details of the Comment :**

作為為康怡花園居民，強烈反對該商廈再加建樓層，嚴重影響我們康怡花園居民的景觀，另外並不適合在民居當中加設一棟如此多樓層的商廈，影響整個住宅區的景觀以及通風

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260225-211752-05643

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

25/02/2026 21:17:52

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Helen Mak

Name of person making this comment:

意見詳情

Details of the Comment :

Given that the building directly fronts Tai Koo Shing Road and Tai Fung Avenue—both of which already suffer from limited road width and inadequate traffic capacity—any proposal to approve additional floor area must be deemed fundamentally incompatible with responsible urban governance.

The expansion would substantially increase the building's massing, unavoidably obstructing natural ventilation corridors and causing a marked deterioration in air quality for surrounding residential properties. Such a degradation of environmental conditions would constitute a clear breach of core planning principles designed to protect public health, residential amenity, and environmental integrity. It would also run counter to established policy obligations requiring authorities to avoid approving developments that impose foreseeable and significant environmental harm.

Moreover, traffic conditions in the area are demonstrably close to saturation. Introducing additional office space—without any corresponding enhancement of transport infrastructure—would predictably overwhelm the existing road network. The resulting congestion, safety risks, and pressure on public facilities are not speculative concerns; they are direct, inevitable outcomes that render the proposal incompatible with sustainable development requirements and with any credible capacity-assessment standard.

For these reasons, the proposed extension presents clear, material, and unacceptable adverse impacts across environmental, traffic, and public-safety dimensions. It fails to meet the threshold of public interest, conflicts with established planning policy, and therefore must be rejected unequivocally.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-220206-97352

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 22:02:06

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Tang Chiu Fai

Name of person making this comment:**意見詳情****Details of the Comment :****反對申請**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260225-221156-48533

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 25/02/2026 22:11:56

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss CATHINA HUEN

意見詳情 Details of the Comment :

敬啟者：

****反對規劃申請 A/H21/160 – 英皇道1111號商廈擴建計劃****

本人為太古城逸天閣住戶，現就上述申請提出反對意見。

本人單位正面對英皇道1111號及太古城中心一期位置。如該商廈由約28層增建至約41層，高度增至約165米，本人單位以及多棟太古城的大廈的景觀、日照及居住環境將直接受到嚴重及長遠影響。

主要反對理由

一、嚴重影響景觀及天際線

大幅增加樓宇高度及體量，將遮擋附近住宅的開揚視野，形成「屏風效應」，破壞原有社區空間感。本人單位正面對擬擴建位置，受影響尤為嚴重。

二、削減日照及採光

增加13層及大量樓面面積，將加重遮擋，特別在冬季低角度陽光時段，日照時間勢必減少。長遠或導致室內採光及通風惡化，影響健康及生活質素。

三、長期施工對長者影響嚴重

工程預計需時多年，期間噪音、震動及塵埃將對居民造成持續滋擾。逸天閣長者比例高，長期建築噪音對睡眠、情緒及心血管健康均有不良影響，對弱勢長者尤為不利。

四、通風及環境質素下降

樓宇加高將阻礙自然通風，加劇熱島效應，令居住環境進一步惡化。

五、突破規劃限制

申請大幅放寬樓面面積及高度，超越原有規劃基準，若獲批准，將為同區發展開創不良先例。

六、公眾利益不足

新增樓面主要為商業用途，對社區回饋有限，與對居民造成的長期負面影響並不成比例。

七、居民早已承受長期重建影響，不應再次承擔代價

太古城中心一期當年重建期間，太古城居民已承受超過十年的工程噪音、灰塵及交通影響，對日常生活造成長期滋擾。作為毗鄰大型住宅社區的發展項目，發展商當初理應在整體規劃時作出更周全及長遠考慮，而非在建成不久後再提出大幅加高及增加樓面面積的申請。

該商廈現時樓齡尚新，並不存在結構老化或功能落後的迫切重建需要。在居民已多年承受工程影響的情況下，再次進行大規模擴建，無論在情理或規劃原則上均難以令人信服，亦對社區極不公平。

再者，是次申請僅為加建約13層樓面，卻需進行多年大型工程，對區內居民造成嚴重滋擾。如此大費周章，未必能帶來相稱的商業效益，卻要社區再次付出沉重代價，實在得不償失。

訴求

本人懇請城規會駁回是次申請

本人居於正面受影響單位，屬直接受影響居民之一，懇請城規會慎重考慮對居民尤其長者健康及生活質素的長遠影響。

此致

敬禮

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260225-223054-15596

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

25/02/2026 22:30:54

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Sai Ning Celine

意見詳情**Details of the Comment :**

反對。對住客造成滋擾，影響居民。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-223151-55564

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 22:31:51

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Martin Cheung

Name of person making this comment:**意見詳情****Details of the Comment :**

To whom it may concern,
I would like to formally express my objection to Swire's proposed commercial building development under Quarry Bay Outline Zoning Plan No. S/H21/28 (Application No. A/H21/160). As the proposed site is located in the heart of a residential area near Taikoo Shing, I am deeply concerned that the development will negatively impact the overall living environment of the community.

Best regards,

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260225-224521-93724

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 25/02/2026 22:45:21

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. lau pui yu

意見詳情
Details of the Comment :

反對加建。本人係衛星閣業主。加建都會非常影響景觀。望唔琇天。不應喺住宅民居建築太高商業大廈 嚴重影響樓價 同居住環境。絕對反對。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260225-225329-44758

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

25/02/2026 22:53:29

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Li Yuk

Name of person making this comment:**意見詳情****Details of the Comment :**

此擴展後的大廈，嚴重阻擋視線，白天時間，商業大廈玻璃外牆反光嚴重，造成滋擾，並且嚴重遮擋陽光，形成不見天日的情況，不應在居民住宅區興建高樓大廈，而且距離十分近，因此作出強烈反對

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260225-225935-55895

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 25/02/2026 22:59:35

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. 吳繼戈

意見詳情 Details of the Comment :

In fact, the building is situated within a predominantly residential area rather than a commercial zone. Apart from the shopping mall, it is substantially surrounded by residential towers, with the nearest residential units located within 30 meters of the site. Construction works at any time of day would cause serious disturbance to the surrounding residents. Furthermore, the proposed development would have a permanent adverse impact on the visual outlook, views, and ventilation of the affected properties.

The submitted assessment report evades the core issues and downplays the actual impacts by inappropriately relying on reference points such as the One Island East, which is several hundred meters away, or even the distant Kai Tak Cruise Terminal, as benchmarks for evaluating visual and landscape impacts, and therefore not a bona fide or full and frank disclosure. It must be declined.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260226-061955-59268

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 26/02/2026 06:19:55

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Cecilia

意見詳情 **Details of the Comment :**

本人長期居住在太古城富山閣，面對太古城中心一期，正是位於有關準備擴建的英皇道1111號。太古城的樓宇已經非常密集，再加建重新打地基對我們隔一條街的樓宇地基會造成嚴重的影響。不明白為什麼公司為了自己的利益需要擴建，以政府不考慮在地居民的苦楚還考慮予以批准。太古城旁邊的太古坊已經有很多擴建加建和新建的商業樓宇，已經可以提供很多商戶使用，然而在密集的住宅區再擴建唯一的理解就是不顧百姓死活，滿足自己的利益。若再擴建，不但對居民生活造成不便，生活質量降低，一旦發生任何事故更加難以承擔，樓宇倒塌或任何問題會壓死我們的住宅，這是政府樂見的嗎？如果是，那就是政府拿了納稅人的錢，不顧納稅人的死活，是一個非常不負責任的政府。

本人強烈地堅決反對此項工程。反對此項重建擴建工程，反對政府罔顧市民生活安全的行為。

反對英皇道1111號重建擴建，堅決反對 堅決反對，堅決反對。我們至今看不到有任何需要擴建和改建的理由，只看到公司的私利和政府的不負責任行為。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260226-152739-78430

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

26/02/2026 15:27:39

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Poon Wa Ho

Name of person making this comment:**意見詳情****Details of the Comment :**

1. 阻礙山脊線或重要景觀，影響公眾視覺滲透性。
2. 嚴重阻礙個人及公眾景觀：加高形成「屏風效應」，遮擋原有視野，降低天空視野因子及生活質素。
3. 影響空氣流通與通風：阻礙風道，導致熱島效應加劇、空氣污染增加，違反空氣通風評估要求。
4. 加劇人口密度與環境負荷：提高地積比率，增加周邊交通、排水壓力，影響鄰近居民福祉。
5. 整體可持續發展隱患：高樓加建易造成視覺、光線及安全問題，違背香港規劃原則。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260226-230622-55160

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

26/02/2026 23:06:22

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. 趙小姐

意見詳情**Details of the Comment :**

太古城道為整個太古城的命脈道路，太古城居民/東隅酒店住客/外區旅客皆會經過太古城道穿梭太古城。現時在太古城道兩旁已林立高樓大廈，並於太古城道仰望到天空的角度有限，如再加建多十數層大廈，難免大大縮窄太古城道看到天空的程度，影響位於太古城道的景觀，因此大家對整個太古城留下一定的負面印象。

此外，一日之計在於晨，早上陽光從東方照耀住太古城，剛好陽光透過太古城道滲透兩旁的大廈，予人柔和溫暖的感覺。根據計劃書加建十多層的大廈，位於太豐路，形成屏障阻擋太豐路以西沿太古城兩旁大廈，減少陽光照耀。

此計劃與太古城持分者識識相關，基於此計劃破壞景觀及影響太古城居民的居住舒適度，有違政府以建立一個可持續宜居城市的宗旨，故本人反對此計劃。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260226-231805-97532

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

26/02/2026 23:18:05

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss yuen

Name of person making this comment:**意見詳情****Details of the Comment :****對附近居民會造成嚴重噪音滋擾及減少日光而長期影響，看不到有發展需要。**

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260227-004353-78570

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

27/02/2026 00:43:53

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Wong

意見詳情**Details of the Comment :**

本人住怡山，面向這座大廈，本來嘅高度已經影響日照，如果再起多13層，根本完全遮擋陽光，亦嚴重影響空氣流通。

所有反對加高！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260227-083425-31881

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

27/02/2026 08:34:25

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 楊

意見詳情

Details of the Comment :

作為附近居民，我反對。希望當局能考慮對附近交通影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260228-205648-00763

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 28/02/2026 20:56:48

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. P Chan

意見詳情 Details of the Comment :

The application of GFA relaxation of 20.7% is excessive and should not be regarded as minor amendment

The application of BH relaxation of 22.2% is excessive and should not be regarded as minor amendment

The proposed open to public of the refuge floor cum sky garden would against the paragraph 2 (d) of the Appendix A to JPN2 i.e. Sky gardens shall be for the exclusive use of the owners, tenants and their visitors only as indicated on the approved plans and such areas shall not be used for any other purpose or by any other person without the prior consent of the BA.

The traffic impact assessment did not take into account of the nearby development (no completion date) and the increase of public transport (bus) and the traffic condition during the construction period.

In conclusion, I objection the proposed Application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260304-152150-94680

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

04/03/2026 15:21:50

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Lee Felix

Name of person making this comment:**意見詳情****Details of the Comment :**

如果英皇道1111號商廈加高13層，將會影響太古城居民獲得日照權利，光線被遮擋。

太古城主要是民居，不是商業區，太高商業大廈會影響市民生活

我反對這個規劃建議



逸意居(管理)有限公司
The Floridian (Management) Ltd.

檔案編號：FLRD/L/003/26

致：城市規劃委員會

表示關注 - 有關鰂魚涌「商業(7)」地帶申請放寬非住宅總樓面面積及建築物高度限制的規劃申請 (檔案編號：A/H21/160)

敬啟者：

本公司為位於鰂魚涌區內之物業管理公司，現代表所管理之業主及住戶，就上述規劃表示關注。經審閱申請內容後，我們認為該申請如獲批准，將對區內環境、交通承載、城市景觀及居民生活質素造成不利影響，理由如下：

1) 對交通承載能力造成重大壓力

鰂魚涌及太古城道一帶交通已接近飽和，尤其於繁忙時段，英皇道、康山道及太古城道經常出現車龍。申請涉及增加非住宅樓面及建築物高度，勢必引入更多商業活動、人流及車流，進一步加劇：

- 道路擠塞
- 上落貨車輛阻塞行人路及行車線
- 對公共交通（巴士、電車、港鐵太古站 / 鰂魚涌站）造成額外負荷

現時道路及公共交通設施已無法承受額外需求，故不宜批准相關放寬。

2) 對周邊居民造成日照及通風影響

申請要求放寬高度限制，將使建築物高度超出原有規劃意圖，對周邊住宅造成：

- 日照時間縮短
- 風道受阻，降低自然通風
- 增加熱島效應

鰂魚涌屬高密度發展區，任何高度放寬均會對居民生活質素造成長遠負面影響。

3) 對城市景觀及規劃原意造成破壞

「商業(7)」地帶原有高度及樓面限制旨在：

- 控制區內建築量度
- 維持天際線及城市景觀
- 避免過度發展

申請人未能提供充分理據證明放寬限制屬必要，亦未能展示其發展對整體城市景觀的正面貢獻。若貿然放寬，將削弱規劃制度的穩定性及公平性。

(續下頁... ..)



逸意居(管理)有限公司
The Floridian (Management) Ltd.

4) 缺乏充分的技術評估及緩解措施
申請文件未能充分展示：

- 交通影響評估
- 日照及風環境評估
- 工程期間的環境管理措施
- 對周邊社區的緩解方案

缺乏完整及透明的技術資料下，難以判斷項目對社區的實際影響，亦不應批准。

5) 對居民生活質素造成長遠負面影響

區內住宅比例高，居民對環境質素、交通安全及社區承載能力均有合理期望。若批准放寬，將：

- 增加噪音及空氣污染
- 增加工程期滋擾
- 令社區人口及活動密度進一步上升

此與居民利益及社區可持續發展方向不符。

基於以上理由，我們認為申請 A/H21/160 的放寬樓面及高度要求將對區內造成不可逆轉的負面影響，並不符合公共利益。懇請城市規劃委員會拒絕該項申請。

如有需要，本公司願意提供更多資料或出席會議以表達意見。

此致
城市規劃委員會
香港北角渣華道 333 號
北角政府合署 15 樓

逸意居(管理)有限公司



物業經理
劉志剛

物業管理公司牌照

物業管理人牌照:

日期：2026 年 3 月 4 日

副本抄送：逸意居業主委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260305-191130-10918

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 05/03/2026 19:11:30

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Adia Lam

意見詳情
Details of the Comment :

所提出放寬非住宅樓面面積及建築物高度限制以進行商業發展的申請，除了直接讓發展商從此放寬限制發展中得到更大利益及金錢回報外，對附近居民及環境並未帶來任何正面影響。相反，有關發展會嚴重影響當區整體城市外貌(因周邊的樓宇全部會比新的發展建築物為矮，外觀上完全格格不入)，亦會做成屏風效應，不但影響周邊地區及附近樓宇可享的日照，區內的空氣流通也會受到極大影響，令附近居民的健康受到嚴重影響。此外，相關發展也將令區內的交通構成一定壓力。考慮各方的需要及利益，相關地段內現有的建築物，包括太古城中心、商業大廈及設施已適度地發揮其功能，相關計劃只會構成過度發展。總括而言，就整體城市規劃及當區居民的居住環境而言，所申請的放寬發展計劃只會帶來嚴重的負面影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260306-150704-30921

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

06/03/2026 15:07:04

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. H. C. TSE

Name of person making this comment:**意見詳情****Details of the Comment :**

擴建工程可以為附近居民提供空中花園，可俯瞰維多利亞港及九龍景致，並令居民享受園景、休憩及緩跑徑設施，免費為公眾提供全天候活動空間。本人十分支持方案，因為太古城人口密集，屬於舊式私人屋苑，嚴重缺乏會所設施。空中花園可以解決居民需要。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260307-191454-40218

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

07/03/2026 19:14:54

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. 伍

Name of person making this comment:**意見詳情****Details of the Comment :**

我們極力反對這個擴建，因為英皇道路面已經十分狹窄，附近亦有許多住宅樓宇，例如；康怡花園、康山居屋、太古城花園、逸意居和Mount Parker, 再加上有多幢商業樓宇，如果再擴建太古城中心，一定會構成屏風效應，影響各方面的光線，亦對區內的交通和空氣增添壓力，所以城規會應該拒絕這項申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260309-105400-11364

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 09/03/2026 10:54:00

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. YL PANG

意見詳情 Details of the Comment :

OBJECTION TO PLANNING APPLICATION A/H21/160

Proposed Relaxation of Non-Domestic GFA and Building Height Restrictions

Sites zoned "Commercial (7)" between King's Road and Taikoo Shing Road, Quarry Bay, Hong Kong

To: The Secretary, Town Planning Board

I/We write to formally object to Planning Application No. A/H21/160, which seeks to relax the non-domestic gross floor area (GFA) and building height restrictions on the above-mentioned sites in Quarry Bay. The grounds of objection are as follows:

1. Incompatibility with Adjacent Residential Uses

The subject sites are located in close proximity to high-density residential developments in Quarry Bay and Taikoo Shing. Any upward relaxation of GFA and building height will intensify the commercial use of the site and generate additional noise, light pollution, and late-night activity that is incompatible with the amenity needs of thousands of nearby residents. The existing "Commercial (7)" zoning already represents a significant intensification of use in an area that is fundamentally residential in character.

2. Adverse Impact on Nearby Educational Institutions

There are schools and educational facilities in the vicinity of the subject sites. Increased commercial GFA and a taller building envelope will generate higher volumes of vehicular traffic and pedestrian congestion during school drop-off and pick-up hours, posing road safety risks to students. The noise and activity generated by an intensified commercial development is inconsistent with the learning environment these institutions require.

3. Traffic Congestion and Road Capacity

King's Road is already one of the most heavily congested arterial roads on Hong Kong Island, particularly during morning and evening peak hours. An intensified commercial development with relaxed GFA restrictions will attract significantly greater volumes of delivery vehicles, private cars, and coaches than permitted under the existing restrictions. The applicant has not demonstrated, to the satisfaction of the Board, that the existing road network—including King's Road and the surrounding secondary streets—can absorb the additional traffic generated without materially worsening existing congestion.

4. Obstruction of Sunlight and Ventilation

The relaxation of building height restrictions will result in a taller built form that will cast extended shadows over adjacent residential towers, reducing natural sunlight access for a significant portion of each day. This is contrary to the Hong Kong Planning Standards and Guidelines (HKPSG) on air ventilation and the established policy of maintaining meaningful sky exposure and breeze penetration corridors in urban areas. Quarry Bay already suffers from diminished air ventilation due to the dense built environment; further height relaxation will aggravate this problem.

5. Disruption to Air Ventilation Corridors

The Government's Air Ventilation Assessment (AVA) framework requires that new developments of significant scale be assessed for their impact on prevailing winds and local air flow. The subject site lies in an area where sea breezes channelled from Victoria Harbour are an important source of natural ventilation for surrounding residents and pedestrians. A taller and bulkier commercial development risks blocking these ventilation corridors, worsening urban heat island effects and air quality in the neighbourhood.

6. Non-Conformity with the Statutory Outline Zoning Plan (OZP)

The building height and GFA restrictions currently in force on the Quarry Bay OZP were specifically calibrated to reflect the appropriate development intensity for a "Commercial (7)" zone in this urban context. The restrictions serve an important planning purpose: to prevent over-development and to ensure that the quantum of commercial floorspace remains proportionate to the supporting infrastructure. The applicant has not advanced exceptional or materially changed circumstances sufficient to justify a departure from these parameters, as required by established TPB practice.

7. Precedent Effect

Granting this relaxation will establish an undesirable precedent for adjacent and comparable sites along King's Road and Taikoo Shing Road. Once one applicant successfully obtains a relaxation of GFA and height restrictions, neighbouring landowners are likely to seek similar permissions, resulting in a cumulative intensification of the commercial corridor that was never contemplated under the OZP.

8. Inadequacy of Information Submitted

The applicant's supporting materials do not appear to include a comprehensive Traffic Impact Assessment (TIA), a detailed Air Ventilation Assessment, a Pedestrian Flow Study, or a Shadow Impact Assessment. Without these technical assessments, the Board is not in a position to properly evaluate the full impact of the proposed relaxation on the surrounding community.

Relief Sought

For the foregoing reasons, I/we respectfully urge the Town Planning Board to refuse Application No. A/H21/160 in its entirety. Alternatively, if the Board is minded to consider any relaxation, I/we request that the Board require the applicant to submit full technical assessments addressing traffic, air ventilation, shadow, and visual impact before proceeding.

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tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年03月10日星期二 12:08
 收件者: tpbpd/PLAND
 主旨: Objection to S16 application no.A/21/160
 類別: Internet Email

Dear Town Planning Board,

I am writing as a long-time resident living opposite the application site. I am deeply concerned about the proposed minor relaxation and would like to express my strong objection. My home, daily life and neighbourhood environment will be directly and immediately affected by an approval of this application.

Below are my reasons for objecting:

1. Taikoo Shing has always been planned and understood as an established residential neighbourhood, not a regional commercial hub. Cityplaza already suitably provide for the residents' day-to-day needs, and their office towers are meant to support, rather than dominate, the community. Increasing the commercial intensity at this site goes beyond the residential and commercial mix the area has been designed to handle and negatively affects the residential character and amenity that residents rely on.
2. Taikoo Place, owned by the same developer of this application, is where taller and denser commercial buildings are appropriate. Even the applicant's own submission makes reference to the taller buildings which are located in Taikoo Place. Intensification of commercial activity should remain focused in Taikoo Place, away from the Taikoo Shing residential neighbourhood.
3. The same developer of this application also owns multiple sites in the area: No.1067 King's Road on the corner of Shipyard Lane to the west, and the Cityplaza and the East Hotel at the same zone as the Application Site. If this application is approved, similar applications for minor relaxation for those sites may follow. As someone who lives in a unit facing these sites, the cumulative negative impact on sunlight, privacy, open views, noise and congestion would be severe.
4. The site is already allowed a reasonable building height under the existing planning controls, the proposed height with a further increase exceeds what the residents expect based on the Outline Zoning Plan. Planning controls exist to protect the living environment of the surrounding residents, and this proposal will have a detrimental impact that cannot be alleviated. The existence of an older approved building plan should not automatically justify a relaxation of the current planning controls.
5. The proposal puts all of the extra floor area and floors at one end of the commercial zone, such that the expanded development becomes exceptionally tall and bulky right next to our residential buildings. A fairer and more reasonable approach, if any increase were considered acceptable by the Town Planning Board, would be to allow only a modest GFA increase proportionate to the site area of No.1111 King's Road itself. This would result in a GFA increase by about 7.8%,

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and a pro rata building height increase of about 9 metres, with respect to the relationship with the residential neighbourhoods in which the site is located.

6. The claimed “public benefits” are not genuine planning gains justifiable for the proposed intensification. First, the BFA provisions and pedestrian circulation improvements on 5/F could be provided without adding extra floor space or height. Second, the sky garden is mainly a refuge floor required by fire safety regulations and minimum open space standards. It is not a dedicated public facility, and its benefits are overstated.

7. The proposal intends to elevate the commercial floors for better views, above the 10-metres tall E&M floors and the 5-metres tall sky garden. This is at the expense of residents’ sunlight, privacy and open views.

8. The applicant states that the office workers and the public can use the sky garden for activities. However, there are already public jogging paths at Quarry Bay Park and yoga studio and gym at the commercial towers in the area. It is also unclear how access would be managed, especially when overcrowded whether requiring first-come-first-served or tenants prioritized, so the real public benefit is questionable.

9. As a resident living across from the site, the negative impacts on the quality are real and unavoidable and that cannot be alleviated:

- Sunlight to living rooms, master bedrooms and podium gardens would be blocked.
- Sky view and sense of openness across the roof top of the development would be blocked.
- Living rooms and master bedrooms would be overlooked. This is especially so for the sky garden, which may be common but not appropriate in this case serving office workers with sightlines to residential dwellings.
- Additional glare, which does not replace the sunlight which will be blocked. Glare is focused reflection that is sharp and harmful to the eyes that has not been suitably addressed by standards and remains a common problem.
- Night-time light pollution, which has not been suitably addressed by standards and remains a common problem.
 - There was a low-rise wet market serving the local needs that had been demolished and redeveloped into the East Hotel. This redevelopment at the application site has already detracted from the sunlight and privacy available to the residents once before.
 - Cityplaza and the footpaths on Taikoo Shing Road are very congested during the morning, lunch and afternoon peaks. It is very difficult for the locals to travel at these peaks against the office workers who occupy the entire widths of the covered footpaths, having to stop-start at every second step, use the uncovered part of the footpaths in the sun or rain, or avoiding travelling at these peaks. This is not the experience reasonably expected from a resident living in a residential neighbourhood. This is already problematic, since the completion of One Island East and Taikoo Place One and Two, introducing more office floor space in the area would worsen the problem.
 - The crowds at these footpaths also generate much noise that is not the experience reasonably expected from a resident living in an established residential neighbourhood. This is already problematic, introducing more office floor space would worsen the problem.
 - The restaurants in the Cityplaza are often to capacity during the lunch hour, so as those around Taikoo Shing Road, Tai Mou Avenue and Tai Yue Avenue where queues occupy a large part of the pavement. Again, it is very difficult for the locals to travel on the pavements or eat out at the lunch hour.
 - These are indications that the carrying capacity has been reached and the population in the neighbourhood should be stabilised.
 - It is the responsibility of the Town Planning Board to protect the remaining amenity, liveability and wellbeing available to the Taikoo Shing residents. It is also under the prevailing Government direction in providing for such in the New Development Areas and the public housing developments.

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10. There is the reasonable expectation to preserve the character of the Taikoo Shing provided under the planning controls of the Outline Zoning Plan. The Taikoo Shing residents have paid a premium to be a residents of this neighbourhood and more so to be in close proximity to the centre. This proposal changes the built environment, visitor profile and quality of life in ways that go far beyond what residents were led to expect to be able to retain for enjoyment.

11. There was no consultation with the local residents before this application was submitted to the Town Planning Board, despite Taikoo Shing being an integral part of the Swire Properties Limited with residents contributing management fees and with direct frontages and on interface with the proposed expansion.

12. Residents are not widely informed of this application, there are no notices in the common area or circular. Most of the residents I am in touch with are not aware of it. While I have given my comments separately to the Management Office, without the benefit of viewing the submission by the Management Office, I am making this public comment to the Town Planning Board to fully or accurately voice my concerns.

13. The proposal at the site with direct frontages and interfaces with residential development adversely affecting the quality of life of the surrounding residents is intrinsically not suitable. Overall, in consideration of the non-genuine public/planning gain against the significant and permanent damaging impact on the residential living environment amenity and wellbeing of the Taikoo Shing residents, the proposal will result in a negative net cost and benefit in the community.

For all these reasons, I strongly urge the Town Planning Board to reject Application No. A/21/160. Should the Board consider an increase be appropriate, the extent should be proportionate to site area of No. 1111 alone, to significantly reduce the proposed height and GFA increase to minimise the potential impacts on the surrounding residents.

Thank you for your attention.

Yours Faithfully,

Woon Lou

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tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年03月10日星期二 12:14
 收件者: tpbpd/PLAND
 主旨: S16 application no.A/21/160 - Objection
 類別: Internet Email

Dear Sir / Madam,

I am writing as a long-time resident living immediately around the Application Site to express my strong objection to Application No. A/21/160. Having lived here for many years, I have personally experienced the negative consequences of past redevelopments, including One Island East and East Hotel resulting in increased congestion and loss of sunlight and privacy. As a senior, I am deeply concerned that further intensification will pose real safety risks for myself and many neighbours in similar situations.

1. Taikoo Shing has always been recognised as one of the first residential communities in Hong Kong with integrated supporting facilities. While Cityplaza shopping mall and the office towers are ancillary, they have never been intended to become a regional commercial cluster.
2. The current mix of residential and commercial uses represents an optimal and intentional balance. Increasing the commercial scale at this location would disregard the planning intention and exceed the area's carrying capacity, directly affecting residents' wellbeing, comfort and sense of community.
3. If additional office space is considered necessary, it should be directed to the Taikoo Place commercial cluster, where infrastructure, urban design and zoning support it. The Application Site, being surrounded on three sides by residential buildings, is not suitable for further intensification.
4. The planning control already allows reasonable flexibility for an expansion. This has been put in place to provide certainty for residents who have made long-term commitments in the neighbourhood. Departing from these parameters without compelling justification undermines public trust.
5. The public benefits stated in the application, including the enhancements proposed at the 5/F and the sky garden at 30/F do not justify the proposed increase in GFA and building height. The enhancements mainly rearrange the existing facilities and can be done without additional GFA or height. The sky garden is located on a refuge floor, which is already required for fire safety and open space requirement, and therefore is not a standalone public gain. These required provisions cannot be used as a justification to increase building bulk.
6. The proposal to provide commercial floors with better views is at the expense of the existing amenity enjoyed by the residents and essential to the wellbeing of the residents. This application has solely prioritised commercial advantages while creating irreversible harm to the neighbouring homes.
7. Public use of the sky garden is questionable. The neighbourhood already has jogging paths in Quarry Bay Park and fitness facilities in the neighbouring commercial towers. It is unclear how access to the sky garden will be managed: Will

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it be first-come-first-served? Will tenants have priority? How will overcrowding be handled? The public benefit is therefore uncertain and overstated.

8. Intensification at this site will cause unavoidable negative impacts. This is based on past experiences with the One Island East and the redevelopment of the former low-rise wet market into East Hotel. The impacts are real, long-lasting and cannot be mitigated:

- Loss of sunlight to living rooms, bedrooms, and podium gardens
- Loss of sky views and an increasingly oppressive built environment
- Direct overlooking from office floors and the sky garden
- Increased glare from glass façades
- Night-time light pollution, affecting sleep quality
-

9. The Taikoo Shing Road footpaths are overcrowded, with the office workers traffic in the morning and afternoon, and their lunch time queues outside over-capacity restaurants. This makes locals leaving home at these hours especially difficult and unsafe for seniors and moreso for those with mobility difficulties. We are forced to navigate against the crowds, or at least through the crowds before reaching the less busy part of the footpath which is uncovered from the sun and in the rain or on the opposite across the road, or worse avoiding to travel at these hours. The work day congestion, following One Island East and the latest Taikoo Place towers has already made it dangerous for many seniors. Introducing even more office population would worsen an already critical situation.

10. The proposed 20% minor relaxation is not insignificant or insubstantial. It does not respond to the unique constraints of this sensitive location surrounded by residential developments. The proposed increase in GFA and building height have not been justified in consideration with the site conditions nor by planning merit. When comparing the minimal and non-genuine public gains with the substantial and irreversible harm to residential amenity, privacy, sunlight, walkability and safety, the proposal results in a negative net impact on the community.

11. The Town Planning Board has a responsibility to safeguard the liveability for the citizens of Hong Kong. The Government's planning direction for new development areas emphasises liveability and, wellbeing. The same principles should apply to the long-established residential communities in Taikoo Shing.

12. Public consultation for the application has not been effective. The neighbours whom I have come across and in discussion with about this proposal while have grave concerns on the potential negative impact on the living environment, they are pessimistic with the applicant or the Town Planning Board in giving a response to properly address the concerns. This is given the track record of the excessive development at the One Island East and the East Hotel, they do not have hope in public comment to voice their concern.

Given the above, I respectfully urge the Town Planning Board to reject the application, as the proposal would significantly and negatively impact the wellbeing of the large residential population surrounding the site.

Thank you for your consideration. I sincerely hope the Board will carefully protect the liveability of our long-established neighbourhood, especially for vulnerable residents such as seniors and those with mobility difficulties.

Yours Sincerely,

Alain Chan

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月10日星期二 21:39
收件者: tpbpd/PLAND
主旨: S16 application no.A/21/160 (Objection)
類別: Internet Email

To Town Planning Board Secretariat tpbpd@pland.gov.hk

S16 application no.A/21/160

Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development, at various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong

Objection

I refer to the abovementioned S16 application and am writing to strongly object to the proposed minor relaxation of GFA and building height at this location, for the reasons below.

1. Necessity to maintain the currently permitted commercial development intensity, to respect the residential neighbourhoods in which the Application Site is located

Taikoo Shing and Kornhill Garden are established residential neighbourhoods. The Cityplaza and Kornhill Plaza shopping malls intrinsically support the resident’s daily needs, and the office towers supplement the employment needs. They are by no means anchor or driving force planned or intended to be a regional commercial hub and need not be intensified. The commercial intensity at the Application Site should be kept as they are currently permitted and intended to be, in order to respect the existing optimal balance of residential and commercial mix, the residential character and amenity in Taikoo Shing and Kornhill Garden, and the carrying capacity for the liveability and wellbeing of the locals.

2. Intensification of commercial development should be kept at the Taikoo Place

The Application Site is a commercial island surrounded by residential developments that is a sensitive location on the interface with high density residential character. Any intensification of commercial development should be kept and concentrated at the Taikoo Place, also owned by the same property developer of the Swire Properties Limited and positioned as a comprehensive commercial area.

3. Negative precedent for future development in the same locality, resulting in cumulative negative impact on the amenity of the surrounding residents

No.1067 King's Road on the corner of Shipyard Lane to the west of the Application site has been cleared and ready for commercial development also owned by the same property developer of the Swire Properties Limited. Similar application for minor relaxation of building height restriction could be made, in following the Town Planning Board's decision on this application. While it is appreciated that the Town Planning Board would consider each and every application on the basis of its own merit, with a track record of this application, an approval of an application for the future development at the site of similar characteristic in the same locality becomes very plausible. An approval of this S16 application is very likely to incur cumulative negative impact on the amenity of the Taikoo Shing Horizon Garden, Kam Tin Terrace and On Shing Terrace south facing units who have with views to the both of the two properties, negatively affecting the amenity of a significant number of the residents.

Negative precedent for future development in the same commercial zone, resulting in cumulative negative impact on the amenity of the surrounding residents

Similar application for minor relaxation of building height and GFA restrictions could be made for the Cityplaza and the East Hotel at the same commercial zone, in following the Town Planning Board's decision on this application. While it is appreciated that the Town Planning Board would consider each and every application on the basis of its own merit, with a track record of this application, an approval of an application for the future development at the same zone becomes very plausible. An approval of this S16 application is very likely to incur cumulative negative impact on the amenity of the Taikoo Shing Horizon Garden and Kam Tin Terrace, and Kornhill Garden Towers No.4 to 9 units with frontages to the commercial zone, negatively affecting the amenity of a significant number of the residents.

4. 20% minor relaxation is not appropriate at this location

Applications for minor relaxation of development restrictions are generally for 20%, which is a common practice and is not stipulated under any guideline. A 2014 Policy Address of the Chief Executive initiative announced a general 20% increase in maximum domestic plot ratios for housing sites in Density Zones across main urban areas and new towns. However, it referred to residential development. Furthermore, it excludes the denser north of Hong Kong Island and Kowloon Peninsula. Accordingly, the 20% intensification of the commercial development at the Application Site at the north of Hong Kong Island is not appropriate.

5. The development at the Application Site is already permitted to be taller under the current planning controls, and should respect the existing restrictions which have been put in place with a detailed rationale

Under the current planning controls, the development at the Application Site is already permitted to be up to 135mPD, which is 30 metres above the existing building at 106.35mPD. The proposal for an additional 30 metres at 165 metres is significant. This increase does not respect the development restriction of the Outline Zoning

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Plan which would have been put in place by the Town Planning Board for a host of considerations, and is in contrary to the detailed rationale of the building height restrictions under paragraph 7 of the Explanatory Statement of the Outline Zoning Plan.

6. The reference to the taller building in the Taikoo Place and the approved GBP with greater building heights and GFA in the applicant's planning statement is irrelevant

The reference to the taller buildings in the Taikoo Place in the applicant's planning statement is not considered to be relevant. First, Oxford House, Dorset House and PCCW Tower are compliant with the building height restriction of the Outline Zoning Plan; and Cambridge House completed in 2023 precedes the introduction of the building height restriction on the Outline Zoning Plan. Second, these buildings are at the Taikoo Place outside the locality of the Application Site with different characteristic.

The reference to a valid approved GBP under which No.1111 King's Road has been approved with a building height and GFA exceeding the current planning controls in the applicant's planning statement is also not considered to be relevant. This approved GBP may be given with sympathetic consideration but need not be acceded to, by no means does it automatically justify minor relaxation. It needs to be weighed against the Town Planning Board's articulated rationale given to the current planning controls in place. A balance should be stroked between the applicant's development right and Town Planning Board's responsibility to protect the amenity of the surrounding residents.

7. Concentration of the 20% GFA increase for the entire commercial zone at No.1111 King's Road is unbalanced, resulting in an exceptionally tall and bulky building

The proposed 20% increase is based on the 123,129m² GFA currently permissible at the commercial zone with site area of 13,674 m², but this additional mass is concentrated only at No.1111 King's Road with site area of about 5,500 m², turning the proposed development into an exceptionally tall and bulky building. Should any GFA increase be acceptable at all, it would be more equitable to allocate the GFA increase proportionate to the site area of No.1111 King's Road itself. This would avoid over-massing at a single-point, and thereby the detrimental impact on the amenity of the surrounding residents.

8. The claimed planning/ public gain are inadequate justification for the proposed minor relaxation

The provision in the Outline Zoning Plan for minor relaxation requires the consideration of the individual merits of a development or redevelopment proposal that is not a de facto intensification mechanism. There is a lack of planning/ public gain in this S.16 Application to justify the proposed intensification.

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First, the barrier free access and improved pedestrian circulation on 5/F can be pursued as retrofit without any additional GFA or building height. The incentive for this works already exists commercially. There is no nexus between the proposed additional development intensity and this works.

Second, the refuge floor/ sky garden is primarily a fire-safety requirement, and a sky garden is also to meet the local open space requirement of the Hong Kong Planning Standards and Guidelines. The sky garden serving a dual function is not a standalone public/ planning gain to justify the additional development intensity. While it will be open to public, its usage in conjunction with the office workers it is not a public/ planning gain in its own right. Mere compliances with the relevant controls are not merits justifiable to exchange for intensification of the development. This is especially the case in view of the damaging effects on the amenity of the surrounding residents.

9. Inadequate public consultation of the proposal

There has not been any form of public consultation of this proposal prior to lodging the application with the Town Planning Board as good planning practice. This is despite the Taikoo Shing is part and parcel of the Swire Properties Limited, contributing 5% of the management fee to its income, and is immediately surrounding the Application Site. The public consultation under the legislative requirement of the Town Planning Ordinance is already too late, as the building design is often already at an advanced stage and the developer is very likely to be reluctant to make substantial changes in response to any public comment.

The Taikoo Shing (Management) Ltd in response to a notice of the Town Planning Board Secretariat regarding this S16 Application, has notified the Management Liaison Council members by way of a letter dated 27 February, gathering comments which would be consolidated for submission to the Town Planning Board. The Council members (33 members max representing the 12 phases) would pass this information to the Representative (2 members max. of each block). Consequently, residents are not well informed of this application, none of the residents I am in touch with are aware of it. By the time I was informed, I have less than a week time to submit my input to the Management Liaison Council for consolidation. Furthermore, some commenters having submitted their input to the Management Liaison Council do not make separate submission to the Town Planning Board. Therefore, in considering the public consultation, the Board should not merely look at the quantity of the public comments received.

The site notice is posted at the ground floor lobby of No.1111 on the corner of Taikoo Shing Road and Tai Mou Avenue that is not heavily trafficked. The residents of Kornhill Garden and those including and west of Taikoo Shing Horizon Garden would never see it; the residents east of Taikoo Shing Horizon Garden are partly diverted to the aboveground passageway through the footbridges and indoor air-con. In any case, the notice is set back about 2 metres behind the entrance door, passers-by are very like to miss it.

10. Conclusion and Request

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Given with the above, the Town Planning Board is requested to reject the application. The proposed 20% minor relaxation appears to have simply follow the general practice that is beyond necessary, without adequately demonstrating planning/ public gain/ design merits. It undermines the liveability and exacerbates negative impact and potentially cumulative adverse impacts at the residential neighbourhoods.

Alternatively, the Town Planning Board is requested to require the applicant to confine 20% GFA increase proportionate to the site area of No. 1111 King's Road only. In other words, the 20% GFA increase should be on the basis of 5,500m² at No. 1111 King's Road instead of 13,674m² at the Commercial zone, outlined below. This would result in a GFA increase by about 7.8%, achieving a more reasonable bulk.

	GFA	Site area	Plot ratio
Currently permissible at Commercial zone "C(7)"	123,129 m ²	13,674m ²	~9
Applicant's Proposal for 20% increase in GFA	148,629 m ² (+25,500m ²)	13,674m ²	~10.8* (+1.8)
Alternative Proposal of this public comment, on the basis of 20% GFA increase for the site area at No.1111 King's Road	~59,400 m ² (+~9,900 m ²)	~5,500 m ² (No. 1111 King's Road)	~10.8 (+1.8)
	133,029 m ² (+~9,900 m ² or ~7.8%)	13,674m ²	~9.7 (+0.7)

On the basis of the about 7.8% GFA increase, a pro rata building height increase would be ~9 metres at ~144mPD instead of the 30 metres increase at 165mPD of the proposal. This would respect the relationship with the established residential neighbourhoods.

Furthermore, consideration should be given to reduce the extent of building height and GFA increase at this Application Site as far as possible e.g. consolidation of the E&M with the objective to. In any case, any materially revised scheme should be lodged under a fresh S.16 Application and with due public consultation undertaken.

Regards,

W. LO

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260310-150926-19269

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 10/03/2026 15:09:26

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kwan

意見詳情
Details of the Comment :

我堅決反對加建的申請。施工前及後對附近的民居影響太大，唯一受益的只是發展商，我認為必須否決這個申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260310-205546-71534

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

10/03/2026 20:55:46

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Cecilia Lam

Name of person making this comment:**意見詳情****Details of the Comment :**

This extension is gonna build a whole sky garden, and you can even look out the harbour view, which is a good common space for public. It will be good if the sky garden can be free for public access so that the residents in Taikoo Shing can relax and enjoy the panoramic view.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260310-233332-46037

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

10/03/2026 23:33:32

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. CHAN

Name of person making this comment:**意見詳情****Details of the Comment :**

1. 安全風險• 加建樓層可能影響原有結構承载力，增加建築安全隱患。
* 工程期間或會對現有住戶造成危險，包括施工事故及物料掉落。
2. 居住環境影響• 工程噪音、塵埃及長期施工會嚴重影響住戶生活品質。
* 增高後可能阻擋原有採光及通風，降低居住舒適度。
3. 交通及社區壓力• 人口增加會加重周邊交通、泊車及社區設施的壓力。
* 對鄰近居民及社區環境造成不良影響。

基於以上理由，本人堅決反對加建樓層增高之提案。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260312-222515-12200

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 12/03/2026 22:25:15

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Simon Yeung

意見詳情 Details of the Comment :

Writing to object the above-mentioned application in following reasons:

- Swire Properties already indicated in its latest annual report that a commercial complex with ~ 800,00 GFA will be built 300 metres from the site of this application, King's Road of this section is single lane, this will inevitably create serious traffic problems, but there is not addressed in the submission;
- no. of smokers outside the building likely increases creating a dense second-hand smoke environment, this not only affects residents of the apartment blocks next to the building but also pedestrians going to the Cityplaza; **the added restaurant on the King's Road level ("Cou Cou 湊湊") releases hot pot smell polluting pedestrians area outside the building**;
- the proposed extension inevitably causes blockage of sunlight, wind, but also light reflections affecting residential units around the building;
- assessment included in the submission apparently does not accurately take into account of increase human traffic on no. of workers in building, in case there will be medical centres or fitness centres located in the extended floors of the building;

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260312-222536-20583

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 12/03/2026 22:25:36

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Kwan

意見詳情
Details of the Comment :

本人堅決反對這項工程。施工前後的噪音及交通等問題嚴重影響居民的生活，令到大部份民居的採光及通風受阻影響生活質素，這項工程唯一的受益人就是開發商，懇請否決再次重申否決這項影響民生大眾的工程。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260313-111700-22013

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

13/03/2026 11:17:00

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

Lee

Name of person making this comment:

意見詳情

Details of the Comment :

This is absolutely NOT a "minor relaxation of Non-domestic Gross Floor Area and Building Height Restrictions." The Taikoo area has always been primarily residential, and the roads around Cityplaza and in Taikoo have not been built to accommodate much outside traffic from non-residents. The roads are already congested as it is currently.

Currently skyline is also relatively uniform between Cityplaza and surrounding buildings. Increasing the height of Cityplaza will adversely affect the current skyline and urban landscape. It will be very jarring against the rest of the area.

The short-term impact will be the noise and air pollution from the construction, in addition to the traffic created by construction vehicles. There is a school in extremely close proximity to the proposed site, please think about the students' learning during the likely multi-year construction period.

The long-term impact will be much more far reaching. The blocked sky view and sunlight are just the beginning. The glimmering commercial building will reflect light into surrounding residential buildings, which again, are very close in proximity. Air pollution is also going to increase from 1) increased traffic to the area; 2) diminished natural ventilation; 3) heat effect as the area would be more enclosed by taller buildings--all of which will negatively impact the quality of life for residents in the area.

The developer/owner needs to be more socially responsible and consider the impact they want to bring to residents in the area. Making money is not everything.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260313-113824-49214

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

13/03/2026 11:38:24

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. LO KAM POR

Name of person making this comment:**意見詳情****Details of the Comment :**

本人是住在逸意居的，我堅決反對英皇道1111號增高樓層的建議，因為：

1. 會嚴重影響我們目前的日間目視光線。

2. 因這是玻璃幕牆設計會有強光反射效應會對我們每天都居住的居民造成眼睛非常大的傷害。

3. 這加高後的高度也會阻隔日常空氣流通，對我們構成一定的健康威脅與長遠傷害。

4. 按政府與換保處對我們香港居民的承諾是屏風效應是不應該發生在今時今日文明的香港的，請貴處以同理心來考量，千萬別因為偏幫大財團而犧牲我們小眾居民的意願。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260313-130810-33527

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

13/03/2026 13:08:10

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. 梁

意見詳情**Details of the Comment :**

本人對此次擴建，是反對的。已經有太古坊作為商業用地，也重建完成，沒有必要在太古城的位置擴展商業用途

對環境的影響：影現有的景觀，商業用途用玻璃外牆，光反射對住宅居民影響。增加人流後，沒有相對應設施嘅增加，如電梯（嬰兒車，輪椅相關嘅輔助），會造成更多不便。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月13日星期五 17:16
收件者: tpbpd/PLAND
主旨: 反對A/H21/160太古城中心商廈擴建事宜

類別: Internet Email

致城市規劃委員會,

本人為太古城居民。居住於太古城中心商廈英皇道 1111 號旁邊。

我極力反對 A/H21/160 太古城中心商廈擴建申請，原因如下：

1. 在人口稠密民居範圍加建商業大廈
2. 加建的外牆部份如屬玻璃設計，將造成光污染直接影響居民生活作息
3. 擴建影響附近公園範圍造成壓迫感
4. 造成公眾地方大量人流導致人口過度稠密
5. 未來將有其他發展商草擬進行大型商業發展，違背區內發展原則
6. 發展項目對鄰近居民私隱，造成滋擾及影響深遠
7. 所提交報告缺乏長遠區內發展造成長遠影響
8. 高樓大廈造成風阻引致區內通風問題
9. 諮詢其安排在農曆新年,極不恰當
10. 擴建影響附近綠植環境範圍景觀受阻
11. 提交的評估報告不合時宜
12. 地盤工程將影響該區及附近市民日常生活和休息，包括聲音和空氣造成污染

我現正代表我與家人極力反對該項目發展。

現正要求相關部門暫緩或現場諮詢期及與城規會和規劃署進行居民會議。

太古業主及居民
陳秀珍
[REDACTED]



有關申請編號：A/H21/160 英皇道與太古道之間【商業（7）區】擴建計劃

致：規劃署總城市規劃師

港島規劃專員

張嘉琪女士：

您好！

本辦事處近日接獲眾多鰂魚涌居民的反映，指上述規劃申請（涉及英皇道1111號前稱太古城中心1座之擴建計劃）的公眾諮詢期由2026年2月24日至3月17日。街坊普遍表示，是次諮詢期橫跨了農曆新年及學校假期，大量居民因外遊而未能及時關注相關資訊，導致錯過了提交意見的期限。

由於本次申請範圍影響深遠，並非單純的商業發展，而是直接影響整個太古城及鰂魚涌生活質素的重大規劃決定。在完善地區治理下，議員有責任擔當好政府與居民的橋樑，做到上情下達，下情上報。根據城市規劃委員會的指引，公眾參與是規劃程序中不可或缺的一環。因此，本辦事處懇請貴署行使酌情權，正視此特殊情況，延長相關的諮詢期，讓更多市民有機會表達意見，聆聽更多居民的心聲。

根據了解，該計劃是在原有的商業大廈增建十餘層高，總面積由123,129sq平方米增至148,629sq平方米，建築物高度更由現時的106.35mPD米增至165mPD米。此發展計劃已受到逸意居等附近屋苑居民的強烈關注，居民普遍認為這將直



接損害他們的居住環境。這不僅是少數人的擔憂，而是整個屋苑的共同訴求。作為民選議員，本人有責任將此強烈反對聲音如實向 貴署反映。

為此，本人獲逸意居管理處邀請於3月12日參加居民會議，親身聆聽居民對該《城市規劃條例》第16條發展計劃的憂慮及意見。同時，本人亦透過不同途徑，包括出席屋苑居民大會、開設街站、微信、WhatsApp及媒體社交平台等，廣泛收集居民對該規劃的意見，綜合如下：

1. 屏風效應與通風、影響健康：

根據居民表達，參考以往不同個案，在原商業大廈增建十餘層高的建築物，猶如一堵高牆，會嚴重破壞當區原有的城市景觀及空間感，同時嚴重阻擋空氣流通，加劇熱島效應，影響居民健康。現時附近屋苑多個單位享有開揚景觀，新建築物將會遮擋視線，降低物業價值及居住質素。

2. 交通負荷超出承載力：

該區交通在繁忙時段已見飽和。加上太古年報規劃的「仁孚工業大廈」及「華廈工業大廈」重建項目，計劃提供約77.9萬平方呎的商業樓面。在缺乏全盤交通基建配套評估的情況下，兩個大型商業項目相繼發展，將為區內帶來疊加效應，引入大量額外車流及人流。事實上，運輸署已不時提醒駕駛者，鯪魚涌附近交通（尤其是東區走廊西行一帶）可能出現擠塞，是次增建將進一步加劇當區道路壓力，對居民日常返工返學造成極大困擾。

3. 地基安全存在重大隱憂：



在原有商業大廈增建十餘層，將顯著增加地基垂直荷載。由於該廈為舊有建築，原始地基設計未必能承擔新增重量，可能導致不均勻沉降、結構裂縫，嚴重時甚至危及建築安全。根據專業結構工程原則，此類大幅增建必須進行嚴格的結構安全評估，確認是否需要進行地基加固（如增設基樁），並在施工期間嚴密監測沉降情況。若未經嚴格審批及加固，風險極高，直接威脅鄰近建築及居民安全。

此外，居民更關注到該址下方的地鐵太古站結構安全。由於地鐵隧道及車站結構對地面沉降極為敏感，任何地基加固或增建工程產生的震動或荷載變化，都可能對地鐵營運安全構成潛在威脅，影響每日數以萬計的乘客。

4. 私隱侵犯、光線與噪音干擾：

根據了解，發展商提出在 30 樓興建開放式花園作為公眾休憩空間。對於毗鄰的居民而言，該設計可能會帶來一系列負面影響。若該花園位於 30 樓，高度可能與附近屋苑高層持平甚至更高，花園內的訪客可以輕易俯瞰附近屋苑單位的客廳、睡房甚至露台，居民日常活動將完全暴露在陌生人視線中，無法再享有原有的私密空間，可能長期被迫拉上窗簾，影響居住舒適和採光。若花園設有景觀燈、裝飾燈或節日燈飾，夜間燈光會直接射向屋苑單位，造成光污染，影響居民睡眠。而花園作為公眾休憩空間，可能會吸引人群聚集、喧嘩甚至舉辦活動，噪音會直接傳向鄰近的逸意居，破壞寧靜的住宅環境。

5. 玻璃幕牆滋擾問題：



中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 李清霞 議員

LEE Ching Har Eastern District Councillor

榮譽勳章
MH

2021 選舉委員會
界別分組一般選舉
Election Committee Subsector Ordinary Elections

港九分區委員會、地區撲滅罪行委員會及地區防火委員會委員的代表
Representatives of members of Area Committees, District Fight Crime Committees,
and District Fire Safety Committees of Hong Kong and Kowloon

玻璃幕牆會反射陽光，產生強烈眩光。早上及下午時分，反射光線將直接照射附近屋苑單位，造成室內溫度上升及刺眼不適，影響居民日常生活。同時，夜間的室內燈光及幕牆裝飾照明，亦會對逸意居等住宅造成光污染，干擾居民睡眠。而大面積玻璃幕牆會吸收及反射熱能，加劇該區的熱島效應，令周邊溫度上升，與前述的通風問題疊加，進一步影響居民健康及居住舒適度。

6. 施工及營運期間的噪音與環境滋擾：

增建工程需時漫長，建築噪音將長期困擾居民。此外，申請人擬議在英皇道入口設一個無障礙上落客區，日後上落貨區的運作聲浪，以及夜間燈光，均會對寧靜的住宅環境造成嚴重滋擾。

基於上述民意基礎及分析，本人懇請 貴署謹慎考慮：

請發展商提供進行全面的通風、景觀影響、地基安全評估、交通及私隱評估等，並提交切實有效的紓緩措施；

別外如有聆訊，本人及受影響居民願意出席陳述意見，當面表達居民的憂慮。

承蒙 貴署協助處理上述事宜，本人謹代表鰂魚涌受影響的居民致以萬二分感謝！

如有任何查詢，歡迎與本辦事處聯絡：【電話：██████】 此致！

選委會港九分區委員會第四界別選委

東區區議員  MH 謹啟

李清霞

二零二六年三月十六日

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月14日星期六 12:48
收件者: tpbpd/PLAND
副本: henrymartinlee1383
主旨: 太古城中心商廈擴建事宜 (商業7)

致城市規劃委員會,

本人為太古城居民。居住於太古城中心商廈英皇道 1111 號旁邊。

我極力反對 A/H21/160 太古城中心商廈擴建申請，原因如下：

1. 在人口稠密民居範圍加建商業大廈
2. 加建的外牆部份如屬玻璃設計，將造成光污染直接影響居民生活作息
3. 擴建影響附近公園範圍造成壓迫感
4. 造成公眾地方大量人流導致人口過度稠密
5. 未來將有其他發展商草擬進行大型商業發展，違背區內發展原則
6. 發展項目對鄰近居民私隱，造成滋擾及影響深遠
7. 所提交報告缺乏長遠區內發展造成長遠影響
8. 高樓大廈造成風阻引致區內通風問題
9. 諮詢其安排在農曆新年,極不恰當
10. 擴建影響附近綠植環境範圍景觀受阻
11. 提交的評估報告不合時宜
12. 地盤工程將影響該區及附近市民日常生活和休息，包括聲音和空氣造成污染

我現正代表我與家人極力反對該項目發展。

現正要求相關部門暫緩或延長諮詢期及安排城規會和規劃署進行居民會議。

太古物業業主及居民

Martin Lee

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康山花園業主委員會

KORNHILL GARDENS OWNERS' COMMITTEE



香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生/女士：

有關放寬鯽魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段 非住用總樓面面積及建築物高度限制事宜

康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，就 貴會於 2026 年 2 月 24 日致函本會諮詢規劃申請文件之意見。經本會各委員討論後，一致反對放寬上述規劃申請安排，理據如下：-

本會關注到該項目計劃於 1997 年入伙前加建上蓋至 28 層，惟整座大廈的地基負荷能力必須重新審視，以確保結構安全，避免對鄰近建築物構成潛在風險。現時太古城中心一帶交通已十分繁忙，加建高層商業大廈將進一步加重英皇道及太古城道的交通壓力，故需全面評估現時交通流量及運輸承載能力。

此外，加高建築物將會改變現有社區的天際線，嚴重影響康山花園居民的視覺景觀，進而影響整體居住環境質素。在環境基礎設施方面，現有的排水及排污系統是否足以應付新增商業活動所帶來的需求，亦應作全面評估，以確保系統不會超出負荷，避免日後出現水浸或排污等問題。再者，高層建築物亦可能會阻擋風道，影響周邊地區的空氣流通，加劇社區熱島效應，對居民健康構成潛在影響。

最後，本會就擬議建築物的設計提出關注，如有關建築物採用玻璃幕牆，將對周邊住宅單位造成嚴重光污染，反射陽光會影響居住舒適度，並可能導致室內溫度上升，增加住戶的空調負荷。同時，玻璃幕牆亦可能反射馬路車輛聲響，進一步提升周邊環境的噪音水平，影響居民日常生活及作息。

綜合上述理據，本會強烈反對該規劃申請，並促請 貴會審慎考慮本會提出之各項影響，切勿在未全面評估社區承載力及環境影響的情況下通過申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。

康山花園業主委員會副主席

劉卓良 謹啟

2026 年 3 月 13 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160

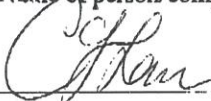
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

如附件

「提意見人」姓名/名稱 Name of person/company making this comment

簽署 Signature



日期 Date

16 MAR 2026

就規劃申請提出意見

Comments on Planning Application

請勿填寫此欄	檔案編號 Reference No.	
For Official Use Only	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Details of the comment, please refer to the attached letter.

「提意見人」姓名/名稱 Name of person/company making this comment

Talkoo Shing Management
Liaison Council

簽署 Signature



日期 Date 16th March 2026



Taikoo Shing Management Liaison Council
太古城物業管理聯絡議會

16th March 2026

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

To Secretary, Town Planning Board,

Comment on the “Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development Various Lots in Various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong (Application No.: A/H21/160)”.

1. Maintain the Development Intensity and Mixed-use Balance under the Planning Intention for Taikoo Shing and Kornhill Garden

- Taikoo Shing and Kornhill Garden should retain their current development intensity to preserve the planned residential-commercial balance and neighbourhood liveability.

2. The 20% Minor Relaxation Is Not Appropriate At This Location

- Gross Floor Area (GFA) relaxation of 20.7% and Beam Height relaxation of 22.2% are excessive and not “minor”.
- A 20% “minor relaxation” is only a practice, aimed at housing in less dense areas, and is unsuitable for this already dense commercial location.

3. Intensification Should Be Directed to Taikoo Place Away From This Sensitive Location With Residential Interfaces

- The site is a small commercial block within a mainly residential area; more commercial GFA here upsets the planned residential-commercial balance of Taikoo Shing/Kornhill and should instead go to Taikoo Place.

4. Risk of Setting Precedents For The Future Development Of The Property In The Same Locality and Cumulative Negative Impacts On The Amenity Of The Surrounding Residents

- Approval of this S.16 Application could set a negative precedent for similar developments nearby, leading to cumulative impacts that harm residents’ amenities—such as sunlight, sky view, openness, and light conditions—for surrounding properties like Taikoo Shing Horizon Garden, Kam Din Terrace, and On Shing Terrace.

5. The Current Planning Controls Already Allow Significant Development

- The current planning controls already allow building up to 135 metres above the Hong Kong Principal Datum (mPD), but the proposed increase to 165mPD is substantial and unjustified, as it conflicts with height restrictions meant to protect view and ventilation, and lacks sufficient planning or design merits for relaxation.



6. The Taller Building in The Taikoo Place Comprehensive Commercial Area is Irrelevant Reference

- The taller buildings cited in Taikoo Place are irrelevant because they either comply with or predate the height restrictions, and they are located in a separate commercial area with different characteristics from the application site.

7. The Approved GBP May Be Given With Sympathetic Consideration But Need Not Be Acceded To In Order To Protect The Amenity Of The Surrounding Residents

- A previously approved General Building Plan (GBP) exceeding planning controls may be considered sympathetically but does not guarantee approval; any relaxation must balance the applicant's rights with the Town Planning Board's duty to safeguard surrounding amenity.

8. Concentrating The Additional GFA For The Entire Commercial Zone at No.1111 King's Road Is Unbalanced, Resulting In An Exceptionally Tall And Bulky Building

- Concentrating the entire GFA increase at No. 1111 King's Road creates an oversized, unbalanced development; the added floor area should instead be proportionally distributed to avoid over-massing and protect nearby residents' amenity.

9. The Claimed Public/ Planning Gains/ Design Merits Are Insubstantial And Inadequate Justification For The Proposed Minor Relaxation

- The 5/F Barrier Free Area and pedestrian circulation enhancements can be retrofitted without increasing GFA or building height, are already commercially incentivized, and are unrelated to the proposed additional building bulk.
- The 30/F refuge floor/sky garden mainly fulfills fire-safety and open-space requirements under Hong Kong guidelines. Since it is essentially regulatory compliance rather than a genuine public planning gain, it should not justify additional building bulk—especially given the negative impact on nearby residents' amenity. Opening the refuge floor/sky garden to the public contradicts JPN2 App. A 2(d), which limits sky gardens to owners, tenants and visitors unless BA agrees.

10. Adverse Amenity and Liveability Impacts at a Highly Sensitive Residential Interface

a) Sunlight/ Daylight Access and Sky View

It is crucial that a micro-climate study should be carried out to assess the impact on the environment of Taikoo Shing. The proposed extra height and bulk at Taikoo Shing's southern edge would significantly reduce year-round sunlight and sky views for nearby residences, further disrupting the area's planned roofline harmony and harming residents' wellbeing.

b) Overlooking Concerns and Privacy

The proposed additional floors will directly overlook more units at Taikoo Shing and Kornhill Garden, affecting residents' wellbeing.

c) Glare/ Light Pollution

The enlarged curtain-wall façade would worsen daytime glare and night-time light spill for nearby homes, and existing government lighting guidelines fail to sufficiently protect residents' wellbeing.

d) Nuisance during Construction

The proposed relaxation and extension is in the close proximity of the adjacent residential buildings, that the nuisance during construction stage will definitely adversely affect the liveability of the residents.



11. Pedestrian & Traffic Congestion and Noise in the Neighbourhood

- The applicant provided only a vehicular, not a pedestrian, traffic assessment. Existing footpaths in Taikoo Shing are already congested and noisy during peak hours, and adding more office space would further worsen pedestrian comfort, safety, and residents' living conditions.
- The traffic study is incomplete: it omits nearby planned developments, added bus services and construction-period traffic.
- The assessment overlooked nearby undeveloped projects, expected growth in bus services, and traffic conditions during construction.
- The proposed planning application do not have new car parking provisions and will make use of existing car parking spaces, that the new office use may lead to higher traffic at adjacent roads, potentially lead to bottle-neck or traffic congestion, as well as more frequent maintenance of nearby roads.

12. Excessive Office Population In The Residential Context Not Adequately Accommodated By Shops And Services

- Lunch-hour crowding at Cityplaza, Kornhill Plaza, and nearby streets shows that local facilities and pavements are already at full capacity, indicating the area's population and GFA should not be further increased.

13. Reasonable Expectation To Preserve The Character of The Taikoo Shing

- Residents paid a premium to live in Taikoo Shing for its balanced residential-commercial character, and further development intensification would alter this character and harm residents' amenity during peak periods.

14. Public Consultation

- No prior public consultation was conducted with nearby Taikoo Shing residents despite their close connection to the site prior to lodging the application. Consultation only at the statutory stage is too late, as the design is already advanced and the developer is unlikely to change significantly.
- Consultation was only indirectly informed through Taikoo Shing Management Liaison Council, leaving most residents not well-informed. As some views were submitted through Taikoo Shing Management Liaison Council, the Town Planning Board should not assess consultation quality solely by the number of public comments received.
- The site notice is placed in a low-visibility location at G/F lobby of no. 1111 King's Road, making it unlikely to be seen by many nearby residents, particularly those from Kornhill Garden and parts of Taikoo Shing.

Conclusion

- Object the proposed Application
- The Town Planning Board is urged to limit the 20% GFA increase to No. 1111 King's Road's site area only, reducing the overall gain to about 7.8% for a more reasonable building bulk

Yours sincerely,

Taikoo Shing Management Liaison Council



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260313-191602-98794

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

13/03/2026 19:16:02

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Tang

Name of person making this comment:

意見詳情

Details of the Comment :

I am a resident of The Floridian, 18 Sai Wan Terrace, which is just opposite to the proposed extension plan of 1111 King's Rd.

The proposed plan would impact the residents of the whole Sai Wan Terrace, Kornill, Kornhill Garden, and Taikoo Shing Estate.

Firstly, the new floors will increase the number of office workers there and pose traffic jams to the roads and pedestrian walkways.

Secondly, the new floors will definitely affect the ventilations from the north and south, heat island effect will be deteriorated, and sun radiation would cause light pollution.

Thirdly, it will damage the skyline of the vicinity seriously and breached the Town Planning Principle of stepped skyline along the coast.

Fourthly, it will affect the privacy of many residents nearby as the office workers can see us from his workplace.

Finally, the noise and air pollution during its construction period will be harmful to all residents nearby.

In conclusion, I strongly object to the proposed extension on 1111 King's Rd. Please kindly consider the overall well beings of the residents nearby and the ugly skyline to be made to our beautiful Victoria Harbour. Many thanks.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260313-223642-34417

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

13/03/2026 22:36:42

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Chiu chap fai

意見詳情**Details of the Comment :**

我認為不應該進行加建工程,因為附近人口已經密集,加建會做成道路擠塞,公共交通系統有額外負擔,對日照和通風有不利影響,太陽反射會帶來光污染,對城市景觀有負面影響,整體加建商廈會對鄰近居民私隱造成滋擾.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260313-225310-01033

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

13/03/2026 22:53:10

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Ronald Cheng

Name of person making this comment:**意見詳情****Details of the Comment :**

Regarding the expansion project of Cityplaza:

An expansion project to a Cityplaza will be greatly detrimental to public interests. Firstly, this project will, environmentally, prove to be a hazard to air quality in the area. With the increase in building height, winds in the area will be further blocked and natural breezes will weaken, contributing to Hong Kong's grave matter of an intensifying Heat Island Effect. This basic disadvantage to all the residents in the area will be especially due to the developer's negligence.

Additionally, an office building with high reflective character (albedo), will result in light pollution from sunlight being reflected from its windows. On an average day, the glare from the Cityplaza windows is already distracting and confusing to many, and adding more floors will only exacerbate this issue.

This avoidable and futile pursuit will also cause local issues with traffic congestion in the process, and lead to nuisance in the normally peaceful and private neighbourhood near Cityplaza. The lives of numerous residents, schools and businesses in the area will be disrupted by this unnecessary change.

The above reasons highlight the imperative to stop this development project in its tracks. This needless and redundant project undermines the rights of citizens living in the neighbourhood, and the voices of dissent received are more than justified. Please abandon this project with harms that outweigh the benefits.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260314-103414-90461

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

14/03/2026 10:34:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lee SW

意見詳情**Details of the Comment :**

反對。這大樓旁邊已經是密集的住宅區，加建會加重周邊的交通、空氣流通及周邊的視野。工程也對居民有很大的影響，尤其是灰塵對小朋友及老年人的呼吸系統。高度跟太古城的一致性也受影響。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260314-105914-57802

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

14/03/2026 10:59:14

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Mary Kan

意見詳情**Details of the Comment :**

反對放寬申請。

申請影響自然通風，加劇熱島效應，反射做成光污染，影響居民身體健康，生活質素、造成居民長遠負面影響。加建樓層影響市容，破壞城市景觀、及偏離規畫原意。對交通造成重大壓力和額外負擔。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260314-121642-19239

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

14/03/2026 12:16:42

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. C Lee

Name of person making this comment:**意見詳情****Details of the Comment :**

Dear Sir/Madam,

I am a resident of The Floridian .Comments as follows:

The redevelopment program has adverse impact on light source and air circulation. The reflection of sunlight on exterior walls is a source of light pollution.

Creates traffic problems and over population in our communities. Noise and air pollution during construction is also a nuisance in our residential areas .

Please kindly take the above comments into consideration, much appreciated.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260314-234502-91864

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

14/03/2026 23:45:02

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. 李宗瀚

Name of person making this comment:

意見詳情

Details of the Comment :

本人來信反對放寬該建築擴建申請。英皇道1111號商廈位處於密集住宅區，由太古城、康山花園等多座大廈包圍，該商廈與其他住宅大廈距離極短，若按計劃加建將嚴重響附近居住環境採光、通風及加劇玻璃幕牆帶來的反光及夜間光污染問題。現時同街已有後期發展的東隅酒店改變該處原來住宅區的通風及採光，仁孚、華廈兩工廈重建後亦預計會建成龐大商廈，再插針式於住宅區中擴建會嚴重影響該區環境問題。該區現時人口密集，附近規劃中重建計劃已有數個，設施及交通已見飽和，實不適合再於該處增加負擔。

該商廈不同於太古坊建築群或灣仔中環等主要商業區，鄰近已沒相連商廈或廠廈，附近住宅亦未見於短期內會重建，無法延續規劃成龐大商業辦公室群，若按計劃擴建英皇道1111號商廈無疑更顯突兀。本人認為擴展辦公商廈用地應優先考慮重建舊區及發展空置地，帶動該區發展。再者，現時香港商廈空置率仍高，租金下跌，暫停該項目擴建亦不見得會影響本港商業競爭力。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260315-141530-34960

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

15/03/2026 14:15:30

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Tse Po Wah

意見詳情**Details of the Comment :**

強烈反對在人口稠密民居範圍內加建商業大廈，估計將會造成光污染直接影響民生，另外高樓大廈造成風阻引致區內通風問題。加建的商業大廈，會造成對鄰近居民私隱造成滋擾，強烈反對擴建商業大廈！

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260315-164547-26904

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

15/03/2026 16:45:47

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Avon Yue

Name of person making this comment:**意見詳情****Details of the Comment :**

本人強烈反對該擬申請重建項目！

（一）該重建項目極度貼近本區的重點商場及民居。該商場為本區居民日常購物及休閒的重要地點。倘該商廈拆卸並重建，必然要使用英皇道，可能要封閉面向英皇道的出入口並加重周邊交通負荷，對住在逸意居、部分康山花園及康怡花園的居民出入造成很大不便並引致道路阻塞。

（二）該重建項目極度接近一所學校及民居。拆卸重建時，必然會有大量重型泥頭車出入英皇道附近一帶，除造成交通阻塞外，恐怕會大大增加交通意外風險，危及附近居民及學生的安全。

（三）拆卸重建會造成嚴重環境及噪音污染，對貼近該商廈重建項目的太古城、康山花園、逸意居及康怡花園居民的身心健康造成重大不良影響。

（四）重建後的商廈會比現時高出130米，破壞現時非常和諧的城市設計，該建築物會非常突兀佇立該處，破壞城市景觀。

（五）新建商廈後會使風道受阻，影響後排建築物的自然通風，影響後排屋苑居民的身體健康，或造成後排居民額外增加電費負擔，對他們造成不公。

基於上述原因，本人強烈反對該商廈的重建申請。政府不能只維護商人的利益而罔顧市民的福祉，或對市民造成不公。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260315-182223-88151

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

15/03/2026 18:22:23

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Yue Nga Fong Avon

Name of person making this comment:

意見詳情

Details of the Comment :

本人強烈反對該擬擴建項目！

（一）該擴建項目極度貼近本區的重點商場及民居。該商場為本區居民日常購物及休閒的重要地點。倘該商廈拆卸並重建，必然要使用英皇道，可能要封閉面向英皇道的出入口並加重周邊交通負荷，對住在逸意居、部分康山花園及康怡花園的居民出入造成很大不便並引致道路阻塞。

（二）該擴建項目極度接近一所學校及民居。擴建時，必然會有大量重型泥頭車出入英皇道附近一帶，除造成交通阻塞外，恐怕會大大增加交通意外風險，危及附近居民及學生的安全。

（三）擴建會造成嚴重環境及噪音污染，對貼近該商廈重建項目的太古城、康山花園、逸意居及康怡花園居民的身心健康造成重大不良影響。

（四）擴建後的商廈會比現時高出60多米，破壞現時非常和諧的城市設計，該建築物會非常突兀佇立該處，破壞城市景觀。

（五）新建商廈後會使風道受阻，影響後排建築物的自然通風，影響後排屋苑居民的身體健康，或造成後排居民額外增加電費負擔，對他們造成不公。

基於上述原因，本人強烈反對該商廈的擴建申請。政府不能只維護商人的利益而罔顧市民的福祉，或對市民造成不公。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260315-195116-27228

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

15/03/2026 19:51:16

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. George cheng

意見詳情

Details of the Comment :

Damage to Urban Landscape and Deviation from Planning Principles

The proposed expansion of Cityplaza poses a serious threat to the landscape and undermines the integrity of established planning principles.

Control of Development Intensity

The development intensity exceeds reasonable limits, because of overcrowding and infrastructure strain. The Cityplaza expansion erodes livability and falsely claims a hard to access "Sky Garden" could be compensated.

Preservation of Skyline

The proposed expansion definitely introduce a structure that disrupts the skyline. The result will be a fragmented and chaotic landscape.

Light and sound pollution

Hong Kong Palace Museum was designed by renowned architect, Mr Yim who emphasized harmony and reduced pollution to the environment. Obviously, the redevelopment project epitomizes this problem: unnecessary, excessive, and harmful to the long-term stability of the neighborhood.

Conclusion

The Cityplaza expansion is not merely a construction project; it is a violation of planning principles designed to protect the public interest.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-093952-27581

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 09:39:52

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

小姐 Miss Ko Tsz Ying

意見詳情**Details of the Comment :**

申請的大廈擴建對鄰近社區帶來的利益遠遠不足以抵銷為社區製造的問題

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260316-114110-30968

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

16/03/2026 11:41:10

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. LIU SHING KWOK

意見詳情

Details of the Comment :

I am writing to formally object to the planning application No.A/H21/160 regarding relaxation of non-domestic gross floor area and building height restrictions to facilitate commercial development proposal.

As a resident of The Floridian, I opine that this proposal should be refused based on the following considerations:

1. The proposal will significantly increase traffic congestion on the adjoining Kings Road, which is already over the capacity during peak hours.
2. The proposed increase of building height design is out of character with the existing neighbourhood and will overshadow the surrounding public and recreational areas.
3. The significant increase in commercial floor areas would adversely affect the usage of public transport for the existing users.

I request the Board to consider these concerns and reject this application.

Sincerely,

LIU SHING KWOK

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-115555-70518

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 11:55:55

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. HO KIT PING SALINA

意見詳情**Details of the Comment :**

The construction works for the office building development would involve extensive air and noise pollution to the nearby residents.

The increase of height of the existing office building will form a huge block to the wind flow which causes poor ventilation to the environment

The safety and normal operation of the MTR could be severely affected by the proposed works.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-131607-21709

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 13:16:07

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Olivia Choi

Name of person making this comment:

意見詳情

Details of the Comment :

我住在東區已十多年，知道發展商向城規會申請了太古城中心一期加高至41層的消息，我和鄰居們都很擔心。而且申請在二月中入紙，之後是新年，17/3便截止收集民意，不知發展商是否刻意為之，實在不合理。很多左鄰右里都未有足夠時間了解項目。

現懇請城規會審慎處理，及考慮以下反對此項目各點：

1. 破壞太古康山區景觀 - 加高後中心高度較同區附近樓宇高，而且寬闊，如龐然大物聳立在中間，絕對影響城市景觀，大範圍阻擋天際線，包括太古城平台花園及西灣臺休憩處的景觀，增加了該區樓宇的壓迫感。
2. 區內道路擠塞：現在太古城區在繁忙時間道路已經非常擠塞，由地鐵站往太古城二樓的扶手電梯大多數時候都人頭湧湧，令人擔心有意外發生。再加上仁孚工業大廈已被拆卸，之後會興建多層商業大廈，到時康山康怡區人口密度更高。若然城規會批准太古城一期加高，必會令公共交通負擔雪上加霜，影響居民生活質素。另外，中心加高後若其中某樓層用作醫療中心，人流會比發展商的估計更多。希望城規會審慎考慮人口密度的問題。
3. 阻擋陽光照射：太古城中心一期佔地不少，加高後體積絕對大，必定阻擋附近的日照，間接影響居民身心健康。
4. 減少通風：如上，體積大會影響通風。太古城本身已稠密，此計劃令通風受阻，區內氣溫上升。
5. 玻璃幕牆造成光污染：玻璃幕牆反射陽光，影響附近居民，可以非常刺眼，影響生活。另外，我每晚都看到太古城中心一期有某些樓層是晚上都開着燈的，若中心加高，這些光污染會更嚴重，可以影響居民睡眠。

基於以上種種原因，本人極力反對此計劃。發展商取巧利用春節時間收集民意，令很多市民都矇在鼓裏，有點令人氣憤。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260316-151357-99298

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 16/03/2026 15:13:57

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. John Wong

意見詳情
Details of the Comment :

I support the expansion. I often wait for the bus near 1111 King's Road, where the area is open and lacks any shade. If the project adds trees and plants to provide shelter from the sun, it would make waiting for the bus much more comfortable.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年03月16日星期一 14:53
 收件者: tpbpd/PLAND
 副本: KORNHILL Garden
 主旨: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜
 附件: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜.pdf; 太古城商業中心一期加建申請事宜(編號A-H21-160).pdf
 類別: Internet Email

致城市規劃委員會秘書:

有關康山花園業主委員會之信函正本已透過郵遞方式向 貴會寄出，隨函附上有關副本供您參閱。

如有任何查詢，請於辦公時間內致電 [REDACTED] 與助理物業經理關建榮先生聯絡。謝謝

物業經理

譚堯文

持牌物業管理人(P1-685579)

香港鐵路有限公司

持牌物業管理公司(C-114608)



www.mtr.com.hk

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康山花園業主委員會
KORNHILL GARDENS OWNERS' COMMITTEE



香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鰂魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜**

康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，就 貴會於 2026 年 2 月 24 日致函本會諮詢規劃申請文件之意見。經本會各委員討論後，一致反對放寬上述規劃申請安排，理據如下：-

本會關注到該項目計劃於 1997 年入伙前加建上蓋至 28 層，惟整座大廈的地基負荷能力必須重新審視，以確保結構安全，避免對鄰近建築物構成潛在風險。現時太古城中心一帶交通已十分繁忙，加建高層商業大廈將進一步加重英皇道及太古城道的交通壓力，故需全面評估現時交通流量及運輸承載能力。

此外，加高建築物將會改變現有社區的天際線，嚴重影響康山花園居民的視覺景觀，進而影響整體居住環境質素。在環境基礎設施方面，現有的排水及排污系統是否足以應付新增商業活動所帶來的需求，亦應作全面評估，以確保系統不會超出負荷，避免日後出現水浸或排污等問題。再者，高層建築物亦可能會阻擋風道，影響周邊地區的空氣流通，加劇社區熱島效應，對居民健康構成潛在影響。

最後，本會就擬議建築物的設計提出關注，如有關建築物採用玻璃幕牆，將對周邊住宅單位造成嚴重光污染，反射陽光會影響居住舒適度，並可能導致室內溫度上升，增加住戶的空調負荷。同時，玻璃幕牆亦可能反射馬路車輛聲響，進一步提升周邊環境的噪音水平，影響居民日常生活及作息。

綜合上述理據，本會強烈反對該規劃申請，並促請 貴會審慎考慮本會提出之各項影響，切勿在未全面評估社區承載力及環境影響的情況下通過申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。


康山花園業主委員會副主席
劉卓良 謹啟

2026 年 3 月 13 日

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160

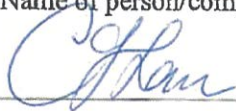
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

如附件

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____



日期 Date _____

16 MAR 2026

規 劃 署

香港北角渣華道三百三十三號
北角政府合署



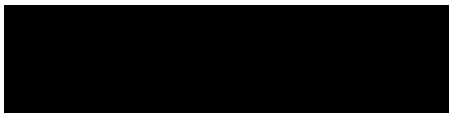
Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

來函檔號 Your Reference
本署檔號 Our Reference TPB/A/H21/160
電話號碼 Tel. No. : 22314936
傳真機號碼 Fax No. : 2895 3957

By Post

24 February 2026



Dear Sir/Madam,

**Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development
Various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong
(Application No. A/H21/160)**

Please refer to the attached statutory notice issued by the Town Planning Board (the Board). As you can see from the notice, the Board is now inviting public comments on the captioned planning application which is in your neighbourhood. Any comments you wish to make **must be made in writing to the Board direct and not later than 17 March 2026**. Under the Town Planning Ordinance, any out-of-time comment shall not be accepted. You may use the attached submission form for making comment. Details of the application can be inspected on the Board’s website (https://www.tpb.gov.hk/en/plan_application/A_H21_160.html) or by scanning the QR code below) or at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000).



The tentative date of the Board to consider the application has been uploaded to the Board’s website (<https://www.tpb.gov.hk/>).

The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board’s website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting.

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board’s website after the meeting.

Please bring this matter to the attention of the owners and tenants of your building.

Yours sincerely,

(AU Ho-cheong Henry)
for District Planning Officer/Hong Kong
Planning Department

(This is a computer print-out and no signature is required)

規 劃 署

香港北角渣華道三百三十三號
北角政府合署

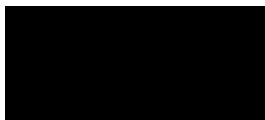


Planning Department

North Point Government Offices
333 Java Road, North Point,
Hong Kong

來函檔號	Your Reference	
本署檔號	Our Reference	TPB/A/H21/160
電話號碼	Tel. No. :	22314936
傳真機號碼	Fax No. :	2895 3957

郵寄



先生／女士：

香港鰂魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
擬議略為放寬非住用總樓面面積及建築物高度限制，以作准許的商業發展
(申請編號：A/H21/160)

請參閱隨函夾附由城市規劃委員會(下稱「城規會」)發出的法定通知。
一如通知所述，城規會現邀請公眾就標題所述的規劃申請(涉及你鄰近的地點)提供意見。如果你欲提供意見，則必須於 **2026 年 3 月 17 日** 或之前以書面方式直接向城規會提出。根據《城市規劃條例》，任何逾時提出的意見將不獲接納。你可以在夾附的表格上填寫意見。詳細的申請資料可於城規會網頁 (https://www.tpb.gov.hk/tc/plan_application/A_H21_160.html) 或掃描以下二維碼)或規劃署的規劃資料查詢處(查詢熱線 2231 5000)查閱。



城規會考慮申請的暫定會議日期已上載於城規會的網頁(<https://www.tpb.gov.hk/>)。

供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱。

在城規會考慮申請後，可致電 2231 4810 或 2231 4835 查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。

請就上述事宜通知你的大廈內所有業主和租客。

規劃署港島規劃專員
(區浩昌 代行)

2026 年 2 月 24 日

(此函件為電腦列印，無須簽署)

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**

A/H21/160

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____ 日期 Date _____

(這部分不會公開予公眾查閱)

(This part will not be made available for public inspection)

「提意見人」詳細資料

Particulars of "Commenter"

通訊地址 Postal Address _____

電話號碼 Tel No. _____

傳真號碼 Fax No. _____

電郵地址 E-mail address _____

個人資料的聲明 Statement on Personal Data

1. The personal data submitted to the Board in this comment will be used by the Secretary of the Board and Government departments for the following purposes:
 - (a) the processing of this application which includes making available the name of the "commenter" for public inspection when making available this comment for public inspection; and
 - (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departmentsin accordance with the provisions of the Town Planning Ordinance and the relevant Town Planning Board Guidelines.

委員會就這份意見所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理這宗申請，包括公布這份意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
 - (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。
2. The personal data provided by the "commenter" in this comment may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
「提意見人」就這份意見提供的個人資料，或亦會向其他人士披露，以作上述第1段提及的用途。
3. A "commenter" has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F., North Point Government Offices, 333 Java Road, North Point, Hong Kong. 根據《個人資料(私隱)條例》(第486章)的規定，「提意見人」有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道333號北角政府合署15樓。

TOWN PLANNING ORDINANCE (Chapter 131)

Notice under sections 16(2D) and/or 17(2B)

(taken together with sections 16(2K)(c)(i) and/or 17(2I)(c)(i) for accepted further information)

Pursuant to sections 16(2C) and/or 17(2A) (taken together with sections 16(2K)(b) and/or 17(2I)(b) for accepted further information) of the Town Planning Ordinance (the Ordinance), the planning application(s) made under sections 16(1) and/or 17(1) of the Ordinance and/or the further information for the application(s) accepted by the Town Planning Board (the Board) under sections 16(2J) and/or 17(2H) as set out in the Schedule(s) below is/are available for public inspection during normal office hours at the following locations and can be viewed at the Board's website (<http://www.tpb.gov.hk/>) (if applicable) -

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with sections 16(2F) and/or 17(2D) (taken together with sections 16(2K)(c) and/or 17(2I)(c) for the accepted further information) of the Ordinance, any person may make comment to the Board in respect of the application(s) and/or the further information. The comment shall state the application number to which the comment relates and shall be made to the Secretary of the Board by hand, post (Secretariat of the Board: 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245) or e-mail (tpbpd@pland.gov.hk), or through the Board's website not later than the date specified in the Schedule(s).

In accordance with sections 16(2I) and/or 17(2G) (taken together with sections 16(2K)(c) and/or 17(2I)(c) for the accepted further information) of the Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application in question under section 16(3) or reviewed the decision in question under section 17. The tentative date of the Board meeting to consider the application has been uploaded to the Board's website.

The gist(s) of the application(s) (including location plan(s)) can be viewed at the above locations, the Secretariat of the Board and the Board's website. Guidelines on submission of comments and arrangements of the Board meetings can also be viewed at the Board's website.

Statement on Personal Data

The personal data submitted to the Board in any comment will be used by the Secretary of the Board and Government departments for the following purposes:

- (a) the processing of the application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Schedule(s)

<u>Section 16 Application for Planning Permission</u>			
Application No.	Location	Applied Use / Development	Deadline for Making Comment
A/HSK/596	Various Lots in D.D. 129, Lau Fau Shan, Yuen Long	Renewal of Planning Approval for Temporary Logistics Centre with Ancillary Staff Canteen for a Period of 3 Years	3 March 2026
A/HSK/597	Various Lots in D.D. 127, Yuen Long	Proposed Temporary Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities and associated Filling of Land for a Period of 5 Years	3 March 2026
A/NE-TKL/832	Lot 2021 S.C RP (Part) in D.D. 76 and Adjoining Government Land, Leng Tsai Tsuen, Ta Kwu Ling	Public Vehicle Park (Private Cars Only) with Ancillary Electric Vehicle Charging Facility	3 March 2026
A/SK-HC/371	Various Lots in D.D. 244, Ho Chung, Sai Kung	Proposed House (New Territories Exempted House - Small House)	3 March 2026
A/TKO/133	Government Land to the south of Ma Yau Tong Central Sitting-out Area, S.D.3, Sai Kung	Religious Institution (Temple)	3 March 2026
A/YL-HTF/1207	Lot 129 S.B (Part) in D.D. 128 and Adjoining Government Land, Ha Tsuen, Yuen Long	Proposed Temporary Open Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	3 March 2026
A/YL-TT/768	Various Lots in D.D. 116 and Adjoining Government Land, Tai Tong Road, Yuen Long	Temporary Shop and Services (Real Estate Agency) and Public Vehicle Park (Private Cars Only) for a Period of 3 Years	3 March 2026
A/H21/160	Various Lots in "Commercial (7)" Zone Bounded by King's Road and Taikoo Shing Road, Quarry Bay	Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development	17 March 2026
A/HSK/598	Various Lots in D.D. 125, Yuen Long	Proposed Temporary Open Storage of Construction Materials and Public Vehicle Park (Excluding Container Vehicles) with Ancillary Electric Vehicle Charging Facilities for a Period of 3 Years	17 March 2026
A/K11/250	Unit C, G/F, Perfect Industrial Building, No. 31 Tai Yau Street, San Po Kong	Green Fuel Station (Electric Vehicle Charging) with Ancillary Shop and Services	17 March 2026

A/NE-KLH/663	Various Lots in D.D. 16, Lam Tsuen, Tai Po	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	17 March 2026
A/NE-KTS/570	Various Lots in D.D.100 and Adjoining Government Land, Kwu Tung South	Temporary Warehouse (Electronic Parts and Construction Materials) with Ancillary Office for a Period of 3 Years	17 March 2026
A/NE-KTS/571	Lots 3335 S.U ss.1 and 3335 S.T ss.1 in D.D.91, Lin Tong Mei, Kwu Tung South	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	17 March 2026
A/NE-KTS/572	Lot 3335 S.BF in D.D.91, Lin Tong Mei, Kwu Tung South	Renewal of Planning Approval for Temporary Shop and Services for a Period of 5 Years	17 March 2026
A/NE-TK/853	Lots 1340 (Part) and 1366 in D.D. 17, Lo Tsz Tin, Tai Po	Renewal of Planning Approval for Temporary Shop and Services (Store) for a Period of 3 Years	17 March 2026
A/TM-LTTY/512	Various Lots in D.D.130 and Adjoining Government Land, Wong Kong Wai Road, Lam Tei, Tuen Mun	Temporary Public Vehicle Park (Private Cars Only) with Ancillary Facility for a Period of 5 Years	17 March 2026
A/YL-KTN/1209	Lots 375 S.C RP (Part) and 376 RP (Part) in D.D. 110, Tsat Sing Kong, Kam Tin North, Yuen Long	Proposed Temporary Private Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land and Pond for a Period of 3 Years	17 March 2026
A/YL-KTN/1210	Various Lots in D.D. 107 and Adjoining Government Land, Kam Tin North, Yuen Long	Proposed Temporary Warehouse (Excluding Dangerous Goods Godown) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	17 March 2026
A/YL-KTN/1211	Government Land in D.D. 103, Au Tau, Yuen Long	Proposed Government Use (Maintenance Depot)	17 March 2026
A/YL-KTS/1117	Lot 1280 RP (Part) in D.D. 106 and Adjoining Government Land, Kong Ha Wai, Kam Sheung Road, Kam Tin South, Yuen Long	Proposed Temporary Open Storage of Construction Materials and Construction Machineries with Ancillary Site Office, Staff Restrooms and Facilities for a Period of 3 Years	17 March 2026
A/YL-NSW/364	Lot 592 S.C ss.1 RP (Part) in D.D.115, Tung Shing Lei, Yuen Long	Temporary Site Office with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	17 March 2026
A/YL-PH/1109	Various Lots in D.D. 111, Leung Uk Tsuen, Pat Heung, Yuen Long	Temporary Public Vehicle Park (Excluding Container Vehicle) and Associated Filling of Land for a Period of 3 Years	17 March 2026
A/YL-PS/774	Lot 422 S.B in D.D. 126, Shing Uk Tsuen, Ping Shan, Yuen Long	Proposed House (New Territories Exempted House - Small House)	17 March 2026

A/YL-SK/448	Lot 1030 S.A (Part) in D.D. 114, Shek Kong, Yuen Long	Proposed Temporary Shop and Services with Ancillary Facilities and Associated Filling of Land for a Period of 5 Years	17 March 2026
A/YL-TT/770	Lot 1302 RP (Part) in D.D. 118, Tai Shu Ha Road West, Yuen Long	Proposed Temporary Open Storage and Warehouse for Storage of Construction Materials and Associated Filling of Land for a Period of 3 Years	17 March 2026

Section 16 Application for Planning Permission - Submission of Further Information

Application No.	Location	Applied Use / Development	Further Information	Deadline for Making Comment
A/YL-KTS/1079	Various Lots in D.D.106, Kam Tin, Yuen Long	Temporary Vocational Training Centre for a Period of 3 Years	Responses to Departmental Comments, revised Fire Service Installations Proposal and Drainage Proposal	3 March 2026
A/NE-KLH/660	Government Land in D.D. 9, Yuen Leng, Tai Po	Proposed Public Utility Installation (High Voltage Pillar)	Responses to departmental comments, revised application form, layout plan and other supporting documents.	17 March 2026
A/TM-LTTY/502	Lots 531 RP, 532 S.D RP and 532 RP in D.D. 130 and Adjoining Government Land, Lam Tei, Tuen Mun	Proposed Residential Development (Flat) with Shop and Services Use and Minor Relaxation of Plot Ratio and Building Height Restrictions	Responses to departmental comments, revised Air Quality Impact, Sewerage Impact, Noise Impact and Drainage Impact Assessments, replacement pages of the supplementary planning statement, and revised drawings.	17 March 2026
A/YL-HTF/1200	Various Lots and Adjoining Government Land in D.D. 128, Ha Tsuen, Yuen Long	Temporary Warehouse (Storage of Construction Materials, Metal and Electronic Parts) with Ancillary Open Storage and Associated Filling of Land for a Period of 3 Years	Responses to departmental comments and a new Drainage Impact Assessment.	17 March 2026

《城市規劃條例》(第 131 章)

根據第 16(2D)條及／或 17(2B)條發出的通知

(就所接受的進一步資料而言，則需連同第 16(2K)(c)(i) 條及／或 17(2I)(c)(i)條)

依據《城市規劃條例》(下稱「條例」)第 16(2C)條及／或 17(2A)條(就所接受的進一步資料而言，則需連同第 16(2K)(b) 條及／或 17(2I)(b)條)，以下附表所載根據條例第 16(1) 條及／或 17(1)條提出的規劃申請，及／或城市規劃委員會(下稱「委員會」)依據條例第 16(2J)條及／或 17(2H)條就申請而接受的進一步資料，現於正常辦公時間內在下列地點供公眾查閱，以及在委員會的網站(<http://www.tpb.gov.hk/>)瀏覽(如適用)－

- (i) 香港北角渣華道 333 號北角政府合署 17 樓規劃資料查詢處；以及
- (ii) 新界沙田上禾輦路 1 號沙田政府合署 14 樓規劃資料查詢處。

按照條例第 16(2F)條及／或 17(2D)條(就所接受的進一步資料而言，則需連同第 16(2K)(c)條及／或 17(2I)(c)條)，任何人可就有關申請及／或進一步資料向委員會提出意見。意見須述明該意見所關乎的申請編號。意見須不遲於附表指定的日期，以專人送遞、郵遞(委員會秘書處：香港北角渣華道 333 號北角政府合署 15 樓)、傳真(2877 0245)、電郵(tpbpd@pland.gov.hk)或透過委員會的網站送交委員會秘書。

按照條例第 16(2I)條及／或 17(2G)條(就所接受的進一步資料而言，則需連同第 16(2K)(c)條及／或 17(2I)(c)條)，任何向委員會提出的意見，會於正常辦公時間內在上述地點(i)及(ii)供公眾查閱，直至委員會根據第 16(3)條就有關的申請作出考慮，或根據第 17 條覆核有關決定為止。委員會考慮申請的暫定會議日期已上載於委員會的網站。

有關申請的摘要(包括位置圖)，可於上述地點、委員會秘書處，以及委員會的網站瀏覽。有關提交意見的指引和委員會會議的安排，也可於委員會的網站瀏覽。

個人資料的聲明

委員會就每份意見所收到的個人資料會交給委員會秘書及政府部門，以根據條例及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) 處理有關申請，包括公布意見供公眾查閱，同時公布「提意見人」的姓名供公眾查閱；以及
- (b) 方便「提意見人」與委員會秘書及政府部門之間進行聯絡。

附表

根據第 16 條申請規劃許可			
申請編號	地點	申請用途／發展	提出意見的期限
A/HSK/596	元朗流浮山丈量約份第 129 約內多個地段	臨時物流中心連附屬員工飯堂的規劃許可續期（為期 3 年）	2026 年 3 月 3 日
A/HSK/597	元朗丈量約份第 127 約內多個地段	擬議臨時公眾停車場（貨櫃車除外）連附屬電動車充電設施，以及進行相關的填土工程（為期 5 年）	2026 年 3 月 3 日
A/NE-TKL/832	打鼓嶺嶺仔村丈量約份第 76 約地段第 2021 號 C 分段餘段（部分）和毗連政府土地	公眾停車場（只限私家車）連附屬電動車充電設施	2026 年 3 月 3 日
A/SK-HC/371	西貢蠔涌丈量約份第 244 約多個地段	擬議屋宇（新界豁免管制屋宇-小型屋宇）	2026 年 3 月 3 日
A/TKO/133	西貢測量約份第三約馬游塘中休憩處南面的政府土地	宗教機構（寺廟）	2026 年 3 月 3 日
A/YL-HTF/1207	元朗廈村丈量約份第 128 約地段第 129 號 B 分段（部分）和毗連政府土地	擬議臨時露天存放建築材料及相關填土工程（為期 3 年）	2026 年 3 月 3 日
A/YL-TT/768	元朗大棠路丈量約份第 116 約多個地段及毗連政府土地	臨時商店及服務行業（地產代理）及公眾停車場（只限私家車）（為期 3 年）	2026 年 3 月 3 日
A/H21/160	鰂魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段	擬議略為放寬非住用總樓面面積及建築物高度限制，以作准許的商業發展	2026 年 3 月 17 日
A/HSK/598	元朗丈量約份第 125 約多個地段	擬議臨時露天存放建築材料及公眾停車場（貨櫃車除外）連附屬電動車充電設施（為期 3 年）	2026 年 3 月 17 日
A/K11/250	新蒲崗大有街 31 號善美工業大廈地下 C 室	潔淨能源站（電動車充電）連附屬商店及服務行業	2026 年 3 月 17 日
A/NE-KLH/663	大埔林村丈量約份第 16 約多個地段	擬議臨時康體文娛場所（休閒農場）連附屬設施及相關填土工程（為期 5 年）	2026 年 3 月 17 日
A/NE-KTS/570	古洞南丈量約份第 100 約多個地段和毗連政府土地	臨時貨倉（電子零件及建築材料）連附屬辦公室（為期 3 年）	2026 年 3 月 17 日
A/NE-KTS/571	古洞南蓮塘尾丈量約份第 91 約地段第 3335 號 U 分段第 1 小分段及第 3335 號 T 分段第 1 小分段	擬議臨時私人停車場（貨櫃車除外）及相關填土工程（為期 3 年）	2026 年 3 月 17 日
A/NE-KTS/572	古洞南蓮塘尾丈量約份第 91 約地段第 3335 號 BF 分段	臨時商店及服務行業的規劃許可續期（為期 5 年）	2026 年 3 月 17 日

根據第 16 條申請規劃許可			
申請編號	地點	申請用途／發展	提出意見的期限
A/NE-TK/853	大埔蘆慈田丈量約份第 17 約地段第 1340 號（部分）及第 1366 號	臨時商店及服務行業（士多）的規劃許可續期（為期 3 年）	2026 年 3 月 17 日
A/TM-LTTY/512	屯門藍地黃崗圍路丈量約份第 130 約多個地段和毗連政府土地	臨時公眾停車場（只限停泊私家車）連附屬設施（為期 5 年）	2026 年 3 月 17 日
A/YL-KTN/1209	元朗錦田北七星崗第 110 約地段第 375 號 C 分段餘段（部分）及第 376 號餘段（部分）	擬議臨時私人停車場（貨櫃車除外）和相關的填土及填塘工程（為期 3 年）	2026 年 3 月 17 日
A/YL-KTN/1210	元朗錦田北丈量約份第 107 約多個地段及毗連政府土地	擬議臨時貨倉（危險品倉庫除外）連附屬設施及相關的填土工程（為期 3 年）	2026 年 3 月 17 日
A/YL-KTN/1211	元朗凹頭丈量約份第 103 約地段的政府土地	擬議政府用途（維修工場）	2026 年 3 月 17 日
A/YL-KTS/1117	元朗錦田南錦上路江夏圍丈量約份第 106 約地段第 1280 號餘段（部分）及毗連政府土地	擬議臨時露天存放建築材料和建築機械連附屬地盤辦公室、員工休息室及附屬設施（為期 3 年）	2026 年 3 月 17 日
A/YL-NSW/364	元朗東成里丈量約份第 115 約地段第 592 號 C 分段第 1 小分段餘段（部分）	臨時地盤辦公室連附屬設施及相關的填土工程（為期 3 年）	2026 年 3 月 17 日
A/YL-PH/1109	元朗八鄉梁屋村丈量約份第 111 約多個地段	臨時公眾停車場（貨櫃車除外）及相關填土工程（為期 3 年）	2026 年 3 月 17 日
A/YL-PS/774	元朗屏山盛屋村丈量約份第 126 約地段第 422 號 B 分段	擬議屋宇（新界豁免管制屋宇-小型屋宇）	2026 年 3 月 17 日
A/YL-SK/448	元朗石崗丈量約份第 114 約地段第 1030 號 A 分段（部分）	擬議臨時商店及服務行業連附屬設施及相關填土工程（為期 5 年）	2026 年 3 月 17 日
A/YL-TT/770	元朗大樹下西路丈量約份第 118 約地段第 1302 號餘段（部分）	擬議臨時露天及貨倉存放建築材料及相關填土工程（為期 3 年）	2026 年 3 月 17 日

根據第 16 條申請規劃許可 — 提交進一步資料				
申請編號	地點	申請用途／發展	進一步資料	提出意見的期限
A/YL-KTS/1079	元朗錦田丈量約份第 106 約多個地段	臨時職業訓練中心（為期 3 年）	回應部門意見、經修訂的消防裝置建議和排水建議。	2026 年 3 月 3 日
A/NE-KLH/660	大埔元嶺丈量約份第 9 約的政府土地	擬議公用事業設施裝置（高壓配電箱）	回應部門意見、經修訂的申請表格、布局設計圖及其他補充資料。	2026 年 3 月 17 日

根據第 16 條申請規劃許可 — 提交進一步資料				
申請編號	地點	申請用途／發展	進一步資料	提出意見的期限
A/TM-LTYY/502	屯門藍地丈量約份第 130 約地段第 531 號餘段、第 532 號 D 分段餘段及第 532 號餘段和毗連政府土地	擬議分層住宅發展及商店及服務行業用途，以及略為放寬地積比率及建築物高度限制	回應部門意見、經修訂的空氣質素影響評估、排污影響評估、噪音影響評估和排水影響評估、規劃綱領的替代頁和經修訂的繪圖。	2026 年 3 月 17 日
A/YL-HTF/1200	元朗廈村丈量約份第 128 約多個地段和毗連政府土地	臨時貨倉（存放建築材料、五金及電子零件）連附屬露天貯物和相關填土工程（為期 3 年）	回應部門意見和新的排水影響評估。	2026 年 3 月 17 日

2026 年 2 月 24 日

城市規劃委員會

60. 3/17/17

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 14:19
收件者: tpbpd/PLAND
副本: KORNHILL Garden; Public Correspondence EDO/HAD
主旨: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜
附件: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜.pdf

類別: Internet Email

致城市規劃委員會秘書:

有關康山花園業主委員會之信函正本(修訂版)已透過郵遞方式向 貴會寄出，隨函附上有關副本供您參閱。

如有任何查詢，請於辦公時間內致電 [REDACTED] 與助理物業經理關建榮先生聯絡。 謝謝

物業經理

譚堯文

持牌物業管理人 [REDACTED]

香港鐵路有限公司

持牌物業管理公司 [REDACTED]



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康山花園業主委員會
KORNHILL GARDENS OWNERS' COMMITTEE



香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鰂魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜**

康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，就 貴會於 2026 年 2 月 24 日致函本會諮詢規劃申請文件之意見。經本會各委員討論後，一致反對放寬上述規劃申請安排，理據如下：-

本會關注到該項目計劃於 1997 年入伙前加建上蓋至 28 層，惟整座大廈的地基負荷能力必須重新審視，以確保結構安全，避免對鄰近建築物構成潛在風險。現時太古城中心一帶交通已十分繁忙，加建高層商業大廈將進一步加重英皇道及太古城道的交通壓力，故需全面評估現時交通流量及運輸承載能力。

此外，加高建築物將會改變現有社區的天際線，嚴重影響康山花園居民的視覺景觀，進而影響整體居住環境質素。在環境基礎設施方面，現有的排水及排污系統是否足以應付新增商業活動所帶來的需求，亦應作全面評估，以確保系統不會超出負荷，避免日後出現水浸或排污等問題。再者，高層建築物亦可能會阻擋風道，影響周邊地區的空氣流通，加劇社區熱島效應，對居民健康構成潛在影響。

最後，本會就擬議建築物的設計提出關注，如有關建築物採用玻璃幕牆，將對周邊住宅單位造成嚴重光污染，反射陽光會影響居住舒適度，並可能導致室內溫度上升，增加住戶的空調負荷。同時，玻璃幕牆亦可能反射馬路車輛聲響，進一步提升周邊環境的噪音水平，影響居民日常生活及作息。

綜合上述理據，本會強烈反對該規劃申請，並促請 貴會審慎考慮本會提出之各項影響，切勿在未全面評估社區承載力及環境影響的情況下通過申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。


康山花園業主委員會副主席
劉卓良 謹啟

2026 年 3 月 13 日

副本抄送：東區民政事務處

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tpbpd/PLAND

寄件者: [Redacted]
寄件日期: 2026年03月16日星期一 15:41
收件者: tpbpd/PLAND
主旨: Comments on Planning Application (A/H21/160)
附件: Comments on Planning Application.pdf
類別: Internet Email

Dear Secretary, Town Planning Board,

Please find attached the comments on Planning Application **(A/H21/160)** for your review.

Please note that the original hard copy was delivered to the Board by hand on **16th March 2026 at 3:01 p.m.**

Yours sincerely,
Taikoo Shing Management Liaison Council

[Redacted]

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160

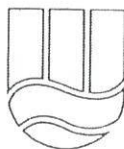
意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Details of the comment, please refer to the attached letter.

「提意見人」姓名/名稱 Name of person/company making this comment Taikoo Shing Management Liaison Council

簽署 Signature  日期 Date 16th March 2026



Taikoo Shing Management Liaison Council
太古城物業管理聯絡議會

16th March 2026

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

To Secretary, Town Planning Board,

Comment on the “Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development Various Lots in Various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong (Application No.: A/H21/160)”.

- 1. Maintain the Development Intensity and Mixed-use Balance under the Planning Intention for Taikoo Shing and Kornhill Garden**
 - Taikoo Shing and Kornhill Garden should retain their current development intensity to preserve the planned residential-commercial balance and neighbourhood liveability.
- 2. The 20% Minor Relaxation Is Not Appropriate At This Location**
 - Gross Floor Area (GFA) relaxation of 20.7% and Beam Height relaxation of 22.2% are excessive and not “minor”.
 - A 20% “minor relaxation” is only a practice, aimed at housing in less dense areas, and is unsuitable for this already dense commercial location.
- 3. Intensification Should Be Directed to Taikoo Place Away From This Sensitive Location With Residential Interfaces**
 - The site is a small commercial block within a mainly residential area; more commercial GFA here upsets the planned residential-commercial balance of Taikoo Shing/Kornhill and should instead go to Taikoo Place.
- 4. Risk of Setting Precedents For The Future Development Of The Property In The Same Locality and Cumulative Negative Impacts On The Amenity Of The Surrounding Residents**
 - Approval of this S.16 Application could set a negative precedent for similar developments nearby, leading to cumulative impacts that harm residents’ amenities—such as sunlight, sky view, openness, and light conditions—for surrounding properties like Taikoo Shing Horizon Garden, Kam Din Terrace, and On Shing Terrace.
- 5. The Current Planning Controls Already Allow Significant Development**
 - The current planning controls already allow building up to 135 metres above the Hong Kong Principal Datum (mPD), but the proposed increase to 165mPD is substantial and unjustified, as it conflicts with height restrictions meant to protect view and ventilation, and lacks sufficient planning or design merits for relaxation.



6. The Taller Building in The Taikoo Place Comprehensive Commercial Area is Irrelevant Reference

- The taller buildings cited in Taikoo Place are irrelevant because they either comply with or predate the height restrictions, and they are located in a separate commercial area with different characteristics from the application site.

7. The Approved GBP May Be Given With Sympathetic Consideration But Need Not Be Acceded To In Order To Protect The Amenity Of The Surrounding Residents

- A previously approved General Building Plan (GBP) exceeding planning controls may be considered sympathetically but does not guarantee approval; any relaxation must balance the applicant's rights with the Town Planning Board's duty to safeguard surrounding amenity.

8. Concentrating The Additional GFA For The Entire Commercial Zone at No.1111 King's Road Is Unbalanced, Resulting In An Exceptionally Tall And Bulky Building

- Concentrating the entire GFA increase at No. 1111 King's Road creates an oversized, unbalanced development; the added floor area should instead be proportionally distributed to avoid over-massing and protect nearby residents' amenity.

9. The Claimed Public/ Planning Gains/ Design Merits Are Insubstantial And Inadequate Justification For The Proposed Minor Relaxation

- The 5/F Barrier Free Area and pedestrian circulation enhancements can be retrofitted without increasing GFA or building height, are already commercially incentivized, and are unrelated to the proposed additional building bulk.
- The 30/F refuge floor/sky garden mainly fulfills fire-safety and open-space requirements under Hong Kong guidelines. Since it is essentially regulatory compliance rather than a genuine public planning gain, it should not justify additional building bulk—especially given the negative impact on nearby residents' amenity. Opening the refuge floor/sky garden to the public contradicts JPN2 App. A 2(d), which limits sky gardens to owners, tenants and visitors unless BA agrees.

10. Adverse Amenity and Liveability Impacts at a Highly Sensitive Residential Interface

a) Sunlight/ Daylight Access and Sky View

It is crucial that a micro-climate study should be carried out to assess the impact on the environment of Taikoo Shing. The proposed extra height and bulk at Taikoo Shing's southern edge would significantly reduce year-round sunlight and sky views for nearby residences, further disrupting the area's planned roofline harmony and harming residents' wellbeing.

b) Overlooking Concerns and Privacy

The proposed additional floors will directly overlook more units at Taikoo Shing and Kornhill Garden, affecting residents' wellbeing.

c) Glare/ Light Pollution

The enlarged curtain-wall façade would worsen daytime glare and night-time light spill for nearby homes, and existing government lighting guidelines fail to sufficiently protect residents' wellbeing.

d) Nuisance during Construction

The proposed relaxation and extension is in the close proximity of the adjacent residential buildings, that the nuisance during construction stage will definitely adversely affect the liveability of the residents.



11. Pedestrian & Traffic Congestion and Noise in the Neighbourhood

- The applicant provided only a vehicular, not a pedestrian, traffic assessment. Existing footpaths in Taikoo Shing are already congested and noisy during peak hours, and adding more office space would further worsen pedestrian comfort, safety, and residents' living conditions.
- The traffic study is incomplete: it omits nearby planned developments, added bus services and construction-period traffic.
- The assessment overlooked nearby undeveloped projects, expected growth in bus services, and traffic conditions during construction.
- The proposed planning application do not have new car parking provisions and will make use of existing car parking spaces, that the new office use may lead to higher traffic at adjacent roads, potentially lead to bottle-neck or traffic congestion, as well as more frequent maintenance of nearby roads.

12. Excessive Office Population In The Residential Context Not Adequately Accommodated By Shops And Services

- Lunch-hour crowding at Cityplaza, Kornhill Plaza, and nearby streets shows that local facilities and pavements are already at full capacity, indicating the area's population and GFA should not be further increased.

13. Reasonable Expectation To Preserve The Character of The Taikoo Shing

- Residents paid a premium to live in Taikoo Shing for its balanced residential-commercial character, and further development intensification would alter this character and harm residents' amenity during peak periods.

14. Public Consultation

- No prior public consultation was conducted with nearby Taikoo Shing residents despite their close connection to the site prior to lodging the application. Consultation only at the statutory stage is too late, as the design is already advanced and the developer is unlikely to change significantly.
- Consultation was only indirectly informed through Taikoo Shing Management Liaison Council, leaving most residents not well-informed. As some views were submitted through Taikoo Shing Management Liaison Council, the Town Planning Board should not assess consultation quality solely by the number of public comments received.
- The site notice is placed in a low-visibility location at G/F lobby of no. 1111 King's Road, making it unlikely to be seen by many nearby residents, particularly those from Kornhill Garden and parts of Taikoo Shing.

Conclusion

- Object the proposed Application
- The Town Planning Board is urged to limit the 20% GFA increase to No. 1111 King's Road's site area only, reducing the overall gain to about 7.8% for a more reasonable building bulk

Yours sincerely,

Taikoo Shing Management Liaison Council



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月16日星期一 21:15
收件者: tpbpd/PLAND
副本: Hazel Yip
主旨: Objection to Planning Application A/H21/160
類別: Internet Email

To: The Secretary, Town Planning Board
RE: OBJECTION to Planning Application No. A/H21/160 (1111 King's Road)
Deadline: 17 March 2026

I am a resident of **The Floridian (18 Sai Wan Terrace)**. I formally **OBJECT** to the proposed 20.7% GFA and 22.2% Height relaxation. This intensification is not "minor" and poses insurmountable impacts:

1. Unrepresentative Carpark/Traffic Data (Oct 2024 & Jan 2025) (Appendix C 4.2.1 & 3.2.2)

The applicant relies on carpark utilization in **October 2024** and traffic count in early **January 2025**. This data is fundamentally unrepresentative:

- **Post-Pandemic Bias:** In late 2024, many major firms in the Quarry Bay hub were still utilizing hybrid Work-From-Home (WFH) models.
- **Seasonal Distortion:** January 2025 data captures a period influenced by the Lunar New Year holiday and the temporary post-COVID surge in online shopping over physical retail.
- **Demand:** I request the Board **defer approval** until a **2026 survey** is conducted to reflect the "full return-to-office" reality and the true saturation of **Tai Koo MTR Station**.

2. Critical Structural Risk to MTR (Scheduled Area 3)

Adding 13 storeys to a 30 year old foundation above the **Island Line** is a major safety concern. A **Full Structural Preliminary Appraisal** must be made public *before* approval to ensure no risk to the station box or tunnels.

3. Lobby and Public Area Conversions & Misleading Planning Statement

The 1/F, 2/F, 3/F near escalator zones and 5/F, 6/F lobbies have already been converted into food courts, restaurants, or a bank. In particular, the Planning Statement (Para 3.4.2.) is **misleading** by presenting 5 'planned' Kiosks at 5/F where a restaurant already physically in place in the marked photo(Photo 1 and 2). I would demand a **GFA Audit** to ensure proper land use. In any case, the applicant has already sacrificed escalator zone spaces and spacious lobbies for commercial profit. Granting a further 20.7% GFA relaxation on top of this already 'maxed out' building is an excessive and unjustified request. The Board should prioritize the preservation of building quality and neighborhood character over applicant's desire for further commercial expansion.

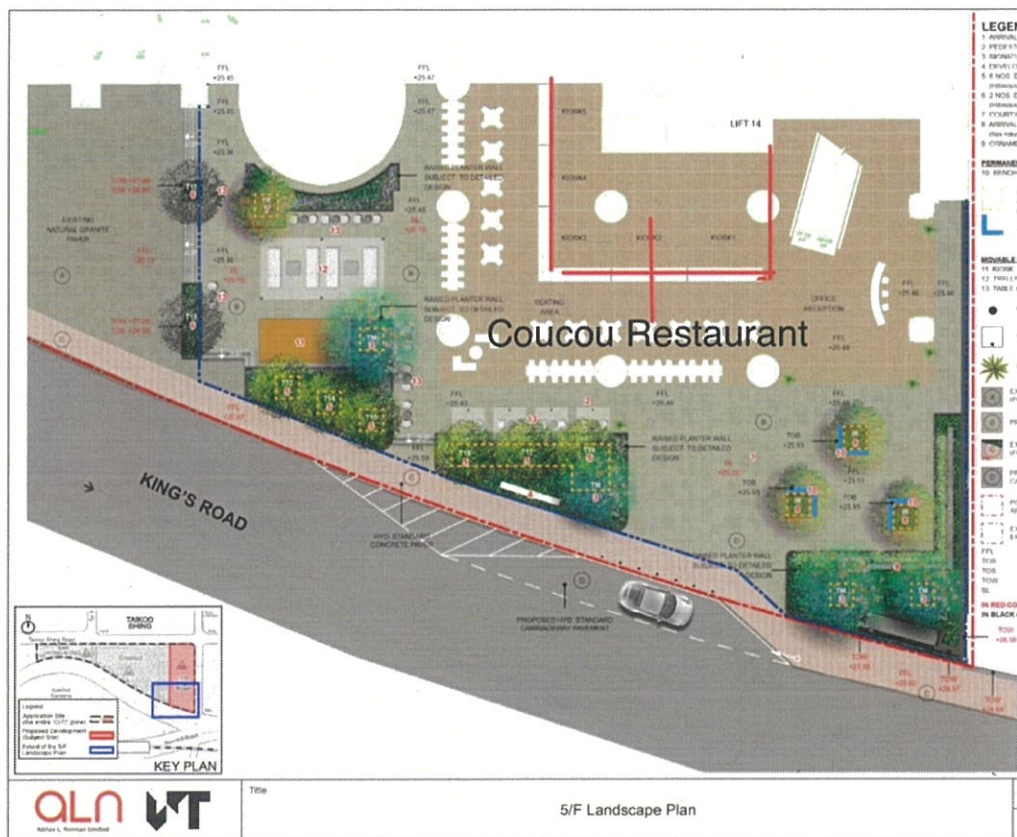


Photo 2



☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

4. Fundamental Rejection of 30/F Sky Garden (Privacy/Security)

Per Para 3.2.1, the open-air garden has no glass facade, creating a permanent "lookout" into the private bedrooms as well as living and dinning rooms of **The Floridian**. We reject this "gain" entirely as it is a **private nuisance** and a security risk.

5. Scientific Inadequacy of Air Ventilation Assessment (Appendix D)

The "Expert Evaluation" in Appendix D is a qualitative study back in 2008 which is considered outdated. It also lacks the numerical rigor of **CFD or Wind Tunnel testing**.

- It fails to quantify the loss of wind velocity for uphill residents at **Sai Wan Terrace**.
- It also fails to provide the latest **Urban Heat Island (UHI)** effect caused by the increased building bulk, which will lead to higher night-time temperatures for our estate.
- The Board should require the updated **Quantitative AVA and Study** before making any decision.

6. Undesirable Precedent

Approving this will trigger a "domino effect" for commercial/office building in this area leading to a 20% cumulative density increase that will collapse local infrastructure.

I urge the Board to REJECT this application.

Submitted by: Miss Hazel Yip

Address: [REDACTED]

Date: March 16, 2026

Sent from my iPad

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月16日星期一 22:14
收件者: tpbpd/PLAND
副本: Stanley Chak
主旨: Comment Form on A/H21/160
附件: Comment_form A_H21_160_SC.pdf
類別: Internet Email

Dear Panel,

Please find attached my comment form for the captioned subject. Thank you for your attention.

Regards,
Stanley

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

1. 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出：
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
2. 城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/tc/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245)或電郵(tpbpd@pland.gov.hk)向城規會秘書處預留座位。座位會按先到先得的原則分配；
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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates

A/1421/160

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

PLEASE REFER TO SEPARATE SHEETS AS FOLLOWS.

「提意見人」姓名／名稱

Name of person/company making this comment

簽署

Signature

STANLEY CHAK

日期

Date

16/03/2026

Public Comment on Planning Application A/H21/160

Minor Relaxation of GFA & BH at 1111 King's Road, Quarry Bay (S/H21/160)

Dear Panel,

I am a Kohnkill resident strongly **objecting** to this application. As a community stakeholder and daily user of the surrounding streets and spaces, my photos taken recently expose the gaping flaws in the TIA, AVA, and VIA reports.

1. TIA Ignores Real Illegal Loading & Pedestrian Danger

The TIA claims "no observed queueing from basement or illegal on-street loading". **False.**

- Heavy trucks routinely block the brick pavement on King's Road for direct loading: I saw truck unloading midday and in the morning, causing pedestrians with strollers and wheelchairs squeezing past dangerously. Also illegal waiting on G/fl.
- The proposed 5/F "shared" drop-off/loading bay on a single-lane bus stop will create chaos, worsening existing illegal parking at the busy bus terminus.

Photo Support for 1.

Existing Issues related to Transport on Ground Floor and 5/F





2. AVA & VIA Hide the "Canyon Trap" Reality

AVA admits a "larger wake zone" post-extension but calls impacts "insignificant". VIA uses distant views (e.g., 2.8km Kai Tak) to claim "negligible" effects. **My ground photos prove otherwise:**

- The site is already a narrow **concrete canyon** between Taikoo Shing towers: minimal sky visible, 1111 King's Road looms oppressively).
- Adding 13 storeys (30m to 165mPD) will seal this canyon, trapping exhaust/heat in residential heart.

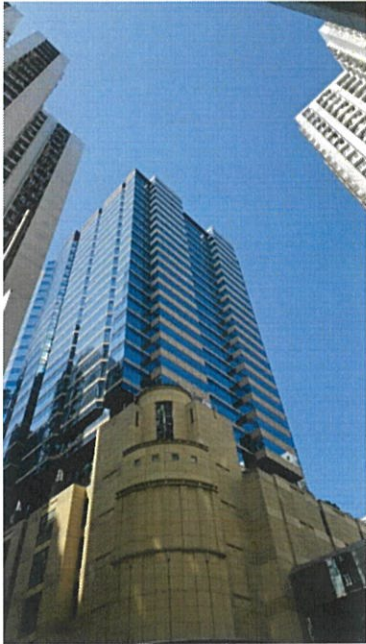
3. No Glare/Light Pollution Assessment – Glass Tower Disaster

No mention of facade materials or reflectivity. **Existing blue glass is a mirror:**

- Intense daytime glare bounces into homes: reflections blinding from street level.
- 13 new office floors = massive nighttime light pollution beaming into bedrooms.

Photo Support for 2 & 3.

The 'Ground Truth' as seen from Taikoo Shing



The 'Ground Truth' as seen from the Vicinity Public Areas



4. "Public Benefits" Are Meaningless; Construction Risks Ignored

Sky garden on 30/F for "yoga/jogging" ignores we have ample parks, podiums, and indoor facilities already. Regarding the environment of the building: more office workers = worse smoking/pollution around podiums which is irritating for users like me already. Furthermore, there is no discussion of years-long construction and safety hazards.

The attached photos alone question the reports' credibility. Reject this 20.7% GFA/22.2% height relaxation, which is by no means minor, that crushes our livability.

Sincerely,
Stanley Chak

Kohnhill, Quarry Bay

Email: [REDACTED]

16 March 2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 2:28
收件者: tpbpd/PLAND
主旨: A/H21/160 East HONG KONG/ Cityplaza One / 1111 King's Road, Quarry Bay
類別: Internet Email

A/H21/160

East HONG KONG/ Cityplaza One / 1111 King's Road, Quarry Bay

Site area: 13,581sq.m

Zoning: "Commercial(7)"

Applied development: MR GFA and BHR 165mPD (45/135mPD) / OS 3,203sq.m / 845 Car – 45 Goods Vehicle Parking

Dear TPB Members,

Strong Objections. While the Applicant states that

*1.1.4 It should be highlighted that although **the Application Site will be the whole "C(7)" zone on the OZP covering 1111 King's Road, Cityplaza and east HONG KONG, the addition of GFA and BH is to 1111 King's Road (Subject Site).** Existing development parameters of Cityplaza and east HONG KONG in "C(7)" zone **will remain unchanged***

But approval of the application would effectively increase the BH on all three sites to 165mPD. This would encourage further development that would effectively wipe out the spatial relief provided by Cityplaza One and further compromise the already ruptured step down formula by creating a significant wall effect that would impact many residential buildings in the district.

The application should be restricted to the 1111 King's Road portion only.

Mary Mulvihill



中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

Ms. Doris HO Pui-ling, J.P.

Chairperson of Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

17 March 2026

Collective Objection of Nearby Residents to Planning Application No. A/H21/160

Proposed Minor Relaxation of Gross Floor Area and Building Height Restrictions at

1111 King's Road, Quarry Bay

Dear Ms. Ho,

I am writing in my official capacity as the District Councillor for the Eastern District to formally present the collective voice and strong opposition of the local community regarding the above-mentioned application.

A thorough public consultation conducted within the district has yielded 257 petitions from residents of Taikoo Shing and nearby areas. The results are clear: 255 residents (over 99%) demand the rejection of this application, while only 2 expressed support.

As the representative for these stakeholders, I am duty-bound to convey the following grounds for their collective objection:





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Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

1. Community Rejection of the “Minor” Relaxation Label

The residents consider the applicant’s description of a 20.7% GFA relaxation as “minor” to be a misleading representation of the actual impact on their neighbourhood. While the increase is calculated across the entire “Commercial (7)” zone, the community notes that the entire 25,500 m² of additional floor area is concentrated solely on 1111 King’s Road. This represents a site-specific intensification of approximately 32.7% over the building’s existing GFA. The residents feel that such a massive vertical expansion atop an existing structure is an over-development that fundamentally alters the local urban grain.

2. Concerns Over Contradictory Claims and Environmental Integrity

The community expresses deep concern over what they perceive as a lack of transparency in the application. Although the applicant claims in Part 9 of the form (i.e. Form No. S16-1) that the proposal will have no adverse impacts on the environment or traffic, their own technical reports admit otherwise:

- **Air Ventilation:** The Air Ventilation Assessment admits the increased height “would create a larger wake zone” and that wind performance for downwind areas—including Taikoo Park, Sunway Garden, and Harbour View Gardens—may be reduced.
- **Sky View:** The Visual Impact Assessment acknowledges that the development “will obstruct portions of the open sky view” from various vantage points used by the public.



3. Direct Impact on Residential Quality of Life

Residents of the adjacent mansions, specifically Fu Shan Mansion and Kam Shan Mansion, highlight that the proposed increase from 106.35mPD to 165mPD will severely shadow their homes and obstruct natural lighting. The extreme proximity of the development to these residential clusters makes the loss of sky view a constant grievance for those living in its shadow.

4. Safety and Regulatory Doubts Regarding the “Sky Garden”

The community is highly sceptical of the proposed "planning gain" on the 30/F. It is noted that this floor is designated as a refuge floor. Residents have raised serious questions regarding the safety and legality of placing intensive "active" facilities such as jogging lanes, fitness mirrors, and yoga areas on a floor mandated by fire safety regulations for emergency evacuation. They believe a life-safety refuge floor should not be marketed as a recreational amenity.

5. Omissions in Traffic Impact and Infrastructure

Local stakeholders point out that the applicant's Traffic Impact Assessment fails to account for well-known community bottlenecks. Specifically, it ignores the congestion at the Island Eastern Corridor (IEC) Taikoo Shing exit, where vehicles often queue to enter the Cityplaza car park via Tai Fung Avenue. The addition of 1,020 workers will inevitably worsen these lane-shifting hazards and overall gridlock.



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東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

6. Prolonged Construction Nuisance for an Aging Population

The residents express dread regarding the construction phase, which is expected to last until 2029. Because this involves building 13 new storeys directly on top of an active office building, the community anticipates years of noise, vibration, and dust. This is particularly concerning for Taikoo Shing's significant population of retirees and elderly residents who spend their days at home in the immediate vicinity of the construction site.

7. Inadequate Public Benefit and Restricted Access

The community feels the proposed benefits are insufficient to offset the negative impacts. The 30/F sky garden is restricted to 8 a.m. to 8 p.m., making it unavailable to many residents after work.

8. Grossly Inadequate and Ineffective Consultation Process

The community strongly criticises the consultation process as being both insufficient and poorly timed. Although the Board received the application on 12 February 2026, the District Councillors were not informed until 24 February 2026. This notification coincided with the Chinese New Year celebration period, a time when most residents were occupied with family festivities and traditional holidays. Consequently, the effective window for informing the public and gathering meaningful feedback was reduced to only three weeks before the 17 March 2026 deadline. This is an unacceptably short duration for a 50-year-old established estate to digest a complex technical proposal involving a nearly 60-metre height increase. The applicant's failure



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東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

to conduct any proactive private consultation prior to this narrow window further demonstrates a lack of transparency and a disregard for the community's right to be heard.

In conclusion, on behalf of the 257 objecting residents who have entrusted me with their petitions, I request the Town Planning Board to seriously consider the extensive and valid concerns raised above. We trust the Board will carefully weigh the residents' quality of life against the applicant's desire for commercial intensification.

Yours sincerely,

Calvin Kwok

Eastern District Councillor

Enclosure:

Appendix: Report on Community Consultation





中華人民共和國香港特別行政區

Hong Kong Special Administrative Region of the People's Republic of China

東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king



Appendix: Report on Community Consultation

To ensure the Town Planning Board receives a representative and verified account of the local sentiment regarding Application No. A/H21/160, a comprehensive public consultation was conducted within the Taikoo Shing community. The methodology and results are detailed below:

1. Consultation Methodology

A multi-channel outreach strategy was employed to reach a broad cross-section of residents, from long-term owners to young professionals.

- **Informational Outreach:** An informational flyer was prepared to outline the proposed development plan at 1111 King's Road. (Figure 1)
- **Digital Engagement:** To facilitate accessibility, a digital version of the flyer and a link to an online questionnaire (Figure 2) were distributed via WhatsApp to approximately 500 verified residents of Taikoo Shing. The consultation was also publicised through official social media channels to ensure maximum community awareness.
- **Direct Public Engagement:** Three sessions of physical street stations were conducted at the junction of Tai Fung Avenue and Taikoo Shing Road (Figure 3) on 27 February 2026, 6 March 2026 and 16 March 2026. The location was selected as a primary pedestrian gateway for residents of the adjacent mansions (such as Kao Shan Terrace) who are most directly affected by the proposed development bulk.



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2. Data Collection and Integrity

To maintain strict data integrity, residents were invited to submit their views through either a physical petition or a digital questionnaire. To prevent overlapping or duplicate responses, clear instructions were provided that each resident should utilise only one of these two methods. Consequently, the results represent 257 unique stakeholders.

3. Summary of Results

The findings of the consultation reveal a near-unanimous rejection of the proposed relaxation.

- **Physical Petition:** A total of 136 signatures were collected. Of these, 134 (98.5%) expressed strong objection to the application, while only 2 respondents expressed support. (Figure 4)
- **Online Questionnaire:** 121 responses were received through the digital portal. 100% of these respondents (121 out of 121) registered their objection to the proposed development. (Figure 5)

4. Conclusion

The consolidated results show that of the 257 community members consulted, 255 (over 99%) demand the rejection of the application. This overwhelming consensus demonstrates that the local community does not view the proposed vertical expansion as a "minor relaxation" but as a significant threat to their established living environment, natural lighting, and overall quality of life.



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Figure 1: The Flyer

The flyer is a public consultation notice from the New People's Party and the Eastern District Council. It features a portrait of Dr. Calvin Kwok Ho-king, a Member of the Eastern District Council. The main title is '關注英皇道1111號商廈擬增建樓層情況' (Concern about the proposed extension of the 1111 Commercial Building at 1111 King's Road). The text explains that the proposed extension involves increasing the building's height from 28 to 41 floors, adding 13 floors, including 10 floors for offices, 2 floors for mechanical equipment, and 1 floor for fireproofing and sky garden. The project is planned for completion in 2029. The flyer includes a map of the site, a table of consultation questions, and a QR code for the online survey. The survey is titled '透過問卷調查，提供您寶貴意見' (Through the questionnaire survey, provide your valuable opinions) and is available at <https://tinyurl.com/OpinionTSK>. The survey closes on March 6, 2026.

新民主黨 New People's Party 東區區議會 Eastern District Council

郭浩景 博士 議員辦事處

辦事處資料

- 📍 西灣河寶興道30至36號 捷利商業大廈地下7號舖
- ☎ 9613 5646
- ☎ 3753 3778
- 📧 郭浩景 Dr. Kwok

關注英皇道1111號商廈擬增建樓層情況

有關申請涉及英皇道1111號、太古城中心及東隅酒店，同共規劃為「商業(7)」用途地帶。計劃包括將現有的28層、84萬平方呎的商廈擴建至41層，增建13層，其中10層用作辦公室，2層為機電設施，1層作為隔火層及空中花園。如果獲批，預計2029年完成項目。我們希望收集街坊的意見，讓大家共同參與，為社區的發展建言。

申請地點 Application Site

發展地點

圖片來源：城市規劃委員會

透過問卷調查，提供您寶貴意見

問卷內容僅供分析，懇請您真實的想法

問卷截止日期：2026年3月6日

問卷網址：<https://tinyurl.com/OpinionTSK>

或掃描二維碼



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Figure 2: The Online Questionnaire

關注英皇道1111號商廈擬增建樓層

東區區議會
9613 5646
DrGKwok
郭浩景 Dr. Kwok

支援服務
意見反映
個案求助
法律諮詢

區議員
郭浩景博士
Dr. Calvin Kwok
District Council Member
新民黨
New People's Party

關注英皇道1111號商廈擬增建樓層情況

有關申請涉及英皇道1111號、太古城中心及東隅酒店，同共規劃為「商業(7)」用途地帶。計劃包括將現有的28層、84萬平方呎的商廈擴建至41層，增建13層，其中10層用作辦公室，2層為機電設施，1層作為隔火層及空中花園。如果獲批，預計2029年完成項目。我們希望收集街坊的意見，讓大家共同參與，為社區的發展建言。

城規會擴建申請資料：
https://www.tpb.gov.hk/tc/plan_application/A_H21_160.html

如有任何查詢，請致電37533778或WhatsApp 96135646。

— 郭浩景 Dr. Kwok

[Sign in to Google](#) to save your progress. [Learn more](#)

* Indicates required question

居住地區 *

☐ 太古城

☐ 康山花園

☐ 其他

居住大廈名稱 *

Your answer

對於擬擴建，您的意見 *

☐ 贊成

☐ 不贊成

原因

Your answer



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Figure 3: Direct Public Engagement





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關注葵青區 1111 號商業樓宇發展事宜

城市規劃委員會收到葵青區 1111 號太古中心及太古廣場中區內發展申請，現正進行審議。計劃在太古中心一翼興建 28 層高樓宇 13 層至 41 層，樓宇高度約 120 米。

姓名	職銜	類別	簽名
李政		✓	李政
劉美輝		✓	劉美輝
郭浩景		✓	郭浩景
余國強		✓	余國強
Hong Joo Kit		✓	Hong Joo Kit
郭浩景		✓	郭浩景
余國強		✓	余國強
Daniel Tai		✓	Daniel Tai
Andy Wan		✓	Andy Wan
Wendy Lee		✓	Wendy Lee
吳佩珊		✓	吳佩珊



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姓名	職銜	類別	簽名
李政		✓	李政
余國強		✓	余國強
Wendy Lee		✓	Wendy Lee
余國強		✓	余國強
Andy Wan		✓	Andy Wan
Susan Wong		✓	Susan Wong
余國強		✓	余國強
Joan Wong		✓	Joan Wong
潘玉珍		✓	潘玉珍
余國強		✓	余國強
潘玉珍		✓	潘玉珍



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姓名	職銜	類別	簽名
Stefanie Wong		✓	Stefanie Wong
Judy Yung		✓	Judy Yung
Wong Yung Tung		✓	Wong Yung Tung
陳玉珍		✓	陳玉珍
潘玉珍		✓	潘玉珍
余國強		✓	余國強
潘玉珍		✓	潘玉珍
余國強		✓	余國強
Lorraine Law		✓	Lorraine Law
李國強		✓	李國強
Wendy Lee		✓	Wendy Lee
陳玉珍		✓	陳玉珍



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余國強		✓	余國強
Wendy Lee		✓	Wendy Lee
余國強		✓	余國強
潘玉珍		✓	潘玉珍
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強



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余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強



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余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強



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余國強		✓	余國強
余國強		✓	余國強
余國強		✓	余國強



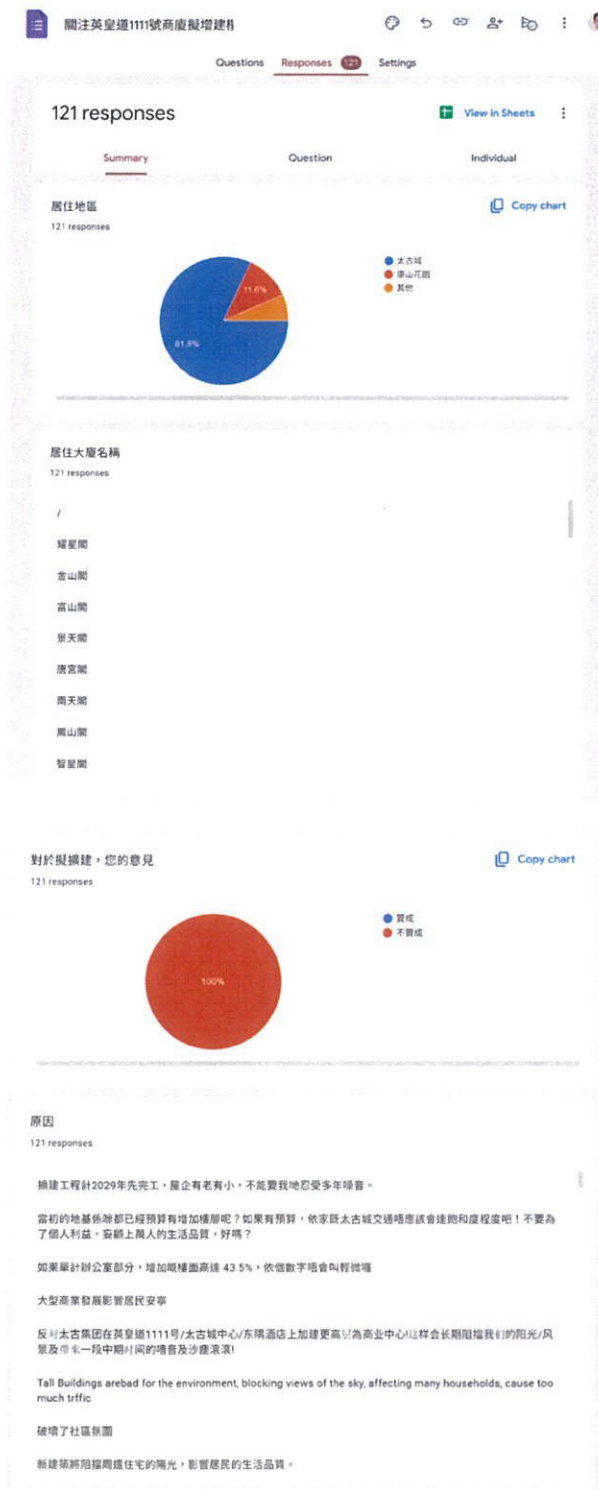
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東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

Figure 5: Online Questionnaire Results



“

99.2%受訪者反對
英皇道1111號商廈
增建申請

”



東區區議會

郭浩景議員



新民黨

New People's Party

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

- 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出；
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- 城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/tc/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245)或電郵(tpbpd@pland.gov.hk)向城規會秘書處預留座位。座位會按先到先得的原則分配；
The tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/en/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- 供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於城規會的網頁、規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members on the Board's website, at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
- 在城規會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

電郵：tpbpd@pland.gov.hk

By e-mail: tpbpd@pland.gov.hk

A/H21/160

Objection to the above application. Please see attached for details.

16 March, 2026

Visual Impact Assessment

The conclusion that the visual effects of the proposal would generally be “negligible to slight” appears to be insufficiently substantiated. The application states that the VIA is based on five selected viewpoints, namely Sai Wan Ho Playground, Shau Kei Wan Service Reservoir Playground, Taikoo Park, Quarry Bay Park and Kai Tak Cruise Terminal

These selected viewpoints appear to place considerable weight on distant, elevated or partly screened views. While those viewpoints are relevant to the assessment exercise, they do not appear to fully capture the everyday visual experience from the surrounding public realm, including nearby streets, podium-level spaces and public sitting-out or rest areas within the nearby estates. In addition, the VIA seems to rely to a significant extent on foreground planting and incidental screening as factors moderating the apparent visual effect.

The VIA also appears to adopt relatively low viewer-sensitivity assumptions at certain public viewpoints. This is of particular relevance to VP2 (Shau Kei Wan Service Reservoir Playground), VP4 (Quarry Bay Park) and VP5 (Kai Tak Cruise Terminal), all of which are public or strategic viewpoints where visual amenity, spatial openness and appreciation of the skyline may reasonably be regarded as important. In that context, the sensitivity ratings warrant closer scrutiny, as they materially affect the significance rating ultimately assigned to the proposal.

Air Ventilation Assessment

The application relies on a qualitative air ventilation assessment and concludes that the scheme would be acceptable from an air ventilation perspective. The stated position is that the additional storeys would be constructed above the existing building, that the footprint of the proposed upper floors would be the same as or slightly smaller than the existing storeys, and that wind flow along the existing road network would therefore not be significantly affected.

Against the background of the Planning Department’s earlier Quarry Bay AVA, which identified the east-west road network, including Taikoo Shing Road and Taikoo Wan Road, as important ventilation paths and noted the effect of existing podium massing in the Cityplaza area on sea-to-land airflow, a substantial increase in the height of 1111 King’s Road would appear to warrant a more rigorous quantitative examination of cumulative and downstream effects, rather than reliance on broad directional commentary alone.

This point is material because the assessment itself is understood to acknowledge that the proposed height increase would generate a larger wake zone and that wind performance in downwind areas such as Taikoo Park, Sunway Garden, Harbour View Gardens and Bo Fung Gardens may be reduced. In that regard, it would be reasonable to seek clearer explanation as to whether, and if so to what extent, potential downstream effects on residential blocks in Taikoo Shing, Kornhill Garden, Kornhill, and the Floridian have been fully considered.

Compatibility with Surrounding Context

The proposed relaxation of the building height restriction for 1111 Kings Road from 135mPD to 165mPD should be approached with caution having regard to the immediate townscape setting of the site. The Planning Statement itself describes the application site as being at the heart of Taikoo Shing, within a well-established residential-cum-commercial centre, and states that residential blocks surround the site.

While the applicant refers to the height profile of office buildings in Taikoo Place, generally said to be in the range of about 150mPD to 170mPD, and to One Island East at 301mPD, as support for the proposed 165mPD height, the usefulness of those comparisons appears limited. The subject site is not situated within the core of an office cluster, but at the interface of an established residential-cum-commercial neighbourhood including Taikoo Shing and Kornhill. The proposed increase in height would introduce a building form that is not in sufficient visual and townscape harmony with its immediate environment which is primarily residential. In these circumstances, the acceptability of the proposed height increase should more appropriately be assessed by reference

to its immediate relationship with nearby residential developments and the particular character of this part of Quarry Bay, rather than by comparison with taller buildings in a separate and more intensive commercial precinct.

Public Benefits Offered

The applicant places reliance on a number of claimed planning gains, including a 30/F refuge floor-cum-sky garden of about 2,143m², to be opened to the public free of charge from 8 a.m. to 8 p.m. daily, enhancement works to the 5/F area facing Kings Road, a new pick-up/drop-off facility on 5/F, and an improved pedestrian connection between Kings Road and Taikoo Shing Road. While these features are noted, their overall value to the wider community appears open to question.

As regards the proposed sky garden, the Planning Statement makes clear that this would also serve as the refuge floor and would operate as a refuge floor-cum-sky garden rather than a wholly independent public facility. Given the existing provision of parks and public sports facilities in the wider area, the additional community value of this feature may be limited. It is therefore legitimate to ask whether this component is primarily a by-product of code and design requirements rather than a substantial public gain in its own right.

With respect to the proposed pick-up/drop-off arrangement, the application states that the 5/F area outside the main entrance currently functions mainly as pedestrian circulation space and a bus waiting area, and that two lay-bys are proposed there as part of an "Arrival Plaza" for barrier-free access. The Traffic Impact Assessment section also states that these lay-bys may be share-used as two van loading/unloading bays. In light of the constrained width and busy conditions along this stretch of Kings Road, it is reasonable to question whether the proposal may add to local congestion rather than meaningfully improve public convenience.

As for the proposed semi-outdoor / indoor area, food kiosks and seating at the 5/F main entrance, the application states that part of the current office lobby area would be opened up facing Kings Road, with seating, kiosks and digital bus-arrival information for users and the public. Questions remain, however, as to who would be responsible for day-to-day management, cleanliness and hygiene, and whether a semi-open arrangement adjoining a major road would in practice result in poorer comfort due to roadside air pollution and summer heat. Those operational considerations should, in my view, be addressed more clearly before substantial weight is attached to this feature as a public benefit.

Regarding the claimed improvement in pedestrian connectivity, the application states that the existing route from Kings Road on 5/F to the shuttle lifts on 6/F is presently indirect, and that the proposal would create a straighter route with kiosks, seating and clearer sightlines, to be opened to the public during Cityplaza operating hours. While this may improve circulation for users of 1111 Kings Road, there are already multiple pedestrian connections between Kings Road and Taikoo Shing Road in the wider area. It is therefore not evident that the proposal would deliver a significant new public benefit, as distinct from improving convenience for the building and its users.

Taken together, *the claimed community benefits appear either to arise incidentally from building design and code requirements, or to be closely aligned with the commercial functioning and accessibility of the development itself. In that sense, the extent of independent public gain appears limited.*

Overall Planning Concern

In light of the likely effect on the surrounding public realm, the limited nature of the claimed public gains, and the site's immediate relationship with nearby residential communities, it is difficult to see why approval should be granted for a proposal that is principally directed at creating additional office space for the benefit of the owner while permanently relaxing established height and development controls. There is also a legitimate concern that approval in this case could encourage similar applications for additional height and GFA on other sites, thereby weakening the integrity of the carefully calibrated building-height framework previously established for this area.

**Potential negative visual impact
and
Disharmony with surrounding context**

View from Taikoo MTR exit on King's Road



View from the zebra crossing on King's Road



View from the rest area at The Floridian (open to public)



View from the rest area at Kornhill Garden (open to public)



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-150959-40816

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 15:09:59

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Lau Wai Lam Wendy

意見詳情**Details of the Comment :**

Since there are wheelchair users at home, I have always been concerned about accessibility. The expansion will add a barrier-free pick-up and drop-off area from King's Road to Main Entrance 1111, which will greatly improve the accessibility of people with reduced mobility. I am very supportive of this plan.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260316-183030-67800

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

16/03/2026 18:30:30

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Andrea Tsang

Name of person making this comment:**意見詳情****Details of the Comment :**

這個規模龐大的屏風樓增建計劃肯定不是所謂minor relaxation 輕微放寬。

敬請城規會借這此機會重新審視該計劃只有私人利益，而對公眾則有百害。

這絕對是一個重新申請，因為坊間說曾經有更大規模的擴建審批過而業主選擇放棄，相信那個是不可行的建築方案，才有這個全新申請。

而且所謂顧問公司報告全部受聘於申請人，有巨大利益衝突，並不中肯。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-190023-31529

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 19:00:23

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. Joyce

Name of person making this comment:

意見詳情

Details of the Comment :

- 1)對交通容量造成重大壓力
 - 道路擠塞
 - 活動佔用行人路及行車線
 - 為公共交通系統帶來額外負擔
- 2)對日照及通風造成不利影響
 - 自然通風及日照減弱
 - 風道受阻
 - 熱島效應加劇
 - 太陽反射造成光污染
- 3)破壞城市景觀及偏離規劃原意
 - 破壞天際線, 不良先例, 造成視覺壓迫
- 4)技術評估及措施不足
 - 交通影響評估
 - 日照及風環境評估
 - 環境管理措施
 - 為周邊社區提出的緩解方案
- 5)對生活質素造成長遠負面影響
 - 噪音及空氣污染增加
 - 建築期間帶來額外滋擾
 - 進一步提高人口及活動密度

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260316-200425-83058

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 16/03/2026 20:04:25

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Yip Lap Man

意見詳情 Details of the Comment :

- 1)對交通容量造成重大壓力
 - 道路擠塞
 - 活動佔用行人路及行車線
 - 為公共交通系統帶來額外負擔
- 2)對日照及通風造成不利影響
 - 自然通風及日照減弱
 - 風道受阻
 - 熱島效應加劇
 - 太陽反射造成光污染
- 3)破壞城市景觀及偏離規劃原意
 - 破壞天際線, 不良先例, 造成視覺壓迫
- 4)技術評估及措施不足
 - 交通影響評估
 - 日照及風環境評估
 - 環境管理措施
 - 為周邊社區提出的緩解方案
- 5)對生活質素造成長遠負面影響
 - 噪音及空氣污染增加
 - 建築期間帶來額外滋擾
 - 進一步提高人口及活動密度

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260316-204552-29173

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

16/03/2026 20:45:52

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Lai

意見詳情

Details of the Comment :

RE: OBJECTION to Planning Application No. A/H21/160

I am a resident of The Floridian (18 Sai Wan Terrace). I formally OBJECT to the proposed 20.7% GFA and 22.2% Height relaxation. This intensification is not "minor" and poses insurmountable impacts:

1. Unrepresentative Carpark/Traffic Data (Oct 2024 & Jan 2025) Appendix C 4.2.1 & 3.2.2

The applicant relies on carpark utilization in October 2024 and traffic count in early January 2025. This data is fundamentally unrepresentative:

* Post-Pandemic Bias: In late 2024, many major firms in the Quarry Bay hub were still utilizing hybrid Work-From-Home (WFH) models.

* Seasonal Distortion: January 2025 data captures a period influenced by the Lunar New Year holiday and the temporary post-COVID surge in online shopping over physical retail.

* Demand: I request the Board defer approval until a 2026 survey is conducted to reflect the "full return-to-office" reality and the true saturation of Tai Koo MTR Station.

2. Critical Structural Risk to MTR (Scheduled Area 3)

Adding 13 storeys to a 30 year old foundation above the Island Line is a major safety concern. A Full Structural Preliminary Appraisal must be made public before approval to ensure no risk to the station box or tunnels.

3. Lobby Conversions & Misleading Planning Statement

The 1/F, 2/F, 3/F near escalator zones and 5/F, 6/F lobbies have already been converted into food courts, restaurants, or bank. In particular, the Planning Statement (Para 3.4.2.) is misleading by presenting 5 'planned' Kiosks at 5/F where a restaurant already physically in place in the marked photo (Photo 1 and 2). I would demand a GFA audit to ensure proper land use. In any case, the applicant has already sacrificed escalator zone spaces and spacious lobbies for commercial profit. Granting a further 20.7% GFA relaxation on top of this already 'maxed out' building is an excessive and unjustified request. The Board should prioritize the preservation of building quality and neighborhood character over applicant's desire for further commercial expansion.

4. Fundamental Rejection of 30/F Sky Garden (Privacy/Security)

Per Para 3.2.1, the open-air garden has no glass facade, creating a permanent "lookout" into the private bedrooms as well as living and dining rooms of The Floridian. We reject this "gain" entirely as it is a private nuisance and a security risk.

5. Scientific Inadequacy of Air Ventilation Assessment (Appendix D)

The "Expert Evaluation" in Appendix D is a qualitative study back in 2008 which is considered outdated. It also lacks the numerical rigor of CFD or Wind Tunnel testing.

- * It fails to quantify the loss of wind velocity for uphill residents at Sai Wan Terrace.

- * It also fails to provide the latest Urban Heat Island (UHI) effect caused by the increased building bulk, which will lead to higher night-time temperatures for our estate.

- * The Board should require the updated Quantitative AVA and Study before making any decision.

6. Undesirable Precedent

Approving this will trigger a "domino effect" for commercial/office building in this area leading to a 20% cumulative density increase that will collapse local infrastructure.

I urge the Board to REJECT this application.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260316-205139-63985

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 16/03/2026 20:51:39

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. R Wong

意見詳情
Details of the Comment :

反對申請

原因是會造成道路擠塞，太陽反射造成光污染，噪音及空氣污染增加

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-210122-15513

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 21:01:22

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. J Chung

意見詳情**Details of the Comment :**

反對這申請

反對原因是會令自然通風減弱，熱島效應加劇，應防止過度發展，這申請會進一步提高人口及活動密度。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-211028-97794

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 21:10:28

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. C Chung

意見詳情**Details of the Comment :**

I object this application

The reasons is below:

Will increase noise and air pullution

Blocked wind corridors and intensified heat-island effect, road congestion

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260316-211644-43371

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

16/03/2026 21:16:44

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. Y Wong

意見詳情**Details of the Comment :****反對申請**

原因是會令道路擠塞，自然通風減弱，噪音及空氣污染增加，要維持天際線及城市景觀

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-221518-62664

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 22:15:18

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

女士 Ms. ML Wong

Name of person making this comment:

意見詳情

Details of the Comment :

本人強烈反對擴建申請。主要原因為該大廈地盤面積本身非常之大，要求增加總樓面面積也相當多，涉及增加13層樓高，由於大廈位於太古城住宅區，這呈長方形的巨廈將嚴重阻擋太古城民居的日照。而加建13層樓之後，亦會出現風阻，半個太古城住宅區的空氣流通將會受到影響。由於太古城住宅物業本身已非常密集，當出現一些傳播性細菌時，風阻問題的影響非同小可，希望當局體恤市民大眾的生活及安全。

此外，太古城公共交通配套雖然相對齊備，但人多路窄，基本上太古城的通道已超負荷特別在繁忙時間更加嚴重。萬一遇上東區走廊發生交通意外，部分車輛亦會改道太古城，大廈擴建之後將進一步加重太古城內交通阻塞情況，影響了太古城作為交通疏導的功能，有損公眾利益。

太古城住宅區內我們缺乏的絕不是商業樓面面積，因此有關擴建是對居民不利，純粹是商家利用地積比率的轉移增加自己財富。由於所涉地盤面積非常之大，增加13樓層之後會對附近居民非常困擾，特別是外牆玻璃反光情況，不僅是太古城、康山、康怡及逸意居等眾多住宅均有影響，已經不單是景觀的問題，是幕牆反光造成滋擾，龐然巨廈造成的風阻亦將困擾本已密度高的該區居民，對居民的生理及心理均造成不良影響，懇請當局三思，由於所涉居民眾多，應該增加關注居民的需要而不是商家的利益。

我本人是該區的居民，為了這件事也先後多次模擬及觀察參天廈建成後對區內的影響，總結下來最擔心的都是空氣流通，日照及交通擠塞。而交通擠塞方面英皇道的那條路實在非常狹窄，偶爾有貨車上落已經造成堵塞，亦知悉街頭的工廈將又改建成為商業大廈，建成後想必對該路段造成壓力，若果街頭街尾同時增加商業樓宇面積，可以想像道路將出現嚴重擠塞，該路段本身同時有巴士站，堵路亦為居民及使用者帶來困擾。原則上英皇道及太古城內的交通已經超負荷，希望當局考慮清楚有關情況，以當區住戶公眾利益為大前提考慮審議有關申請。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-222914-82351

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 22:29:14

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Terence Lai

Name of person making this comment:

意見詳情

Details of the Comment :

Objection to Planning Application A/H21/160

I am a resident of The Floridian (18 Sai Wan Terrace). I am writing to formally OBJECT to the captioned application. The proposal to add 13 storeys to an existing office tower is an excessive intensification of use that is not "minor" and poses insurmountable impacts on the community. My grounds for objection are:

1. Obsolete and Scientifically Inadequate Air Ventilation Assessment (Appendix D)

Paragraph 2.1.7 of the Planning Statement reveals the applicant is relying on a baseline AVA study from 2008.

* Outdated Data: An 18-year-old study cannot account for the massive changes in the Quarry Bay urban fabric or the increased "Urban Heat Island" intensity over the last two decades.

* Qualitative "Desktop" Shortfall: Appendix D is merely an "Expert Evaluation"—a qualitative desktop study. For a 30-metre height increase, a Quantitative Study (CFD or Wind Tunnel) is mandatory to measure the actual loss of wind velocity and heat retention for uphill residents at The Floridian. The Board should reject this obsolete assessment.

*

2. Misleading Statement and Potential Unauthorized Change of Use

The Planning Statement contains factual misrepresentations regarding existing site conditions:

* 5/F Lobby (Para 3.4.2): The applicant proposes "5 kiosks," yet this space is already physically occupied by a full-scale commercial restaurant. Presenting an existing restaurant as a "proposed kiosk" is misleading and obscures the true incremental impact.

* 6/F Lobby (Para 3.5.2): While the applicant acknowledges the existing bank, but a bank physically existed next to proposed 7 kiosks was not included in the floor plan under page 28 and 29. The conversion of this lobby and the 1/F, 2/F, and 3/F near escalator zones into commercial food courts or fast food restaurants suggests a systematic erosion of communal circulation space.

* GFA Audit Request: I request the Board and the Buildings Department to verify if these areas were originally GFA-exempted as "common amenity features." If so, their commercial use violates PNAP APP-104. No further GFA should be granted until the Board verifies if a Lease Modification was obtained.

*

3. Fundamental Rejection of 30/F Sky Garden on Privacy Grounds

Paragraph 3.2.1 indicates the proposed sky garden has no curtain wall or glass facade on all four sides.

- * Invasion of Privacy: This creates a permanent, elevated "lookout" directly into the private living quarters and bedrooms of The Floridian residents.

- * Acoustic Nuisance: An open-air platform at this height will act as a megaphone, reflecting noise directly onto the Sai Wan Terrace hillside. We reject this "planning gain" entirely as it is a private nuisance and a security risk.

*

4. Unrepresentative Traffic and Carpark Data

The TIA relies on surveys from October 2024 and January 2025. These snapshots captured a "distorted baseline" of hybrid work-from-home models and depressed physical retail. A 2026 survey is required to reflect the "full return-to-office" reality and the true saturation of Tai Koo MTR Station.

5. Critical Structural Risk to MTR Infrastructure

Adding 13 storeys to 30-year-old foundations directly above the active Island Line (Scheduled Area No. 3) is a major safety concern. The Board must require a Full Structural Preliminary Appraisal to be made public before approval to ensure no risk of ground settlement or tunnel damage.

Conclusion

This application sets an undesirable precedent for the over-densification of the Quarry Bay district. I urge the Town Planning Board to REJECT this application

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-223414-49437

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 22:34:14

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. Terence Lai

Name of person making this comment:

意見詳情

Details of the Comment :

Objection to Planning Application A/H21/160

I am a resident of The Floridian (18 Sai Wan Terrace). I am writing to formally OBJECT to the captioned application. The proposal to add 13 storeys to an existing office tower is an excessive intensification of use that is not "minor" and poses insurmountable impacts on the community. My grounds for objection are:

1. Obsolete and Scientifically Inadequate Air Ventilation Assessment (Appendix D)

Paragraph 2.1.7 of the Planning Statement reveals the applicant is relying on a baseline AVA study from 2008.

* Outdated Data: An 18-year-old study cannot account for the massive changes in the Quarry Bay urban fabric or the increased "Urban Heat Island" intensity over the last two decades.

* Qualitative "Desktop" Shortfall: Appendix D is merely an "Expert Evaluation"—a qualitative desktop study. For a 30-metre height increase, a Quantitative Study (CFD or Wind Tunnel) is mandatory to measure the actual loss of wind velocity and heat retention for uphill residents at The Floridian. The Board should reject this obsolete assessment.

*

2. Misleading Statement and Potential Unauthorized Change of Use

The Planning Statement contains factual misrepresentations regarding existing site conditions:

* 5/F Lobby (Para 3.4.2): The applicant proposes "5 kiosks," yet this space is already physically occupied by a full-scale commercial restaurant. Presenting an existing restaurant as a "proposed kiosk" is misleading and obscures the true incremental impact.

* 6/F Lobby (Para 3.5.2): While the applicant acknowledges the existing bank, but a bank physically existed next to proposed 7 kiosks was not included in the floor plan under page 28 and 29. The conversion of this lobby and the 1/F, 2/F, and 3/F near escalator zones into commercial food courts or fast food restaurants suggests a systematic erosion of communal circulation space.

* GFA Audit Request: I request the Board and the Buildings Department to verify if these areas were originally GFA-exempted as "common amenity features." If so, their commercial use violates PNAP APP-104. No further GFA should be granted until the Board verifies if a Lease Modification was obtained.

*

3. Fundamental Rejection of 30/F Sky Garden on Privacy Grounds

Paragraph 3.2.1 indicates the proposed sky garden has no curtain wall or glass facade on all four sides.

* Invasion of Privacy: This creates a permanent, elevated "lookout" directly into the private living quarters and bedrooms of The Floridian residents.

* Acoustic Nuisance: An open-air platform at this height will act as a megaphone, reflecting noise directly onto the Sai Wan Terrace hillside. We reject this "planning gain" entirely as it is a private nuisance and a security risk.

*

4. Unrepresentative Traffic and Carpark Data

The TIA relies on surveys from October 2024 and January 2025. These snapshots captured a "distorted baseline" of hybrid work-from-home models and depressed physical retail. A 2026 survey is required to reflect the "full return-to-office" reality and the true saturation of Tai Koo MTR Station.

5. Critical Structural Risk to MTR Infrastructure

Adding 13 storeys to 30-year-old foundations directly above the active Island Line (Scheduled Area No. 3) is a major safety concern. The Board must require a Full Structural Preliminary Appraisal to be made public before approval to ensure no risk of ground settlement or tunnel damage.

Conclusion

This application sets an undesirable precedent for the over-densification of the Quarry Bay district. I urge the Town Planning Board to REJECT this application

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 23:56
收件者: tpbpd/PLAND
副本: Lai CCT
主旨: Objection to Planning Application No. A/H21/160
類別: Internet Email, csmng

Your reference no : 260316-223414-49437

To : The Secretary, Town Planning Board

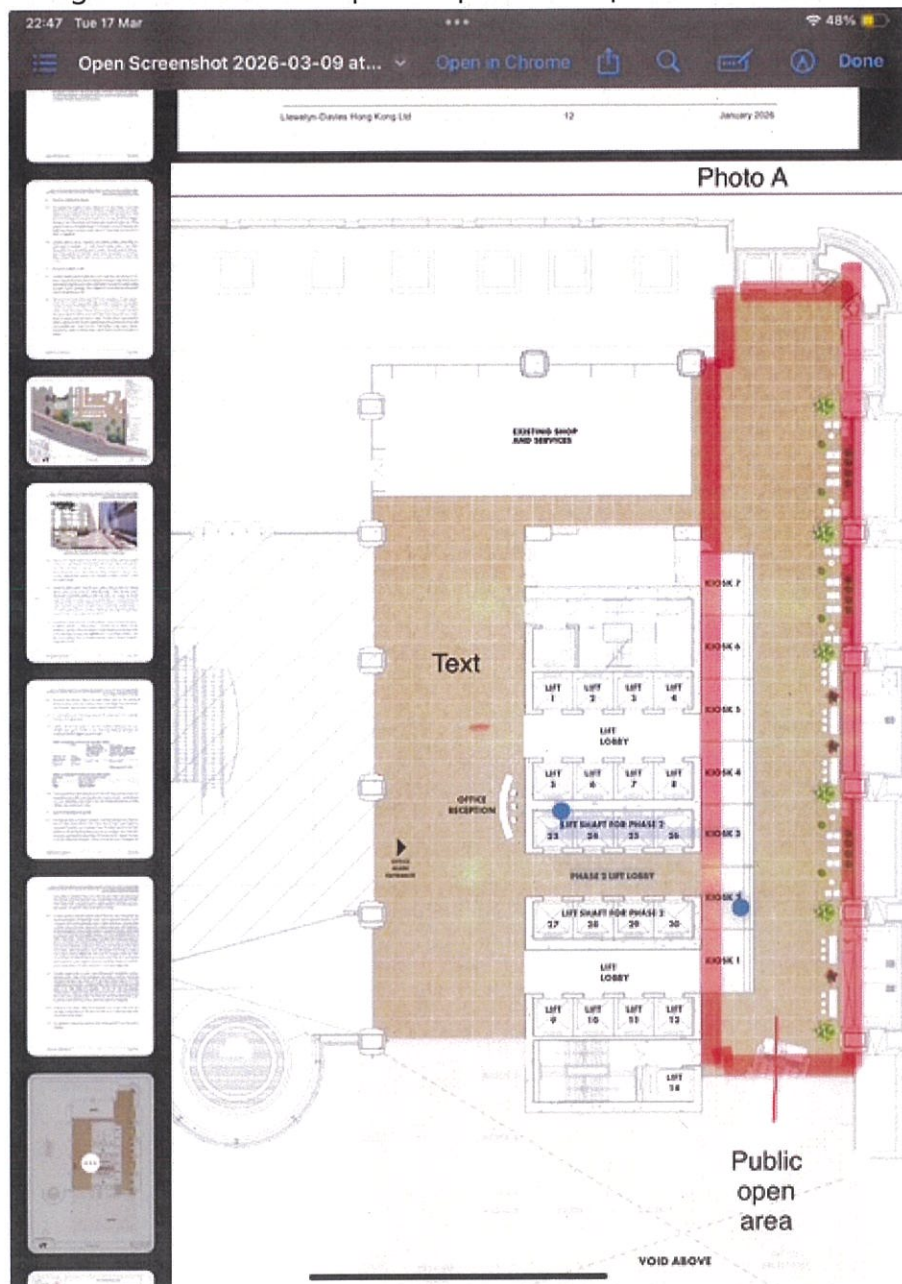
I refer to my objection letter submitted on 3/16/2026 and would like to provided more details regarding Para 2 of my letter :

I would like to alert your Board that the proposed route provided in the Planning Statement, Para 3.5.2 (per attached Photo A marked in red) was in fact a communal circulation space where the resident, since the completion of this building, used to commute freely between King's Road and Tai Koo Shing Road. It was until late last year that this space was convert to a bank (Photo B. with 2 nearby locations)and become non-barrier-free. It is rather illogical that the applicant blocked the access just last year and proposes to revert to barrier-free in support for more GFA. Since the bank was recently moved in, I would request the Board from the applicant to provide a realistic relocation plan for the bank before any approval is made.

Attached please find a photo of the recently added bank (Photo 3)

Regards,
Mr Lai

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy



22:53 Tue 17 Mar

Open Screenshot 2026-03-09 at... Open in Chrome

Llewellyn Davies Hong Kong Ltd 12 January 2026

Photo B

EXISTING SHOP AND SERVICES Bank

Text

OFFICE RECEPTION

PHASE 3 LIFT LOBBY

KIOSK 1 KIOSK 2 KIOSK 3 KIOSK 4 KIOSK 5 KIOSK 6 KIOSK 7

LIFT LOBBY

LIFT SHAFT RISE PHASE 3

LIFT 1 LIFT 2 LIFT 3 LIFT 4 LIFT 5 LIFT 6 LIFT 7 LIFT 8 LIFT 9 LIFT 10 LIFT 11 LIFT 12 LIFT 13 LIFT 14

VOID ABOVE

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Photo 3



Sent from my iPhone

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260317-234819-61997

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

17/03/2026 23:48:19

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

小姐 Miss Michelle wong

意見詳情

Details of the Comment :

As a resident nearby, I have a few concerns if this project does go ahead:

1. Impacts the lighting of so many buildings making nearby. Natural sunlight is important for mental health.
2. The noise pollution during the construction, and how long this would take and impact the neighbourhood. It was a nightmare back when Cityplaza 1 was being rebuilt in the 1990s.
3. With more people working in the new floors, there are also implications on traffic congestion and parking issues.
4. The new building would be blocking the harbour view of a few residential buildings and hence the value of these flats. This is not fair to those residents.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260316-224207-05033

Reference Number:

提交限期

17/03/2026

Deadline for submission:

提交日期及時間

16/03/2026 22:42:07

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

先生 Mr. A Wu

Name of person making this comment:

意見詳情

Details of the Comment :

太古城一帶是住宅區，大廈本身面積已經非常大，再加大就是大上加，對本區環境造成不利影響。這已經不是屏風效應不平風效應的問題，本身大廈已經那麼大本身就已經是一個大屏風，現在還申請加高13層樓，可以想見這將會形成一個又高又大的屏風，對太古城及附近居民包括逸意居，康山，康怡甚至筲箕灣區居民造成不利影響。

大廈的玻璃幕牆也會對民居造成滋擾。現在大廈雖然是比民居為高，但是只是高了一點點，看見後增加13層其外牆反射的光將會影響東區眾多住戶。如果這個擴建申請是在商業大廈林立的地區，相信問題不會有那麼大因為商業大廈外牆多數都是安裝反光玻璃，你射我時我射你，但住宅區卻不同，居民只能承受這些光刺，嚴重影響居民生活。

商業大廈內活動頻繁，職員眾多，會對附近居民的私隱造成影響，困擾居民，為居民精神帶來很大壓力。

其實該大廈比較新淨，附近居民完全沒有考慮過無端端他會擴建，商人可能在當中得到他們應有的利潤，但是我很想問誰會給居民賠償呢？很大機會這幢大廈擴建後，會把他們單位內的一半的天空都遮住了，光照將會受極大不良影響，與此同時亦會飽受他們玻璃幕牆反射的光困擾。這區絕大部份都是民居，希望當局以居民利益及福祉為大前提考慮問題，否決有關申請。

此外，太古城交通已非常繁忙，很難想像如果再增加那麼多樓面面積後再多了員工及車後太古城的交通將會變成怎樣。希望城規會會為居民把關 

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260316-225343-10915

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 16/03/2026 22:53:43

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. M Wan

意見詳情
Details of the Comment :

反對擴建申請，希望城規會各位員多啲考慮居民需要，單單是諮詢文件的那張圖片已經見到這幢大廈面積從比例上以非常之大，而圍繞着這幢大廈的都是民居，大廈擴建後會增加13層，比例相當之高，對整個區的居民均造成影響，是嚴重影響公眾利益的一項申請，希望城規會否決有關申請，不可能讓商人利用地積比率轉移罔顧市民利益而圖利。賺錢是有需要，但必須有道，影響之大，要居民付出的代價實在太高。希望有關當局謹慎處理，宜緊不宜鬆，顧及居民利益。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260316-225436-67481

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

16/03/2026 22:54:36

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Liu Pak Wai Colin

意見詳情

Details of the Comment :

The proposed construction of a new apartment building in the neighborhood is a matter of concern for many local residents, particularly in relation to its potential impact on traffic conditions. An increase in the number of residents will likely result in a higher volume of vehicles entering and leaving the area each day. This may place additional pressure on the surrounding road network, which already experiences congestion during peak hours. As a result, local streets could become busier and less safe for pedestrians and cyclists, while also causing longer travel times for current residents.

Another major concern is the potential impact of the building on the surrounding living environment, particularly with regard to ventilation and shading. The height and positioning of the proposed apartment complex may obstruct natural airflow that currently benefits nearby homes, potentially reducing air circulation and making indoor environments less comfortable. In addition, the building may cast significant shadows over neighboring properties and outdoor spaces, reducing access to natural sunlight. This could negatively affect residents' daily living conditions and the overall quality of the neighborhood environment.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260316-235949-94617

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 16/03/2026 23:59:49

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CH LO

意見詳情
Details of the Comment :

I am highly supportive of this expansion proposal. Outside 1111 King's Road, where there are currently no facilities, and the area is often exposed to heat and sunlight. The planned expansion will introduce greenery, including flowers, plants, and trees, providing shaded areas that will make the waiting environment significantly more comfortable. I believe this will be a meaningful improvement.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-011814-33589

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 01:18:14

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. KF WOO

Name of person making this comment:**意見詳情****Details of the Comment :**

擴建工程將提供空中花園，景觀佳、設施齊全，並全天候免費開放。我支持這個方案，因為太古城人口密集且缺乏會所設施，而空中花園能有效補足居民需求。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-080905-41306

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 08:09:05

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Lo

Name of person making this comment:**意見詳情****Details of the Comment :**

本人是住在逸意居，我堅決反對英皇道1111號的擴建，因為對附近的居民有極嚴重的影響：

1. 此處的英皇道路面本身是狹窄，擴建只會做成屏風效應，空氣流通會有阻隔，對居民的健康構成威脅，長遠而言會傷害健康。
2. 屏風效應下，交通的噪音會嚴重，對於居民的精神方面亦有負面影響。
3. 玻璃幕牆會有強光反射到附近的居處，長遠來說，對居民的眼睛會造成不可彌補的損害。
4. 加高後的建築物高度會令到周邊的居民看到天空的機會愈來愈低，令人情緒會低落，甚至引至自殺的傾向。
5. 英皇道1111號建築物的地面休憩的地方，這本來是一塊綠色環境的地方，好讓附近的居民在那裏享受一下陽光，但現在已成吸煙者的邊爐，經常有十多個寫字樓的人在那空地吸煙，居民經過此地都急步行，逃避吸二手煙，如果擴建後，可以想像有多一倍的煙民，這是絕對影響居民的健康。
6. 前仁孚的位置將會興建商業樓宇，如果再加上擴建，肯定會增加人流，從而影響交通擠塞。
7. 今次的擴建，並不是所有附近的居民都知道，加上諮詢限期不夠時間，所以貴處收到的意見並不是全面。如果多些人知道，貴處所收到的意見，一定會更多。

基於以上的理由，我們要求貴處本着同理心去考慮，保護我們這群小市民，不要因為這是大財團，就犧牲我們。謝謝！

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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260317-092818-23948

提交限期

Deadline for submission:

17/03/2026

提交日期及時間

Date and time of submission:

17/03/2026 09:28:18

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Willam Cheung

意見詳情

Details of the Comment :

I believe adding floors to the office tower does have a negative impact on the surrounding environment by blocking the air flow and natural light. The increased reflection of the glass walls and windows also creates higher temperature within the community and discomfort to the local residents. Adding floors will alter the neighborhoods aesthetic during construction plus there will be a lot of disruption and access difficulties.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-111035-65560

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 11:10:35

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. OR SC

Name of person making this comment:**意見詳情****Details of the Comment :**

本人反對以上申請。放寬高度及GFA後, 該建築物:

- 1) 將會遮擋日照, 令附近街道、休憩地方及其他公眾空間變得幽暗
- 2) 將會遠高於附近民居, 顯得異常兀突, 對附近公共空使用者造成巨大壓逼感
- 3) 三十樓空中花園對公眾開放, 將會嚴重影響附近住宅居民私隱度, 此舉極不恰當
- 4) 施工期間, 由於附近樓宇非常密集, 將會對該區居住、上班市民造成重大困擾, 包括施工時產生空氣污染、噪音、及安全問題等

最後, 發展商於臨近春節假期提出申請, 諮詢期亦於港人出遊高峰期, 對附近眾多受影響居民及上班人士極不公平, 亦欠尊重。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260317-114821-83679

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 17/03/2026 11:48:21

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Chiu Siu Wah

意見詳情
Details of the Comment :

1. With substantial additional floors on the Office Tower (1111 King's Road), it will result in much more vehicle traffic on the already congested King's Road and Taikoo Shing Road. Apparently, the existing traffic condition of the Taikoo Shing Road has reached its peak demand.
2. All buildings of Tai Koo Shing are around 20 storey high. The proposed increase in the height of the Office Tower will render an awful view for the district concerned. It will create a break of the current skyline. It will destroy the aesthetics and scenery of Tai Koo Shing and the surrounding areas from all perspectives.
3. Residents around the Office Tower will be facing a tall wall with reduced sunlight throughout the day. The inherent ill effect on the residents cannot be eliminated.
4. With more nonresidents coming to Tai Koo Shing, people traffic in the area will be chaotic. It will attract more crime in the area. The eateries in the district will be overcrowded especially during lunch time. The daily life of residents is adversely affected.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-114959-44253

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 11:49:59

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss Yim

Name of person making this comment:**意見詳情****Details of the Comment :**

反對

原因: 會增加社區人口, 車輛更多, 造成交通擁塞, 影響居民安寧

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-120955-49756

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 12:09:55

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Kong KW

Name of person making this comment:**意見詳情****Details of the Comment :**

懇請城規會在審批是次申請時，將鰂魚涌區未來新發展的影響因素考慮在內。
得悉太古地產亦將會重建華廈工業大廈及仁孚工業大廈，有近80萬平方呎新增商用GFA，在太古坊附近亦有強拍申請，在這情況下，仍放寬位處民居中央的英皇道1111號的GFA及樓宇高度，對這區的發展有利嗎？附近的交通、社區設施等能負荷嗎？放寬後，英皇道1111號的高度及整體體積比East Hotel 大很多，空氣屏風效應及空氣污染等影響不能忽視。
將英皇道1111號的5F入口改成半戶外空間對市民並無益處，目前大廈外該位置已經常多人聚集吸煙，空氣污染，若改成半戶外空間，相信問題會更為嚴重。
若此次只為個別發展商利益而輕易放寬樓宇高度限制及GFA，不單對在這區生活市民造成影響，亦恐會成為不良先例。

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 17:09
收件者: tpbpd/PLAND
主旨: 有關英皇道1111號商廈增建 東區居民意見
附件: 致城市規劃委員會 英皇道1111號加建.docx

類別: Internet Email

致 城市規劃委員會：

近日，就英皇道 1111 號商廈擬加建 13 層（申請編號：A/H21/160），本人接獲太古區內居民意見反映，關注有關交通、視覺、空氣質素等問題，綜合意見整合資料請見附件，謝謝！

東區區議員
劉聖雪

香港北角
渣華道三三三號
北角政府合署十五樓
城市規劃委員會
何珮玲主席

何主席：

近日，就英皇道 1111 號商廈擬加建 13 層，本人接獲附近居民意見反映，關注有關交通，視覺，空氣質量等問題，意見如下：

一. 交通方面：附近居民表示擔心，商廈加建 13 層後，將會大幅增加樓宇內的辦公人流及訪客數量，令周邊路段的人流、車流量顯著上升，所以擔心現有的交通配套設施，未能承受新增的交通壓力，導致交通擁堵、出行不便等問題，影響居民的日常出入。

二. 視覺方面：居民擔心樓宇高度將大幅提升，將遮擋康山花園，逸意居，太古城住宅的自然採光與視覺景觀，影響居民的居住舒適度，以及對整體社區景觀風貌造成影響。

三. 空氣方面：周邊居民對加建後的空氣質量及通風狀況頗有憂慮。一方面，加建的新增層數可能會阻礙該區域的空氣自然流通，導致空氣流動緩慢；另一方面，人流增加帶來的交通流量上升，也可能進一步增加周邊的廢氣排放，從而影響當區的空氣質量，對居民的身體健康造成潛在影響。

如有任何問題或跟進請致電：



劉聖雪東區區議員
2026 年 3 月 17 日

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tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年03月17日星期二 16:57
 收件者: tpbpd/PLAND
 主旨: 建議書：有關英皇道1111號發展項目申請
 類別: Internet Email

致城規會及申請人：

本人作為關注太古城及鄰近社區發展的居民，特此就英皇道 1111 號發展項目提出以下具體建議與疑問，期望能獲得清晰回覆。

（一）有關 30/F 空中花園

申請文件的 Planning Statement 在大綱及 3.2、8.5 章節中多次提及 30/F 空中花園將開放予公眾使用。然而，在 Application For Permission Form 第 8 頁 Open Space 一欄卻剔選了 Private Open Space。此處出現了矛盾，請城規會釐清該「商業（7）」地帶發展項目是否有需要提供公共休憩用地。

若空中花園屬私人休憩用地，申請人是否僅以義務性質開放予公眾？若日後改變安排，地契或其他相關條例是否能具約束力以確保空中花園持續開放？

此外，申請人雖聲稱空中花園將為太古城居民提供額外休憩用地，但其開放時間（Planning Statement 3.2.4 章節）安排顯然未能切合居民生活模式。太古城一帶居民普遍早出晚歸，若僅在有限時段開放，實際效益甚低。本人建議延長至晚上十時半，與大多數私人屋苑會所的關閉時間一致，方能真正惠及居民。

同時，請申請人回應 Planning Statement Figure 3.3 所示設施是否需事先預約使用，若需預約將大大增加使用難度，與「開放予公眾」的初心背道而馳。另 Figure 3.3 樓面平面圖未有顯示洗手間，請澄清是否會提供相關設施，或是否會開放上下層洗手間供公眾使用。

（二）有關連接英皇道及太古城道之通道

本人支持 Planning Statement 3.5.2、3.5.3 章節中提出重新規劃 6/F 通道走線，以增加居民使用量。然而，區內居民最迫切的需求是能夠設立一條 24 小時通道，連接英皇道與太古城道。

現時居民在太古城中心或地鐵站關閉後，來往英皇道以南（例康怡廣場位置）至鰂魚涌海旁，必須繞行冗長路線（見附件圖 3 條藍色路線），耗時至少 35 分鐘不等，極不便利。

若能開放英皇道 1111 號 5/F 大堂及 6/F 穿梭升降機作為全天候通道，即能全面善用此通道，不僅能惠及更廣泛的市民群體，更能將申請人在 Planning Statement 3.5.1、3.5.2 章節提到的「把冗長又迂迴的路線拉直」（見附件圖綠色線）進一步擴展和彰顯其利民之初心。

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時間上，此舉可令午夜往返鰂魚涌海旁至康怡廣場的步程縮短至約 10 分鐘，惠及數萬名英皇道以南的居民。這也配合政府鼓勵市民多使用維港兩岸設施（例如東岸版道設施）的施政。請申請人正面回應是否願意配合此一舉多得的安排。

（三）有關 5/F 大堂戶外配置

根據 Planning Statement 3.3、3.4 章節，英皇道 1111 號面向英皇道的 5/F 部份將改為半開放式設計。請申請人澄清此是否即為現時餐廳「湊湊」所在位置。

Planning Statement Figure 3.6 中未展示 3.4.2 章節所提及的候車時間顯示屏設置位置，請申請人交代具體安排。

同時，香港政府在 2026 年 1 月 1 號已經實施最新《吸煙（公眾衛生）條例》定明巴士站排隊位置為非吸煙區。申請人在 Planning Statement 中提出更改 5/F 戶外配置的範圍直逼英皇道太古城中心巴士站群。請問申請人會否配合政府，確保該戶外範圍不會劃為物業戶外吸煙區，並將整個戶外範圍列作非吸煙區，以避免二手煙在影響使用新戶外設施的人士及候車乘客健康。

（四）時序安排及最後建議

本人建議申請人率先改造 5/F 面向英皇道的戶外範圍及 5/F 至 6/F 的行人通道，以便盡早便利居民。

綜合以上意見，本人認為英皇道 1111 號發展項目雖然在規劃上提出了若干便利居民的設施，但在具體安排上仍存在不少矛盾與不足，均需要申請人及城規會作出清晰回覆及補充。

雖然加建可能對景觀、光線及空氣流通造成一定影響，但若能落實上述建議，將能大大提升項目的公共價值，真正達到「完善社區設施、便利居民生活」的效果。方案尚算仍可接受。重申：本人期望城規會及申請人能以居民利益為依歸，並就以上疑問作出具體而明確的回應。

此致

關注社區發展的太古居民

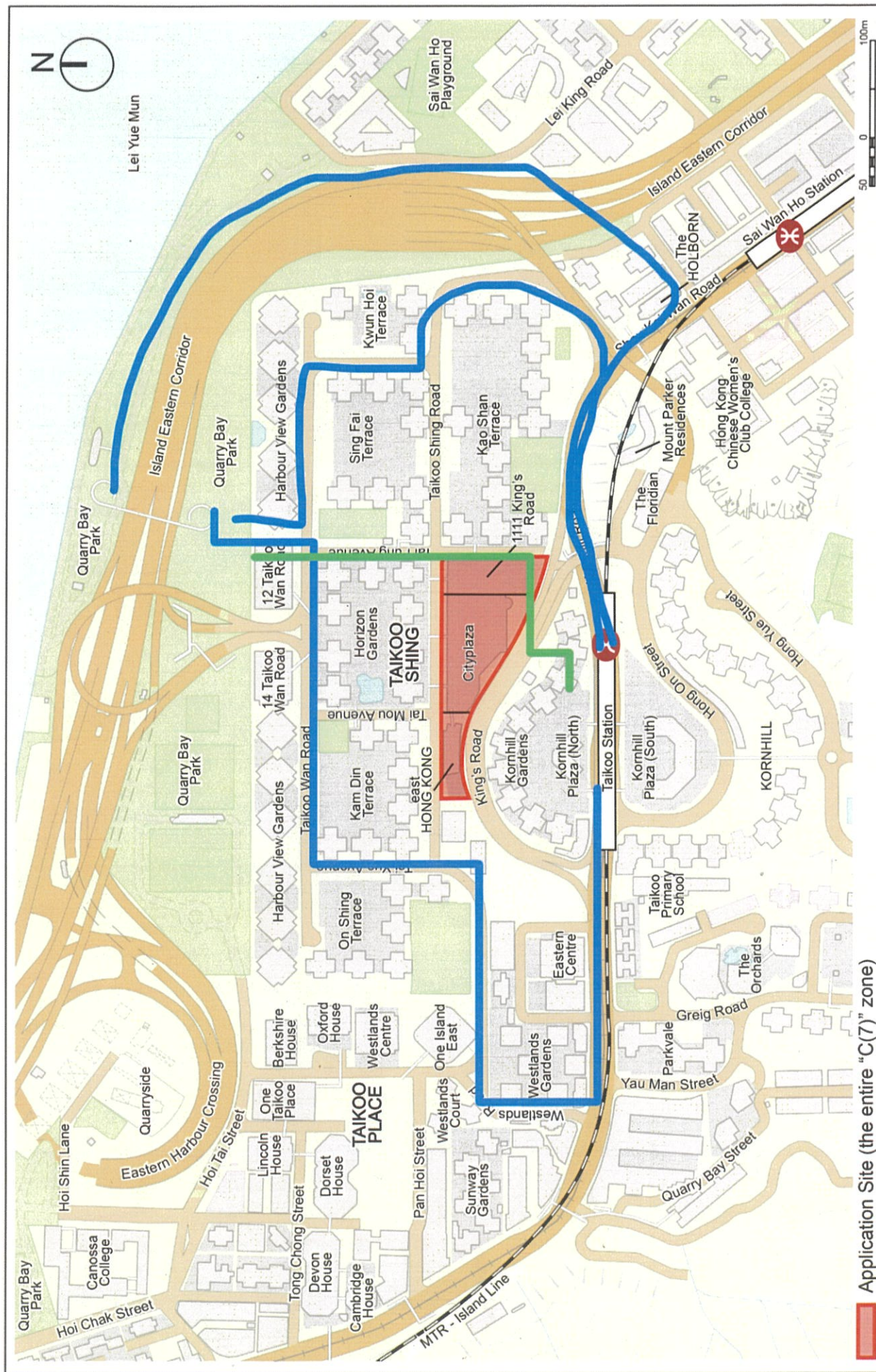
黃先生

敬禮

日期：2026 年 3 月 17 日

電郵：[REDACTED]（請先電郵）

聯絡電話：[REDACTED]



Application Site (the entire "C(7)" zone)

**llewelyn
d Davies**

Title

Location Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2026
Scale	N/A	Figure	2.1

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 13:08
收件者: tpbpd/PLAND
主旨: Objection to Application Number A/H21/160
類別: Internet Email

Dear sir/Madam,

I write to express my strong objection to TOB Application no. A/H21/160.

As a resident of The Floridian, I find the proposed application a nuisance to my daily life.

Being a heavy user of the facilities in the vicinity, the proposed changes will cause me much inconvenience not only upon completion but also during the work period. The obstruction to pedestrian facilities will also cause danger to not only residents but passers-by. Further, with the inevitable resultant road congestion, there can be air and noise pollution to the area.

The supply of leisure and recreational facilities in the neighborhood and in the Eastern District is far from sufficient, which houses nearly half of the population residing on Hong Kong Island. With the proposed changes, the foreseeable increase in local population will definitely aggravate the situation.

It is also noted that technical assessments and reports provided by the applicant is far from satisfactory, in particular, when no mitigation measures are proposed.

Finally, I want to point out that under the highly pressurized living environment and the tense macro-environment that we are facing, the impact of the proposed alteration will definitely induce greater anxiety among residents, resulting in more and much intense conflicts.

I would thus like to request your consideration to reject the said application.

Regards.
Y M Chan

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260317-175440-62551

提交限期**Deadline for submission:**

17/03/2026

提交日期及時間**Date and time of submission:**

17/03/2026 17:54:40

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kwan

意見詳情**Details of the Comment :**

Opposing the development with sunlight blockage concerns

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260317-180502-85975

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 17/03/2026 18:05:02

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. HM CHAN

意見詳情
Details of the Comment :

I am writing to oppose the TPB's potential approval of the expansion project of 1111 King's Road. It will adversely affect the view, source of sunlight and circulation of fresh air in the neighbourhood. A further EIA should be conducted to alleviate residents' concern. A TIA should also be required.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260317-184320-32491

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 17/03/2026 18:43:20

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss Manna Wu

意見詳情 Details of the Comment :

I am writing to lodge my objection to Application No. A/H21/160 for “Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development” at various lots in the “Commercial (7)” zone bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong. While framed as a “minor” relaxation, the proposal will in reality intensify development on an already heavily built-up site and create long-term, irreversible adverse impacts on traffic, environmental quality, urban design and the living conditions of nearby residents.

First, the application will impose substantial additional pressure on the already constrained traffic capacity of the surrounding road network. King’s Road, Taikoo Shing Road and nearby junctions are frequently congested during peak hours due to existing office, retail and residential activities as well as loading/unloading operations. Any increase in non-domestic gross floor area and building height will inevitably attract more office workers, visitors and servicing vehicles, thereby worsening road congestion. This will translate into longer journey times, more stop-and-go traffic and higher risks of traffic conflicts and accidents in the area.

The proposed intensification will also increase both vehicular and pedestrian flows beyond what the local street environment can comfortably accommodate. Events, promotional activities and deliveries associated with a larger commercial complex are likely to spill over onto footpaths and traffic lanes, causing obstruction to pedestrians and vehicles. This will undermine walkability, reduce road safety and place extra burden on public transport services, which are already heavily used in this core employment and residential district.

Secondly, the proposal poses significant adverse impacts on daylight access, natural ventilation and the overall microclimate. The application seeks to relax non-domestic gross floor area and building height limits up to a maximum building height of about 165 mPD for the office tower, with an overall site coverage of up to 65%. In a district characterised by high-rise developments and narrow streets, further vertical and bulk intensification will inevitably block more daylight to lower floors and street level, particularly for nearby residential blocks in Taikoo Shing and other surrounding developments.

The cumulative visual bulk and increased building height will also obstruct prevailing winds and weaken natural air movement through the area. This will impair air ventilation along King's Road and adjacent streets, which already suffer from the "street canyon" effect created by tall buildings on narrow corridors. Poorer air circulation will worsen the urban heat island effect, trap traffic-related air pollutants and make the outdoor environment more uncomfortable, especially during hot and humid summer months. In addition, taller and bulkier glass façades are likely to intensify solar reflection and cause glare and light pollution, affecting residents' visual comfort in nearby buildings.

Thirdly, the proposal undermines the established planning intention and urban design objectives for the "Commercial (7)" zone and the wider Quarry Bay area. Building height and non-domestic gross floor area restrictions exist to control development intensity, maintain an appropriate urban scale and safeguard the townscape and skyline. Allowing further relaxation on an already intensively developed commercial site would set an undesirable precedent for incremental "minor" relaxations, leading to cumulative overdevelopment. This would erode the carefully considered building height profile and weaken the intended balance between commercial areas and adjoining residential neighbourhoods.

The proposed relaxation would also adversely affect the existing cityscape and views. The application site occupies a prominent location along King's Road and forms part of the visual backdrop for the surrounding residential communities. Further increasing the height and bulk of commercial blocks here will exacerbate the wall-effect, compress the skyline and reduce visual openness for residents and pedestrians. The planning intention should prioritise a well-proportioned urban form, with controlled building heights and adequate spacing, rather than allow piecemeal intensification driven solely by commercial considerations.

Fourthly, the technical assessments and mitigation measures put forward by the applicant appear insufficient and unconvincing, especially in relation to transport, microclimate and environmental management. Although the submission includes a Traffic Impact Assessment, Visual Impact Assessment, Sewerage and Drainage Impact Assessment and an Air Ventilation Assessment, these documents are prepared by the applicant and may underestimate worst-case scenarios. The TIA is unlikely to have fully captured the day-to-day realities of congestion, loading conflicts and pedestrian crowding already experienced in the area. Similarly, the air ventilation and sun/shadow assessments may not adequately reflect cumulative impacts from multiple surrounding high-rise developments.

The application also lacks robust, enforceable mitigation measures to address these impacts. There is insufficient information on concrete traffic management, pedestrian crowd-control measures, loading/unloading arrangements, or binding commitments to avoid additional conflicts with public transport operations. On the environmental side, no detailed management plan has been provided on how to control noise, dust, glare and light pollution both during the construction phase and long-term operation of the expanded development. There is also a lack of meaningful mitigation or compensation proposals to improve the living environment for the surrounding community.

Fifthly, the long-term quality of life of nearby residents will be negatively affected. Intensifying non-domestic floor space and building height will bring more people, more activities and longer operating hours, which translates to more noise from traffic, mechanical plant, loading/unloading and crowds, particularly in evenings and weekends. Increased traffic and reduced air ventilation will likely worsen roadside air quality, directly affecting public health. Construction works associated with the proposed extension will create years of additional disturbance, including construction noise, dust, vibration and the use of heavy machinery in an already densely populated environment, with insufficient information on how such impacts will be minimised and monitored.

Furthermore, taller and bulkier commercial buildings in close proximity to residential developments will reduce residents' privacy. More office floors and windows overlooking neighbouring buildings will allow greater overlooking into homes, play areas and open spaces. The cumulative effect is a further increase in population and activity density without corresponding enhancements in community facilities, open space, greenery or environmental capacity, which is contrary to the objective of sustainable and liveable development.

In view of the above, I respectfully urge the Town Planning Board to reject Application No. A/H 21/160. The proposed relaxation of non-domestic gross floor area and building height restrictions will exacerbate traffic congestion, overload public transport, worsen daylight and ventilation conditions, strengthen the heat island effect, degrade the urban landscape and skyline, and cause long-term, adverse impacts on the living environment, privacy and health of the surrounding community. The justifications and technical assessments submitted by the applicant are inadequate to demonstrate that the development intensity is compatible with the planning intention or that the public interest will be safeguarded. The Board should uphold the existing planning parameters, avoid setting a negative precedent for further intensification in Quarry Bay, and protect the reasonable expectations and quality of life of residents and users in the district.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-190114-16473

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 19:01:14

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. DAO Kwan Ming

Name of person making this comment:**意見詳情****Details of the Comment :**

Judging from the proposal, the proposed development would seriously affect the views of thousands of nearby residents as well as the air circulation and sunlight penetration in the vicinity and thus the wellbeing of the community. I, being one of the residents, therefore strongly object against the proposal. After all, could the scale of the development be downsized to minimise the adverse impacts.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260317-225033-38395

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 17/03/2026 22:50:33

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Mark Fung

意見詳情 Details of the Comment :

主席及各委員台鑒：

本人謹就申請編號 A/H21/160 「建議就鰂魚涌英皇道及太古城道交界『商業(7)』地帶內各地段的指定商業發展，申請放寬非住用樓面總面積及建築物高度限制」提出正式反對。本人現居於太古城及城市廣場背後高地之西灣臺，日常生活與本區之環境、交通及視覺狀況息息相關。雖然申請方將是次放寬描述為「輕微」調整，惟實際上此舉將進一步加重現時已相當稠密的商業節點的負擔，並對交通、環境質素、城市設計及附近居民（包括居於西灣臺一帶高地的居民）之生活條件造成長遠而不可逆轉的不利影響。

一、交通承載問題

首先，本申請將對周邊道路網絡的交通容量構成額外的沉重壓力。英皇道、太古城道及附近各交匯處，現時因辦公室、零售及住宅活動，以及大型商業綜合體的裝卸貨操作，於繁忙時段已頻繁出現擠塞情況。西灣臺居民大多需步行穿越太古城、城市廣場及周邊街道，方可抵達地鐵站、巴士站及各類服務設施。一旦增加非住用樓面總面積及建築物高度，必然吸引更多辦公室員工、訪客及服務車輛，從而加劇道路擠塞及地面人流壓力。

此舉將導致行程時間延長、走走停停的交通狀況增加，並提高區內發生交通衝突及意外的風險。額外服務擴大商業樓面的私家車、的士、貨車及網約車，將加劇英皇道及太古城道沿線各交匯處及巴士站的排隊情況。往來西灣臺、太古城及太古地鐵站的居民，將面對更繁忙、安全性更低的步行環境，尤其是在行人過路處及上落貨位、車輛出入口與主要行人路交匯的地點。

此外，擬議加強發展將令車輛及行人流量超出當地街道環境所能合理承載的水平。大型商業綜合體的活動、宣傳推廣及送貨作業，很可能進一步溢出至行人路、上落貨位及行車線，對行人及車輛造成阻礙。這將削弱步行環境的宜步性，降低道路安全，並為已十分繁忙的公共交通服務帶來額外負擔。服務太古及周邊地區的巴士、小巴及地鐵，在繁忙時段往往已近飽和；若在欠缺相應網絡改善措施的情況下進一步加強發展，只會令整體系統超負荷，降低現有用戶（包括西灣臺居民）所享有的服務質素。

二、日照、通風及微氣候影響

其次，本申請將對本區的日照條件、自然通風及整體微氣候造成重大的不利影響。申請

方尋求放寬非住用樓面總面積及建築物高度限制，擬建辦公大樓的最高建築物高度約達海拔165米，整體地盤覆蓋率高達65%。本區特點為高層發展林立、街道狹窄，地勢由低處向西灣臺及柏架山方向急劇上升。在此地形下，進一步向垂直方向及體量方向加密發展，必然令低層樓面及街道層面所接收的日照減少，並影響居於高地的居民所享有的天空視野及光線環境。

累積的視覺體量及增加的建築物高度，將阻礙主導風向，削弱本區的自然空氣流動。現時由海港方向吹向山坡的氣流，途經英皇道、太古城道及現有樓宇之間的空間，方能抵達山坡上的住宅發展。若以更高、更大體量的商業建築填滿更多空間，將損害上述走廊的空氣流通，令和風難以吹抵西灣臺等高地住宅區。這將加劇城市熱島效應，截留交通相關空氣污染物，並令戶外環境更為悶熱，於炎熱潮濕的夏季月份尤甚。

此外，更高更大的玻璃幕牆將加劇太陽光反射，造成眩光及光污染。對於西灣臺及鄰近山坡住宅發展的居民而言，擴建後的商業大廈將佔據其向海港及城市方向視野的更大部分，增加反射陽光及夜間燈光直射進入住宅窗戶的可能。這將影響視覺舒適度，干擾休息，並降低其居所的整體宜居價值。此類影響屬長遠性質，一旦樓宇建成，將難以輕易補救。

三、規劃意圖及城市設計原則

第三，本申請有損「商業（7）」地帶及整個鰂魚涌地區既定的規劃意圖及城市設計目標。建築物高度及非住用樓面總面積限制的設立，旨在管制發展密度、維持適當的城市尺度，以及保護市容及天際線。若允許在現時已高度發展的商業用地上進一步放寬限制，將為日後「輕微」的漸進式放寬樹立不良先例，導致累積性的過度發展。此舉將侵蝕由海濱向山坡方向精心規劃的梯級式建築物高度輪廓，並削弱商業地區與毗鄰住宅區（包括具有較寧靜住宅特色的西灣臺）之間所應維持的平衡。

擬議放寬亦將對現有城市景觀及視野造成不利影響。申請地盤位於英皇道沿線的顯眼位置，從西灣臺、柏架山居、及其他鄰近屋苑的山坡發展眺望時，構成視覺前景及背景的重要部分。若進一步增加此處商業樓宇的高度及體量，將加劇屏風效應，壓縮天際線，並減少街道層面行人及山坡上居民所享有的視野開揚感。規劃意圖應以建立均衡的城市形態為首要目標，透過控制建築物高度及保持足夠間距，而非僅因商業考量而允許零散式加密發展。

四、技術評估及緩解措施不足

第四，申請方所提交的技術評估及緩解措施，尤其是在運輸、微氣候及環境管理方面，似乎不足且缺乏說服力。雖然申請文件包含交通影響評估、視覺影響評估、排污及排水影響評估及空氣流通評估，惟上述文件均由申請方自行委託編製，或低估了最壞情況。交通影響評估未必能充分反映本區居民及通勤者日常所親身感受到的擠塞實況、非法泊車、上落貨衝突及行人擁擠問題。此外，亦不清楚評估是否已進行充分的敏感度測試，以反映背景交通及公共交通使用量的未來增長。

同樣，空氣流通評估及日照／陰影評估或採用了過於樂觀的假設，未能充分反映多個鄰近高層發展及陡峭地形所產生的累積影響。對於居住於西灣臺高地的居民而言，空氣流動任何程度的減少或熱壓力的增加，均將格外明顯，因山坡位置高度依賴清風散熱。然而，申請方的文件似乎未有就上述高地住宅區的微氣候影響提供清晰的量化評估。視覺影響評估亦似乎僅就有限數量的觀景點進行分析，未能充分反映本區住宅樓宇典型窗戶所享有的日常視野。

本申請亦欠缺具體、可執行的緩解措施以應對上述影響。有關具體交通管理方案、行人人群管控措施、上落貨安排，或避免與公共交通運作產生額外衝突的具約束力承諾，均缺乏足夠資料。在環境方面，就建築期間及擴建發展長遠運作期間如何管控噪音、塵埃、眩光及光污染，亦未有提供詳細管理計劃。此外，申請亦欠缺有意義的全區性緩解或補償建議，例如新增休憩用地、綠化、隔音屏障、外牆處理或其他能直接惠及受影響

居民的設計改善措施。

五、居民生活質素的長遠影響

第五，附近居民的長遠生活質素將受到負面影響。增加非住用樓面及建築物高度，將帶來更多人流、活動及更長的運營時間，即意味着交通、機械設備、上落貨及人群所產生的噪音增加，在傍晚及週末尤甚。交通量增加及空氣流通惡化，可能令路邊空氣質素下降，直接影響公眾健康。對於西灣臺居民而言，他們每天均須途經加密發展的地區，以前往公共交通及各類設施，因此將每天切身感受到環境條件的惡化。

擬議擴建工程所涉及的建築工程，將帶來多年的額外滋擾，包括建築噪音、塵埃、振動、夜間工程，以及在人口稠密環境中使用重型機械。由於山坡地形的關係，建築噪音及塵埃可輕易向上傳播，影響西灣臺及其他高地發展的居民，即使工程主要集中於低層地段亦然。這對有幼兒的家庭、長者、在家工作人士，以及對噪音及空氣質素敏感的健康人士而言，將造成特別嚴重的滋擾。本申請就如何在整個建築期間將上述影響減至最低並加以監測，未有提供充分資料。

此外，緊鄰住宅發展的更高、更大體量商業樓宇，將減少居民的私隱。更多朝向鄰近樓宇的辦公室樓層及窗戶，將令外界更易直接窺視住宅、遊樂區及休憩空間。這種被侵佔的感覺，對現時享有較開揚景觀的太古城中高層單位及山坡發展的居民而言，將尤為強烈。累積效應是在欠缺相應社區設施、休憩用地、綠化或環境承載力提升的情況下，進一步增加人口及活動密度，此與可持續及宜居發展的目標背道而馳。

六、規劃及公眾利益考量

最後，從規劃及公眾利益角度而言，防止此類重要城市地段過度發展至關重要。現行規劃框架及建築物參數，已為廣泛的商業發展提供了充分基礎，充分善用了本地段的優越位置及運輸可達性。申請方尋求「輕微」放寬非住用樓面總面積及建築物高度，並不代表其影響可忽略不計。即使是漸進式的體量及密度增加，在擠塞、空氣質素、熱舒適度、視野開揚感及居民福祉方面，亦可產生重大的累積後果，對於每天承受有關實質及視覺影響的高地居民而言尤其明顯。

結語

綜上所述，本人謹向城市規劃委員會提出，懇請委員會拒絕批准申請編號 A/H21/160。擬議放寬非住用樓面總面積及建築物高度限制，將加劇交通擠塞、令公共交通超負荷、惡化日照及通風條件、強化熱島效應、破壞城市景觀及天際線，並對周邊社區（包括西灣臺居民）的居住環境、私隱及健康造成長遠的不利影響。申請方所提交的理據及技術評估，不足以證明是次發展強度符合規劃意圖，或公眾利益將獲保障。委員會應維持現行規劃參數，避免為鰂魚涌地區進一步加密發展樹立負面先例，並切實保護本區居民及使用者的合理期望與生活質素。

本人謹此陳述，敬候委員會審議。

此致

城市規劃委員會

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260317-232935-82770

Reference Number:**提交限期**

17/03/2026

Deadline for submission:**提交日期及時間**

17/03/2026 23:29:35

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Wong Yiu Tak

Name of person making this comment:**意見詳情****Details of the Comment :**

關於規劃申請編號 A/H21/160 的反對意見書

致：城市規劃委員會秘書

本人為太古居民，現就申請編號 A/H21/160，即有關鰂魚涌英皇道及太古城道之間「商業(7)」地帶擬議放寬非住用總樓面面積（GFA）及建築物高度限制的申請，表示強烈反對。理由如下：

1. 破壞區域通風與採光（空氣流通及視覺影響）

申請擬議放寬建築物高度限制。鰂魚涌區內建築物已極為密集，進一步增加高度將加劇「屏風效應」，阻礙區內的空氣流通，並加重熱島效應，對鄰近住宅（如太古城等）的視覺空間感及採光造成嚴重負面影響。

2. 加劇交通負荷壓力

英皇道及太古城道現時在上下班尖峰時間已極度擠塞。申請擬增加非住用總樓面面積，意味著未來進駐的人流與車流將大幅增加。申請人提交的交通影響評估未必能反映未來區內多項發展疊加後的真實負荷，進一步發展將令區內交通陷入癱瘓。

3. 基建設施負荷過重

隨著辦公室面積擴大，區內的公共交通設施（如港鐵鰂魚涌站及太古站）、行人天橋、公共空間以及排污系統的壓力將顯著增加。在未有相應的大規模配套升級前，不應貿然批准放寬密度限制。

4. 缺乏充分的理據支持（Minor Relaxation 的定義）

申請人要求的「略為放寬」實質上可能對社區環境造成顯著改變。規劃大綱圖（OZP）訂立的高度及面積限制是經過全面諮詢後制定的平衡結果。申請人並未提出足夠的公共利益理據（如提供更多公眾休憩空間或社會設施）來抵銷放寬限制所帶來的社區成本。

總結：

基於上述對環境、交通及社區規劃平衡的憂慮，本人 / 本團體促請城市規劃委員會否決編號 A/H21/160 的申請，以維護鰂魚涌社區的居住與生活品質。

反對人：Wong Yiu Tak

日期：2026 年 3 月 17 日

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260317-233209-98043

提交限期
Deadline for submission: 17/03/2026

提交日期及時間
Date and time of submission: 17/03/2026 23:32:09

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 小姐 Miss PO Siu Ping

意見詳情 Details of the Comment :

關於規劃申請編號 A/H21/160 的反對意見書

致：城市規劃委員會秘書

本人 Po, Siu Ping (請填寫：如太古居民 / Small owners of Kornhill Gardens, and I lived here around 15 years!! That's why I understood & familiar overall environments of here surroundings) . Also, this area already extremely NOISY and many pollutions (Air, Dust, Industrial Particles, etc!!) I experienced before and I suffered many years already!!

現就申請編號 A/H21/160，即有關鰂魚涌英皇道及太古城道之間「商業(7)」地帶擬議放寬非住用總樓面面積 (GFA) 及建築物高度限制的申請，表示強烈反對。理由如下：

1. 破壞區域通風與採光 (空氣流通及視覺影響)

申請擬議放寬建築物高度限制。鰂魚涌區內建築物已極為密集，進一步增加高度將加劇「屏風效應」，阻礙區內的空氣流通，並加重熱島效應，對鄰近住宅 (如太古城等) 的視覺空間感及採光造成嚴重負面影響。

2. 加劇交通負荷壓力

英皇道及太古城道現時在上下班尖峰時間已極度擠塞。申請擬增加非住用總樓面面積，意味著未來進駐的人流與車流將大幅增加。申請人提交的交通影響評估未必能反映未來區內多項發展疊加後的真實負荷，進一步發展將令區內交通陷入癱瘓。

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隨著辦公室面積擴大，區內的公共交通設施 (如港鐵鰂魚涌站及太古站)、行人天橋、公共空間以及排污系統的壓力將顯著增加。在未有相應的大規模配套升級前，不應貿然批准放寬密度限制。

4. 缺乏充分的理據支持 (Minor Relaxation 的定義)

申請人要求的「略為放寬」實質上可能對社區環境造成顯著改變。規劃大綱圖 (OZP) 訂立的高度及面積限制是經過全面諮詢後制定的平衡結果。申請人並未提出足夠的公共

利益理據（如提供更多公眾休憩空間或社會設施）來抵銷放寬限制所帶來的社區成本。

總結：

基於上述對環境、交通及社區規劃平衡的憂慮，本人 Po, Siu Ping 促請城市規劃委員會否決編號 A/H21/160 的申請，以維護鰂魚涌社區的居住與生活品質。

反對人：Po, Siu Ping (HK Permanent Resident: Island East)

聯絡電話：[REDACTED]

日期：2026 年 3 月 17 日

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

100

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 23:10
收件者: tpbpd/PLAND
主旨: Serious objection to the commercial development in Cityplaza with reference No: A/H21/160
附件: IMG_7988.jpeg
類別: csmng, Internet Email

Dear Sirs,

I would like to raise my serious objection to the commercial development in Cityplaza with reference No: A/H21/160 per attached public impact summary.

Thank you for your attention.

Mr YUEN Pak Leung
Tel no: [REDACTED]

Public Impact Summary

Significant Pressure on Traffic Capacity

- Road congestion
- Activities obstructing pavement and traffic lanes
- Additional burden on public transport

Adverse impact on Daylight Access and Ventilation

- Diminishing natural ventilation
- Blocked wind corridors
- Intensified heat-island effect
- Reflexing Sun-light causing Light Pollution

Damage Urban Landscape and Deviation from Planning

- Control development intensity within the area
- Maintain the skyline and urban landscape
- Prevent overdevelopment

Insufficient Technical Assessments and Measures

- Traffic impact assessment
- Daylight and wind environment assessment
- Environmental Management measure
- Mitigation proposals for the surrounding community

Long-term Negative Impact on Quality of Life

- Increase noise and air pollution
- Additional nuisance during the construction period
- Further raise population and activity density

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

101

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 23:12
收件者: tpbpd/PLAND
主旨: Fwd: Serious objection to the commercial development in Cityplaza with reference
No: A/H21/160
附件: IMG_7988.jpeg
類別: csmng, Internet Email

Dear Sirs,

I would like to raise my serious objection to the commercial development in Cityplaza with reference No: A/H21/160 per attached public impact summary.

Thank you for your attention.

Ms KL YUEN

Tel no: [REDACTED]

Public Impact Summary

Significant Pressure on Traffic Capacity

- Road congestion
- Activities obstructing pavement and traffic lanes
- Additional burden on public transport

Adverse impact on Daylight Access and Ventilation

- Diminishing natural ventilation
- Blocked wind corridors
- Intensified heat-island effect
- Reflexing Sun-light causing Light Pollution

Damage Urban Landscape and Deviation from Planning

- Control development intensity within the area
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- Mitigation proposals for the surrounding community

Long-term Negative Impact on Quality of Life

- Increase noise and air pollution
- Additional nuisance during the construction period
- Further raise population and activity density

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 23:13
收件者: tpbpd/PLAND
主旨: Fwd: Serious objection to the commercial development in Cityplaza with reference
No: A/H21/160
附件: IMG_7988.jpeg
類別: csmng, Internet Email

Dear Sirs,

I would like to raise my serious objection to the commercial development in Cityplaza with reference No: A/H21/160 per attached public impact summary.

Thank you for your attention.

Ms CP CHEUNG

Tel no: [REDACTED]

Public Impact Summary

Significant Pressure on Traffic Capacity

- Road congestion
- Activities obstructing pavement and traffic lanes
- Additional burden on public transport

Adverse impact on Daylight Access and Ventilation

- Diminishing natural ventilation
- Blocked wind corridors
- Intensified heat-island effect
- Reflexing Sun-light causing Light Pollution

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- Control development intensity within the area
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- Additional nuisance during the construction period
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☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年03月17日星期二 23:14
收件者: tpbpd/PLAND
主旨: Fwd: Serious objection to the commercial development in Cityplaza with reference
No: A/H21/160
附件: IMG_7988.jpeg
類別: csmng, Internet Email

Dear Sirs,

I would like to raise my serious objection to the commercial development in Cityplaza with reference No: A/H21/160 per attached public impact summary.

Thank you for your attention.

Ms H YUEN

Tel no: [REDACTED]

Public Impact Summary

Significant Pressure on Traffic Capacity

- Road congestion
- Activities obstructing pavement and traffic lanes
- Additional burden on public transport

Adverse impact on Daylight Access and Ventilation

- Diminishing natural ventilation
- Blocked wind corridors
- Intensified heat-island effect
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- Increase noise and air pollution
- Additional nuisance during the construction period
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就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260427-182512-62988

提交限期

Deadline for submission:

08/05/2026

提交日期及時間

Date and time of submission:

27/04/2026 18:25:12

有關的規劃申請編號

The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. PF Chan

意見詳情

Details of the Comment :

Comment to Further Information: Applicant's Response

Item 1:

The proposal is Incompatible to the Taikoo Shing which is a primary residential neighbourhood. The Applicant did not make due consideration to its adverse effect to the residents. Its comparison to the One Island East is NOT appropriate if not misleading as it was built before the implementation of current Planning Restrictions.

Again, the GBP with building height of +189.95mPD and GFA 163,530m2 approved in 2025 is not compatible with the immediate neighbourhood of Taikoo Shing.

Its first approval should have been given before the implementation of current OZP Restriction. In conclusion, the Applicant's RtC did not address to the

legitimate concern of the Taikoo Shing residents i.e. the quiet enjoyment of their community life will be interfered by the excessive commercial activities.

The amenities inside the Taikoo Shing have already been affected during rush hours after the occupation of One Island East. Any further extension will inevitably cause unreasonable nuisance to the residents.

The proposed sky garden is in fact to be served as a refuge floor in the openness is mandatory and should not be regarded as a kind of permeable design of the sky garden for the enhancement of visual interest.

In the AVA (para 3.2.5), it has admitted that a large wake zone will be created and the wind performance will be reduced.

Item 2

There is no acute demand for the office particularly within the residential community

Item 3

The sky garden is in fact a Refuge Floor cum Sky Garden. Its main purpose is for compliance with the statutory requirements under the BO. If it becomes a sky garden open to the public, it will create fire risk to the occupants of the subject Building and visitors of the sky garden in case of fire. It shall not be acceptable under the Buildings Ordinance. In the revised Sewerage Impact Assessment, there are 355m long drain under Taikoo Shing Road will be replaced. It would cause significant traffic impact during the construction.

Item 4

The statutory requirements under the BO with regard to the Refuge Floor cum sky garden such as the PNAP 122 has not been addressed. Consultation with FSD has not been taken into consideration.

Item 5

Planters and vegetation along the edges will obstruct the FSD operation in case of fire.

Item 6

According to Supplementary Figure in the Attachment 3, the area concerned (coloured yellow) is within the common area. How could the Applicant make any alteration without the agreements of other owners.

Item 7

It should be provided in an undertaking otherwise, it would just be an empty promise.

Item 8

Comments to Item 6 above are also relevant.

Item 9

No Water Supply Impact Assessment has been attached to the Application. The revised SIA has revealed that a length of 355m underground drain below the Taikoo Shing Road has to be upgraded. Comments to Item 1 above with regard to AVA are also relevant.

Item 10

Re: AVA, comments in paragraph 1 above are relevant.

Re: VIA, the assessment is taken from Kai Tak rather than from the immediate neighbourhood of Taikoo Shing. Compliance with APP2 has no relevance to the above concern over the AVI, glare of building facade, obstruction to the daylight, noise and air pollution. Reference to One Island East is not relevant if not misleading. It was constructed before the implementation of restriction of current OZP. In fact, it is not situated within the Taikoo Shing neighbourhood.

Noting that 355m underground drains have to be upgraded, the traffic of Taikoo Shing Road will be severely affected during the construction. The Applicant should undertake that the construction traffic should make use of the King's Road instead of Taikoo Shing Road.

Item 11

Since there are no parking spaces provided for both the occupants and visitors of the subject Building, all of them will make use of the parking facilities in City Plaza and will cause serious traffic jam to the access road in Taikoo Shing during rush hours

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260427-182512-62988

提交限期

Deadline for submission:

08/05/2026

提交日期及時間

Date and time of submission:

27/04/2026 18:25:12

有關的規劃申請編號

The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. PF Chan

意見詳情

Details of the Comment :

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Its first approval should have been given before the implementation of current OZP Restriction.

In conclusion, the Applicant's RtC did not address to the legitimate concern of the Taikoo Shing residents i.e. the quiet enjoyment of their community life will be interfered by the excessive commercial activities.

The amenities inside the Taikoo Shing have already been affected during rush hours after the occupation of One Island East. Any further extension will inevitably cause unreasonable nuisance to the residents.

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Noting that 355m underground drains have to be upgraded, the traffic of Taikoo Shing Road will be severely affected during the construction. The Applicant should undertake that the construction traffic should make use of the King's Road instead of Taikoo Shing Road.

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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

Seq 1 105

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160 Received on 10/04/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

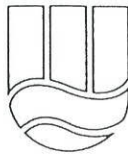
Details of the comment, please refer to the attached letter.

「提意見人」姓名/名稱 Name of person/company making this comment Taikoo Shing Management Liaison Council

簽署 Signature



日期 Date 7th May 2026



Taikoo Shing Management Liaison Council
太古城物業管理聯絡議會

7th May 2026

Secretary, Town Planning Board

15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

To Secretary, Town Planning Board,

Comment on the “Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development Various Lots in Various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong (Application No.: A/H21/160)”.

Further to the our previous comments submitted to the Town Planning Board on 16 March 2026 and the Further Information submitted by the Applicant, please note our comments as below:

1. Maintain the Development Intensity and Mixed-use Balance under the Planning Intention for Taikoo Shing and Kornhill Garden

- The proposal is incompatible with Taikoo Shing, which is a primarily residential neighbourhood. The applicant has not given due consideration to the adverse impacts on local residents.

2. The 20% Minor Relaxation is Not Appropriate at This Location

- The proposed GFA calculation is considered unreasonable because it is based on the entire application site area, including the existing mall and hotel, rather than solely on the office tower footprint that is the main concern. This issue was already raised in the March 2026 submission.
- The Applicant’s own figure confirms that the GFA increase is derived from a much larger site area but concentrated into a comparatively small office tower footprint, resulting in excessive development intensity. When calculated based on the office tower footprint alone (about 5,500 m²), the proposed GFA increase of 25,500 m² equates to an additional plot ratio of around 50%, which is regarded as inappropriate given the local character and the impact on surrounding residents.
- Extending the office tower to a height of 135 mPD is considered an acceptable planning outcome, as the Town Planning Board has already given due consideration to urban design, local character, and the skyline in endorsing this building height.
- Although One Island East currently stands at 301 mPD, the Outline Zoning Plan restricts its height to 220 mPD and adopts a general presumption against relaxation for buildings already exceeding height limits unless exceptional circumstances apply. This demonstrates that the Town Planning Board has exercised due urban design consideration regarding local character and skyline. Moreover, given the substantial separation distance of about 400 metres, One Island East forms part of a distinct, established commercial cluster in Island East and does not share the same urban character or skyline context as 1111 King’s Road, which is situated within the established residential areas of Taikoo Shing and Kornhill Gardens. Accordingly, One Island East should not be regarded as a relevant precedent in this case.



- Its comparison with One Island East is inappropriate, if not misleading, as it was built before the current planning restrictions were implemented.
3. **Intensification Should Be Directed to Taikoo Place Away from This Sensitive Location with Residential Interfaces**
 - The site is a small commercial block within a mainly residential area; more commercial GFA here upsets the planned residential–commercial balance of Taikoo Shing/Kornhill and should instead go to Taikoo Place.
 4. **Risk of Setting Precedents for the Future Development of the Property in The Same Locality And Cumulative Negative Impacts on the Amenity of The Surrounding Residents**
 - Approval of this S.16 Application could set a negative precedent for similar developments nearby, leading to cumulative impacts that harm residents’ amenities—such as sunlight, sky view, openness, and light conditions—for surrounding properties like Taikoo Shing Horizon Garden, Kam Din Terrace, and On Shing Terrace.
 5. **The Current Planning Controls Already Allow Significant Development**
 - In 2009, the Town Planning Board imposed building height restrictions and rezoned the site to “C(7)” to replace plot ratio controls with stricter GFA limits, with the clear intent of restricting redevelopment to the existing development intensity. These controls were established with due regard to neighbourhood character and the interface with nearby residential developments, remain unchanged, and should continue to prevail.
 - Any increase in development intensity should be assessed strictly against the prevailing planning controls, and calculating GFA based on the footprint of the office tower concerned is already considered consistent with, and respectful of, the approved General Building Plan.
 - The General Building Plan (GBP), approved in 2025 with a building height of +189.95mPD and a gross floor area of 163,530m², is not compatible with the immediate surroundings of Taikoo Shing. Its initial approval should have been granted prior to the implementation of the current OZP restrictions.
 6. **The Taller Building in The Taikoo Place Comprehensive Commercial Area is Irrelevant Reference**
 - The taller buildings cited in Taikoo Place are irrelevant because they either comply with or predate the height restrictions, and they are located in a separate commercial area with different characteristics from the application site.
 7. **The Approved GBP May Be Given With Sympathetic Consideration but Need Not be Acceded to In Order To Protect the Amenity Of The Surrounding Residents**
 - A previously approved General Building Plan (GBP) exceeding planning controls may be considered sympathetically but does not guarantee approval; any relaxation must balance the applicant’s rights with the Town Planning Board’s duty to safeguard surrounding amenity.
 8. **Concentrating the Additional GFA for The Entire Commercial Zone at No.1111 King’s Road is Unbalanced, Resulting in an Exceptionally Tall and Bulky Building**
 - Concentrating the entire GFA increase at No. 1111 King’s Road creates an oversized, unbalanced development; the added floor area should instead be proportionally distributed to avoid over-massing and protect nearby residents’ amenity.



9. The Claimed Public/ Planning Gains/ Design Merits are Insubstantial and Inadequate Justification for The Proposed Minor Relaxation

- The proposed sky garden and minor footprint reduction do not meaningfully reduce building mass and fail to demonstrate planning or design merit commensurate with the minor relaxation sought. The proposal does not adequately address its scale, relationship with the surrounding built environment, or impacts on residents' living amenity, and therefore does not meet the Outline Zoning Plan criteria for minor relaxation. Given the lack of clear standards protecting immediate neighbourhood amenity, the Town Planning Board is urged to preserve the remaining visual and living amenities, including daylight, privacy, service capacity, and pedestrian conditions, and to maintain the existing status quo in the established, high-density residential areas of Taikoo Shing and Kornhill Gardens.
- The proposed works on 5/F do not qualify as improvements to streetscape or the provision of quality street-level public urban space to justify a minor relaxation of building height restrictions.
- The site already provides an existing pedestrian connection between King's Road and Taikoo Shing Road, meaning the proposal offers no additional public benefit.
- The sky garden on 30/F is primarily a functional element required by the new office floors and is not a dedicated public gain; moreover, its public accessibility cannot be guaranteed or enforced due to land lease constraints.
- In any event, if these elements are considered planning or public gains, any permissible relaxation should be strictly limited and proportionate, equivalent only to their scale—about 1.5 plot ratio based on the office tower footprint.
- The proposed sky garden is, in essence, intended to function as a refuge floor. As such, openness is a mandatory requirement and should not be interpreted as a design feature aimed at enhancing visual permeability or aesthetic interest.
- The sky garden is in fact a Refuge Floor cum Sky Garden. Its primary purpose is to comply with statutory requirements under the Buildings Ordinance. If it is designed as a publicly accessible sky garden, it would introduce fire risks to both building occupants and visitors in the event of a fire, which would be unacceptable under the Buildings Ordinance.
- The relevant statutory requirements under the Buildings Ordinance concerning a Refuge Floor cum Sky Garden, including PNAP 122, have not been adequately addressed. In addition, consultation with the Fire Services Department (FSD) has not been undertaken.
- The proposed planters and vegetation along the edges would obstruct FSD operations during fire emergencies.

10. Adverse Amenity and Liveability Impacts at a Highly Sensitive Residential Interface

a) Sunlight/ Daylight Access and Sky View

It is crucial that a micro-climate study (**including but not limited to urban heat island (UHI) effect, ventilation, solar radiation, surface temperature, etc.**) should be carried out to assess the impact on the environment of Taikoo Shing. The proposed extra height and bulk at Taikoo Shing's southern edge would significantly reduce year-round sunlight and sky views for nearby residences, further disrupting the area's planned roofline harmony and harming residents' wellbeing.

b) Overlooking Concerns and Privacy

- The proposed additional floors will directly overlook more units at Taikoo Shing and Kornhill Garden, affecting residents' wellbeing.
- The proposed opening hours for the sky garden on the 30/F is from 8:00 a.m. to 8:00 p.m. It is concerned that individuals may hide in the garden, which can compromise the privacy of nearby residents.

c) Glare/ Light Pollution

Compliance with APP-2 is not relevant to the above concerns regarding the AVIs, façade glare, obstruction to daylight, noise, and air pollution.



d) Nuisance during Construction

The Applicant should undertake that all construction traffic will use King's Road instead of Taikoo Shing Road.

11. Pedestrian & Traffic Congestion and Noise in The Neighbourhood

- Since no parking spaces are provided for either occupants or visitors of the subject building, they will need to rely on the parking facilities at Cityplaza, which will likely cause serious traffic congestion on the access roads in Taikoo Shing during peak hours.

12. Excessive Office Population In The Residential Context Not Adequately Accommodated By Shops And Services

- Lunch-hour crowding at Cityplaza, Kornhill Plaza, and nearby streets shows that local facilities and pavements are already at full capacity, indicating the area's population and GFA should not be further increased.
- The amenities within Taikoo Shing have already experienced strain during peak hours following the occupancy of One Island East. Any additional expansion will inevitably result in unreasonable inconvenience to residents

13. Reasonable Expectation to Preserve the Character of The Taikoo Shing

- Residents paid a premium to live in Taikoo Shing for its balanced residential-commercial character, and further development intensification would alter this character and harm residents' amenity during peak periods.

14. Public Consultation

- No prior public consultation was conducted with nearby Taikoo Shing residents despite their close connection to the site prior to lodging the application. Consultation only at the statutory stage is too late, as the design is already advanced and the developer is unlikely to change significantly.
- Consultation was only indirectly informed through Taikoo Shing Management Liaison Council, leaving most residents not well-informed. As some views were submitted through Taikoo Shing Management Liaison Council, the Town Planning Board should not assess consultation quality solely by the number of public comments received.
- The site notice is placed in a low-visibility location at G/F lobby of no. 1111 King's Road, making it unlikely to be seen by many nearby residents, particularly those from Kornhill Garden and parts of Taikoo Shing.

Conclusion

- Some of the concerns raised previously in March 2026 were not addressed in the Further Information submitted by the Applicant, specifically points 4, 7, 10(a), 10(b), 12, and 13. These comments are therefore reiterated in this submission. We strongly emphasize that the concerns of Taikoo Shing residents must be properly addressed by both the Applicant and the Town Planning Board.
- The Applicant's "Responses to Public Comments" failed to address the legitimate concerns of Taikoo Shing residents, i.e. excessive commercial activities would interfere with their quiet enjoyment of community life.

Yours sincerely,

Taikoo Shing Management Liaison Council



tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月07日星期四 13:07
收件者: tpbpd/PLAND
副本: KORNHILL Garden; Jeff HT LAU/HAD
主旨: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜 (第2次諮詢)
附件: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜 (第2次諮詢).pdf
類別: Internet Email

致城市規劃委員會秘書:

有關康山花園業主委員會之信函正本已透過郵遞方式向 貴會寄出，隨函附上有關副本供您參閱。

如有任何查詢，請於辦公時間內致電 [REDACTED] 與助理物業經理關建榮先生聯絡。謝謝

物業經理

譚堯文

持牌物業管理人 [REDACTED]

香港鐵路有限公司

持牌物業管理公司 [REDACTED]



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北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鯉魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜 – 第二次諮詢**

就 貴會於 2026 年 2 月 24 日致函本會諮詢上述規劃申請事宜，康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，已於 2026 年 3 月 13 日提交反對意見。承 貴會於 2026 年 4 月 17 日再次致函本會徵詢意見，經本會各委員詳細討論後，一致維持反對放寬上述規劃申請安排。現就新增理據臚列如下：-

有關項目由原定 28 層加建至 41 層，高度由約 100 米增加至 165 米。鑑於項目鄰近港鐵港島線及東區海底隧道，大規模加建或引致額外沉降，對周邊建築物及鐵路營運構成潛在風險，故必須提交獨立沉降評估。新增約 27 萬平方呎寫字樓面積將帶來上千名員工及訪客，令已接近飽和的太古城道交匯處交通超出負荷，並加劇區內違例泊車問題，故必須提交交通影響評估。加高至 165 米將遮蔽康山花園中高層向鯉魚門及維港的部分海景，對前方低矮民居造成實體視覺壓迫，影響物業價值及居住環境，故必須提交視覺影響評估。擬建建築物如採用玻璃幕牆，將造成嚴重光污染，反射強光或干擾英皇道行車司機視線；同時因峽谷效應阻礙通風，加劇社區熱島效應，增加居民空調負荷，故必須提交風環境及微氣候評估。

此外，現有排水及排污系統是否足以應付新增商業活動所帶來的需求，亦必須作全面評估，避免日後出現水浸或排污問題。

綜合上述新增理據，本會重申，在申請人未提交並通過上述各項獨立、客觀的專業評估（包括沉降評估、交通影響評估、視覺影響評估、風環境評估、排水排污評估）之前，本會堅決反對任何放寬高度及樓面面積的申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。



康山花園業主委員會副主席
劉卓良 謹啟

2026 年 5 月 8 日

副本抄送：東區民政事務處



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

Ms. Doris HO Pui-ling, J.P.

Chairperson of Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

8 May 2026

Submission of Community Views Regarding Further Information for Planning

Application No. A/H21/160 Proposed Minor Relaxation of GFA and Building Height

Restrictions at 1111 King's Road, Quarry Bay

Dear Ms. Ho,

I am writing in my capacity as the District Councillor for this constituency to formally present the consolidated views and concerns raised by the local community regarding the further information (FI) submitted by the applicant on 10 April 2026.

To ensure a representative reflection of public sentiment, I have conducted two major rounds of consultation, including physical street stations and digital questionnaires. Following the release of the technical clarifications in the FI, an additional 57 residents were interviewed. The results indicate a significant consensus: out of 314 total participants consulted to date, 310 individuals (approximately 98.7%) have registered their opposition to the current proposal.





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Hong Kong Special Administrative Region of the People's Republic of China

東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king



On behalf of these stakeholders, I request the Board to carefully consider the following points raised by the residents:

1. Concerns Regarding Local Development Intensity

Actual Office GFA Increase of 43.5% The applicant's FI clarifies that the existing office GFA at 1111 King's Road is only approximately 58,600 m². However, the proposal seeks to increase this specific office accommodation to 84,100 m². This represents a site-specific intensification of 43.5% for the office component, which far exceeds the "20.7%" figure presented for the entire "C(7)" zone. Residents feel this scale of vertical expansion is an aggressive over-development that is entirely incompatible with the surrounding residential context.

2. Concerns Regarding the Sewerage Upgrades

While the original application downplayed infrastructure impacts, the revised Sewerage Impact Assessment now admits that approximately 355m of public sewers along King's Road require upgrading to handle the increased flow. This proves that the proposed development exceeds the carrying capacity of the existing local infrastructure. Furthermore, the 355m of road excavation required for these upgrades will cause prolonged traffic and noise nuisance for residents until at least 2029.

3. Privacy and Overlooking Impacts

The "Overlooking Effect" Residents of the adjacent Kao Shan Terrace (Fu Shan and Kam Shan Mansions) are deeply concerned about the "overlooking effect" created by



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郭浩景 博士 議員 Dr Calvin KWOK Ho-king

the proposed 30/F sky garden. Standing significantly higher than the residential blocks (which are approximately 82mPD), the sky garden provides an unrestricted high-angle observation point directly into private units. The applicant's commitment to "free public access without reservation" only heightens fears regarding the loss of privacy and security for hundreds of families.

4. Visual Enclosure and Sunlight Obstruction

The applicant's updated Visual Impact Assessment continues to claim "negligible" impacts. However, for residents living in the immediate shadow of the site, doubling the building height to 165mPD creates a massive "wall effect" that obstructs natural lighting and open sky views. The community rejects the use of distant "strategic viewing points" to mask the direct degradation of the living environment for those on Tai Fung Avenue.

5. Illusory Planning Gains and Safety Doubts

The community considers the proposed "planning gains" to be insufficient and potentially hazardous. The 30/F sky garden is restricted to 8 a.m. to 8 p.m., making it inaccessible to many residents who work during the day. Furthermore, the applicant has failed to provide clear regulatory proof that placing "active" facilities like jogging lanes and yoga areas on a mandated refuge floor is safe or legal under fire safety ordinances.



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6. Unresolved Traffic Bottlenecks

The applicant continues to ignore the critical bottleneck at the Island Eastern Corridor Taikoo Shing exit. The addition of 1,020 office workers will inevitably worsen the lane-shifting hazards near Tai Fung Avenue, yet the applicant has only offered minor landscaping tweaks on the 5/F rather than substantive traffic mitigation.

In conclusion, I am duty-bound to reflect that the vast majority of my constituents do not view this application as a "minor" relaxation, but rather as a significant change that could permanently affect their privacy, safety, and quality of life. I respectfully request the Town Planning Board to seriously consider these community concerns and the high level of local opposition before making a final decision.

Yours sincerely,

Calvin Kwok

Eastern District Councillor

Enclosure:

Appendix: Report on Targeted Community Consultation Regarding Further Information





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郭浩景 博士 議員 Dr Calvin KWOK Ho-king



Appendix: Report on Targeted Community Consultation

Regarding Further Information

In response to the Further Information (FI) submitted by the applicant on 10 April 2026, a second round of direct public engagement was conducted to ensure residents were fully informed of the technical clarifications and to gauge updated sentiment.

1. Consultation Methodology

Targeted street interviews were conducted on Taikoo Shing Road on three separate occasions: 26 April, 1 May, and 3 May 2026. This location was selected to capture the views of residents who frequent the primary pedestrian routes adjacent to the application site.

2. Engagement Process

During each session, local stakeholders were provided with a verbal explanation regarding the scope of the application and the specific technical updates contained within the applicant's supplementary documents. Following this briefing, residents were invited to provide their feedback by completing a concise questionnaire.



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3. Participation and Evidence

A total of 57 local residents were interviewed during this period. Appended below are photographic records of the engagement sessions and a selection of the completed questionnaires collected from the community participants.





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Figure 1: Direct Public Engagement





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Figure 2: Survey Results (Randomly Selected Samples)

問卷 提交方式:
1) 填寫以下資料後, 拍照及以 WhatsApp 傳送問卷至 65222204

1) 閣下居住地區
A. 太古城 B. 康山花園 C. 其他: _____

2) 居住的大廈名稱
太古城衛星閣

3) 對於擬議建議, 您的意見
A. 贊成 B. 不贊成

4) 原因
影響空氣景觀及噪音問題

5) 如希望與郭浩景議員反映意見, 請提供閣下姓名及電話號碼以便聯絡
姓名: 陳生 電話: _____

感謝您的參與!!
如有任何查詢, 歡迎辦公時間致電本辦事處: 3753 3778

問卷 提交方式:
1) 填寫以下資料後, 拍照及以 WhatsApp 傳送問卷至 65222204

1) 閣下居住地區
A. 太古城 B. 康山花園 C. 其他: _____

2) 居住的大廈名稱
金山閣

3) 對於擬議建議, 您的意見
A. 贊成 B. 不贊成

4) 原因
擔心私穢問題因太近住宅

5) 如希望與郭浩景議員反映意見, 請提供閣下姓名及電話號碼以便聯絡
姓名: 宋太 電話: _____

感謝您的參與!!
如有任何查詢, 歡迎辦公時間致電本辦事處: 3753 3778

問卷 提交方式:
1) 填寫以下資料後, 拍照及以 WhatsApp 傳送問卷至 65222204

1) 閣下居住地區
A. 太古城 B. 康山花園 C. 其他: _____

2) 居住的大廈名稱
金星閣

3) 對於擬議建議, 您的意見
A. 贊成 B. 不贊成

4) 原因
安全問題

5) 如希望與郭浩景議員反映意見, 請提供閣下姓名及電話號碼以便聯絡
姓名: 梁先生 電話: _____

感謝您的參與!!
如有任何查詢, 歡迎辦公時間致電本辦事處: 3753 3778

問卷 提交方式:
1) 填寫以下資料後, 拍照及以 WhatsApp 傳送問卷至 65222204

1) 閣下居住地區
A. 太古城 B. 康山花園 C. 其他: _____

2) 居住的大廈名稱
智星閣

3) 對於擬議建議, 您的意見
A. 贊成 B. 不贊成

4) 原因
影響太古城交通

5) 如希望與郭浩景議員反映意見, 請提供閣下姓名及電話號碼以便聯絡
姓名: 張志儀 電話: _____

感謝您的參與!!
如有任何查詢, 歡迎辦公時間致電本辦事處: 3753 3778

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月08日星期五 23:59
收件者: tpbpd/PLAND
主旨: Re: Objection to Planning Application A/H21/160
類別: Internet Email

To: The Secretary, Town Planning Board

RE: OBJECTION to Planning Application No. A/H21/160 (1111 King's Road)

I am writing to object to this application as the the applicants' further information submitted have not fully covered my comments dated March 17, 2026. The paragraphs involved below are 1,3,4 and 5.

Regards,
Miss Yip

Sent from my iPad

On 16 Mar 2026, at 21:15, HAZEL YIP [REDACTED] wrote:

To: The Secretary, Town Planning Board

RE: OBJECTION to Planning Application No. A/H21/160 (1111 King's Road)

Deadline: 17 March 2026

I am a resident of **The Floridian (18 Sai Wan Terrace)**. I formally **OBJECT** to the proposed 20.7% GFA and 22.2% Height relaxation. This intensification is not "minor" and poses insurmountable impacts:

1. Unrepresentative Carpark/Traffic Data (Oct 2024 & Jan 2025) (Appendix C 4.2.1 & 3.2.2)

The applicant relies on carpark utilization in **October 2024** and traffic count in early **January 2025**. This data is fundamentally unrepresentative:

- **Post-Pandemic Bias:** In late 2024, many major firms in the Quarry Bay hub were still utilizing hybrid Work-From-Home (WFH) models.
- **Seasonal Distortion:** January 2025 data captures a period influenced by the Lunar New Year holiday and the temporary post-COVID surge in online shopping over physical retail.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

- **Demand:** I request the Board **defer approval** until a **2026 survey** is conducted to reflect the "full return-to-office" reality and the true saturation of **Tai Koo MTR Station**.

2. Critical Structural Risk to MTR (Scheduled Area 3)

Adding 13 storeys to a 30 year old foundation above the **Island Line** is a major safety concern. A **Full Structural Preliminary Appraisal** must be made public *before* approval to ensure no risk to the station box or tunnels.

3. Lobby and Public Area Conversions & Misleading Planning Statement

The 1/F, 2/F, 3/F near escalator zones and 5/F, 6/F lobbies have already been converted into food courts, restaurants, or a bank. In particular, the Planning Statement (Para 3.4.2.) is **misleading** by presenting 5 'planned' Kiosks at 5/F where a restaurant already physically in place in the marked photo(Photo 1 and 2). I would demand a **GFA Audit** to ensure proper land use. In any case, the applicant has already sacrificed escalator zone spaces and spacious lobbies for commercial profit. Granting a further 20.7% GFA relaxation on top of this already 'maxed out' building is an excessive and unjustified request. The Board should prioritize the preservation of building quality and neighborhood character over applicant's desire for further commercial expansion.

<image0.jpeg>

<image1.jpeg>

4. Fundamental Rejection of 30/F Sky Garden (Privacy/Security)

Per Para 3.2.1, the open-air garden has no glass facade, creating a permanent "lookout" into the private bedrooms as well as living and dinning rooms of **The Floridian**. We reject this "gain" entirely as it is a **private nuisance** and a security risk.

5. Scientific Inadequacy of Air Ventilation Assessment (Appendix D)

The "Expert Evaluation" in Appendix D is a qualitative study back in 2008 which is considered outdated. It also lacks the numerical rigor of **CFD or Wind Tunnel testing**.

- It fails to quantify the loss of wind velocity for uphill residents at **Sai Wan Terrace**.
- It also fails to provide the latest **Urban Heat Island (UHI)** effect caused by the increased building bulk, which will lead to higher night-time temperatures for our estate.
- The Board should require the updated **Quantitative AVA and Study** before making any decision.

6. Undesirable Precedent

Approving this will trigger a "domino effect" for commercial/office building in this area leading to a 20% cumulative density increase that will collapse local infrastructure.

I urge the Board to REJECT this application.

Submitted by: Miss Hazel Yip

Address: [REDACTED]

Date: March 16, 2026

Sent from my iPad

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Seq 1 109

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月08日星期五 23:47
收件者: tpbpd/PLAND
副本: Lai CCT
主旨: Objection to Planning Application No. A/H21/160
類別: Internet Email

OBJECTION TO PLANNING APPLICATION NO. A/H21/160

To: The Secretary, Town Planning Board **Date:** May 8, 2026 **Subject:** Strong Objection to Proposed Minor Relaxation of GFA and Building Height Restrictions – Quarry Bay (A/H21/160)

Dear Sir/Madam,

I am writing to formally register my strong objection to planning application A/H21/160. Despite the Further Information (FI) submitted by the applicant on April 10, 2026, the proposal represents a severe over-intensification of the site that is detrimental to the Quarry Bay community. I urge the Board to reject this application based on the following grounds:

1. Direct Violation of the Master Development Plan (MDP) and Lease Conditions

The proposal seeks to increase the non-domestic Gross Floor Area (GFA) from the statutorily permitted 123,129 m² to 148,629 m² (+20.7%), and the height to 165 mPD (+22.2%). This is not a "minor" relaxation; it is a fundamental rewrite of the density controls. I draw the Board's attention to the April 2026 comments (2.5) from the Lands Department, which explicitly state that the proposed building profile **"would exceed those stipulated in the MDP governing the concerned lots and therefore not acceptable from lease point of view."** The applicant is relying on a future lease modification to justify this, but as LandsD noted, there is "no guarantee" such an application will be approved. The TPB should not approve a plan that so blatantly conflicts with the established contractual and statutory limits.

2. "Salami-Slicing" and the Privatization of Common Areas

The community has already witnessed the gradual conversion of public-facing and amenity areas of this building into private commercial gain. In particular, the public areas, which had been used for over twenty years for public access and rest area on the 5 and 6 floor were recently converted into commercial use. The revised plans for the 5th and 6th floors of Cityplaza is merely a revert of commercial use areas back to public areas. These two levels had historically served as critical common areas and circulation nodes for the public. The current application seeks to enclose or reconfigure these spaces to serve as exclusive office lobbies and transfer plates for the 13 new storeys together with the proposed 5/F sky garden is merely a cosmetic replacement for communal space that is being sacrificed. The Board must not reward this "salami-slicing" strategy that erodes the public-interest buffer originally promised in the Taikoo Shing MPO.

3. Inadequate Traffic Mitigation and Infrastructure Strain

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Quarry Bay is already operating at peak capacity. The applicant's "zero new car parking" strategy is a flawed mitigation measure. The addition of 13 storeys of office workers will inevitably bring thousands of new commuters, placing an unsustainable burden on the MTR station, pedestrian crossings, and local dining facilities. Furthermore, the proposed new layby on King's Road risks disrupting existing bus lane flows rather than solving curbside congestion. Additionally, the TIA which was conducted in around late 2004 and early 2005 is rather outdated and could not reflect the latest traffic situation.

4. Environmental and Sewerage Risks

While the applicant submitted a revised Sewerage Impact Assessment (SIA), the fact remains that they are attempting to force a 20% increase in commercial activity onto an aging district utility network. I remain deeply concerned that the underground sewerage and drainage infrastructure cannot sustainably absorb this intensification without risking future overflows or requiring highly disruptive emergency roadworks. The major bitumen contamination in Nov 2025 is a good example of obsolete old water pipes structure.

5. Severe Visual Impact and "Wall Effect" Adding 30 meters to the building height will significantly increase the bulk of the development, exacerbating the "wall effect" along King's Road. This will severely reduce visual permeability, natural light, and air ventilation for the residents of Taikoo Shing.

6. Setting an Undesirable Precedent Approving an application that so heavily exceeds the 123,129 m² limit set out in the OZP/MDP would destroy the integrity of the district's planning controls. It would set a dangerous precedent, signaling to other developers in the "Commercial (7)" zone that statutory density caps can be bypassed under the guise of "minor relaxations."

Conclusion This application prioritizes maximum commercial yield at the direct expense of the local community's living environment and the district's carrying capacity. I urge the Town Planning Board to uphold the integrity of the Master Development Plan and **reject application A/H21/160 in its entirety.**

Yours faithfully,

Mr Lai

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260508-170757-85789

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 08/05/2026 17:07:57

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Choi kwok yin

意見詳情
Details of the Comment :

近年本區已有很多高插入雲的高樓大廈建設完成，原本比較開揚的環境已經失去，氣流更加不能暢順流通。加上本區人口本已十分擠擁，再加多建築物會加重交通負荷，居住環境必定更差。而加建亦都影響地基穩固，原居民本擁有嘅視線更會被遮蔽，因此本人十分反對。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260508-231908-98361

Reference Number:**提交限期**

08/05/2026

Deadline for submission:**提交日期及時間**

08/05/2026 23:19:08

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

小姐 Miss KL Yuen

Name of person making this comment:**意見詳情****Details of the Comment :**

Formal Strong Objection Letter

Objection to Proposed Vertical Height Extension of Existing Building

Rebuttal Against Applicant's Three Feasibility Claims Based on Authority's Non-Adverse Comments

To the Town Planning / Relevant Planning Authority,

We submit this firm and formal objection to the proposed upward height extension of the existing building. The applicant seeks to justify the scheme's feasibility solely on the basis that the relevant authority raised no adverse comments on its air impact assessment, glare/daylight blockage assessment, and traffic impact assessment. We strongly refute this reasoning and set out our detailed counterarguments below:

1. No adverse comment on air impact assessment does not mean no actual neighbourhood air quality and micro-climate harm

The authority's lack of adverse comment is only a procedural technical clearance based on limited statutory air quality indicators, and it cannot reflect real on-ground micro-climate impacts on surrounding neighbourhoods. A taller extended building will alter local wind patterns, create wind tunnel effects at street level, form stagnant air pockets between adjacent buildings, and trap dust and airborne pollutants within the residential vicinity. The desktop air assessment fails to evaluate these cumulative micro-climate nuisances to residents. Procedural non-adverse endorsement does not negate the tangible deterioration of local air circulation and living comfort brought by the height extension.

2. No adverse comment on glare and daylight blockage assessment does not equate to acceptable living amenity

The authority's non-adverse view on the glare and daylight impact report is merely based on rigid minimum statutory calculation standards, not reasonable residential living requirements. The proposed height extension will inevitably cast longer and wider overshadowing onto nearby resid

ential premises, reducing daily natural daylight hours far below a comfortable living standard. Additional upper floors with external facade materials will also introduce prolonged reflective glare to neighbouring households, affecting daily living, indoor comfort and privacy. The technical assessment only meets baseline regulatory thresholds; it does not account for the substantial loss of environmental amenity and quality of life for surrounding residents.

3. No adverse comment on traffic assessment cannot rule out future traffic congestion and local transport pressures

The applicant's claim that no adverse traffic assessment comment guarantees no traffic congestion is fundamentally flawed. The traffic impact assessment relies on idealised static modelling and theoretical traffic flow data, rather than real peak-hour neighbourhood traffic conditions. It underestimates the additional vehicular and pedestrian flow generated by the building's expanded floor area and increased occupancy after height extension. The narrow local road network, limited roadside parking and existing junction capacity will face cumulative strain, leading to inevitable peak-hour bottlenecks, parking shortages and pedestrian safety risks. A procedural no-adverse comment on paper does not equate to genuine traffic sustainability on the ground.

Overall Submission

The authority's non-adverse comments on the three technical assessments are only procedural, baseline regulatory clearances, not an endorsement that the height extension scheme is compatible with the surrounding neighbourhood's living environment, amenity and long-term public interests. Technical assessment compliance does not offset the irreversible adverse impacts on residents' daily life, micro-climate, daylight enjoyment and local traffic order.

We urge the planning authority to disregard the applicant's over-reliance on procedural non-adverse comments, uphold the liveability and legitimate rights of surrounding neighbourhoods, and firmly reject the proposed building height extension scheme.

Yours faithfully,

Concerned Local Residents & Neighbourhood Stakeholders

Date: 8 May 2026

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260508-201734-69155

提交限期
Deadline for submission: 08/05/2026

提交日期及時間
Date and time of submission: 08/05/2026 20:17:34

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: Hei Man Chan

意見詳情
Details of the Comment :

This is a submission in opposition to the section 16 application numbered A/H21/160. It is going to be a burden on the environment, traffic, hygiene, utilities, etc. of the neighbourhood. It is also going to be a visual impact, blocking the airflow channels, causing light pollution, and a hazard to wild flying animals. Further the TPB might have engaged in a potential miscarriage of procedural justice by omitting to send the notice to the Kornhill Owners' Committee on 24 February and 17 April 2026. The KOC is a committee within 100 feet of the application site and should be covered by the 30C Guidelines.

-- Attached --

----- Original message -----

From: Hei Man Chan

Date: Fri, 8 May 2026, 19:39

Subject: Re: Re: Potential miscarriage of procedural justice by the TPB and the TPB Secretariat in the consultation for A/H21/160 [For your reply on or before 23 April 2026]

To: <tpbpd@pland.gov.hk>

Cc: <hkdpd@pland.gov.hk>, <tellme@1823.gov.hk>, <klee@pland.gov.hk>, <tcsyeung@pland.gov.hk>, <hyspang@pland.gov.hk>, Hei Man Chan

Hello Ms Ng / TPB Secretariat,

Soon after the previous email was sent I was made to understand that a further notice was sent to the Division Owners' Committee for Blocks 1 to 10 on 17 April 2026.

Given our email correspondence below I shall suppose that this notice regarding the FI was not and never sent to the KOC.

For the avoidance of doubt it is hereby stated expressly that my complaint regarding the 24 February 2026 notice shall include as well the notice sent on 17 April 2026 for the FI.

For your kind attention.

Regards,
Hei Man Chan

Cc.

- Some Block Representatives and Members of the KOC or of any of the Division Owners' Committees
- Some owners/residents in Kornhill

----- Original message -----

From: Hei Man Chan

Date: Fri, 8 May 2026, 18:39

Subject: Re: Potential miscarriage of procedural justice by the TPB and the TPB Secretariat in the consultation for A/H21/160 [For your reply on or before 23 April 2026]

To: <tpbpd@pland.gov.hk>

Cc: <hkdpd@pland.gov.hk>, <tellme@1823.gov.hk>, <kklee@pland.gov.hk>, <tcsyeung@pland.gov.hk>, <hyspang@pland.gov.hk>, Hei Man Chan

Hello Ms Ng / TPB Secretariat,

I refer to the previous email and our telephone conversation at 5:15 pm.

As explained, "Kornhill" as defined in the DMC covers the entirety of the site IL 8566 RP.

You may also wish to refer to the crown grant (aka. the conditions of exchange).

Blocks 1 to 10 are contained entirely within "Kornhill", which comprises also Blocks A1 to R2, Kornhill Plaza N and S, and a building with a carpark and two phases of recreation club.

It follows that the territorial scope covered by the Division Owners' Committee for Blocks 1 to 10 is contained entirely within the territorial scope of the KOC.

If the Division Committee for Blocks 1 to 10 falls within the 100 feet boundary of the application site, the KOC must have fallen within it.

And if the Division Committee for Blocks 1 to 10 received the notice on 24 February 2026, the KOC should have received it as well.

If the notice was not served to the KOC because of any omission or defect in any master list or database kept and maintained by the TPB Secretariat, please have it rectified.

As previously noted, this complaint along with this thread of emails will be referred to the relevant authorities or watchdog organisations.

Thank you for your kind attention.

Regards,
Hei Man Chan

Cc.

- Some Block Representatives and Members of the KOC or of any of the Division Owners' Committees
- Some owners/residents in Kornhill

----- Original message -----

From: tpbpd/PLAND <tpbpd@pland.gov.hk>

Date: Fri, 8 May 2026, 17:15

Subject: Re: Potential miscarriage of procedural justice by the TPB and the TPB Secretariat in the consultation for A/H21/160

To: Hei Man Chan

Cc: tellme@1823.gov.hk <tellme@1823.gov.hk>, hkdpo_pd/PLAND <hkdpo@pland.gov.hk>

Dear Hei Man Chan,

Thank you for your further email on 8.5.2026 regarding Application No. A/H21/160.

After receiving your first email on 18.4.2026, we have reviewed the procedures undertaken for the publication of the subject planning application for public inspection and comments, and confirmed that the statutory requirements under the Town Planning Ordinance and the established administrative procedures as set out in the relevant Town Planning Board Guidelines No. 30C have been duly followed. Relevant details have been explained to you in our previous replies on 4.5.2026 and 7.5.2026. While your views are fully acknowledged, we have no further information to add regarding the publication procedures for the subject planning application.

(Charmaine NG)

Town Planning Board Secretariat

From: Hei Man Chan

Sent: Friday, May 8, 2026 6:46 AM

To: tpbpd/PLAND <tpbpd@pland.gov.hk>

Cc: hkdpo_pd/PLAND <hkdpo@pland.gov.hk>; tellme@1823.gov.hk; KK LEE/PLAND <kklee@pland.gov.hk>; Thomas CS YEUNG/PLAND <tcsyeung@pland.gov.hk>; Helena Yuen San PANG/PLAND <hyspang@pland.gov.hk>; Hei Man Chan

Subject: Potential miscarriage of procedural justice by the TPB and the TPB Secretariat in the consultation for A/H21/160 [For your reply on or before 23 April 2026]

Hello Miss Ng / TPB Secretariat,

You and the TPB Secretariat have twice been supplied with the information that Blocks 1 to 10 constitute part of Kornhill, by way of the complaint emails on 18 April 2026 and 4 May 2026 respectively.

In the email on 4 May 2026 in particular you and the TPB Secretariat have been pointed to refer to the Conditions of Exchange No. 11728 and the DMC with the Memorial No. 2980874.

It follows that the only valid interpretation and conclusion is that part of Kornhill lies within the 100-foot boundary of the site concerned in this planning application.

And that the Kornhill Owners' Committee, with members from and representing Blocks 1 to 10, is certainly a committee for a building within the 100-foot boundary.

Despite this you have opted to stick with the wrong understanding that Kornhill lies outside the required 100 feet.

Since this has apparently been a misunderstanding and oversight on the part of the TPB Secretariat it would be the burden of the TPB Secretariat to put in place the necessary remedies and rectifications.

In your reply to this email, preferably at 11:59 am on 8 May 2026 by the latest given the limited time before the 8 May 2026 deadline, please suggest the remedies and rectifications which the TPB Secretariat will seek.

Depending on whether there would be any reasonable response by then this complaint may have to be referred to the relevant authorities or watchdog organisations.

Regards,
Hei Man Chan

Cc.

- Some Block Representatives and Members of the KOC or of any of the Division Owners' Committees
- Some owners/residents in Kornhill

----- Original message -----

From: tpbpd/PLAND <tpbpd@pland.gov.hk>

Date: Thu, 7 May 2026, 17:31

Subject: Re: Potential miscarriage of procedural justice by the TPB and the TPB Secretariat in the consultation for A/H21/160

To: Hei Man Chan

Cc: tellme@1823.gov.hk <tellme@1823.gov.hk>, hkdpo_pd/PLAND <hkdpo@pland.gov.hk>

[Message truncated]

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260508-215606-53466

Reference Number:**提交限期**

08/05/2026

Deadline for submission:**提交日期及時間**

08/05/2026 21:56:06

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. PL Yuen

Name of person making this comment:**意見詳情****Details of the Comment :****Formal Strong Objection Letter Against Proposed Height Extension of Existing Building****Subject: Formal and Firm Objection to the Proposed Vertical Height Extension of the Existing Building – Response to Compatibility and Sky Garden Mitigation Claims**

To the Relevant Planning Authority,

We, the residents and stakeholders of the surrounding neighbourhoods, hereby lodge a strong, formal objection against the proposed vertical height extension works to the existing building. We firmly refute the applicant's two core justifications of "compatibility with surrounding context" and "sky garden provision to soften building bulk", and set out our detailed objections as below:

1. Fundamental Objection: The Height Extension Is NOT Compatible with the Surrounding Neighbourhoods

The claim that the proposed elevated building height is compatible with the surrounding area is unsubstantiated and inconsistent with actual urban context:

- The surrounding neighbourhoods are predominantly composed of low-to-medium-rise residential buildings with long-established, consistent building height profiles, unified streetscape and harmonious spatial scale. The proposed upward height extension will create an abrupt, towering outlier that completely breaks the existing uniform skyline and destroys the original orderly urban texture of the locality.
- Excessive building height will severely disrupt the spatial balance of the residential area, causing overwhelming visual dominance over adjacent properties. It will bring irreversible negative impacts including prolonged overshadowing, blocked natural daylight and poor natural ventilation to countless surrounding households.
- Such drastic height increase deviates from the local planning intent, residential area characteristics and long-standing community living environment, and cannot be regarded as compatible with

h the surrounding neighbourhood fabric in any practical planning and living sense.

2. Objection to Sky Garden Claim: A Sky Garden Cannot Offset the Harm of Increased Building Bulk and Height

The proposal of adding a sky garden as a mitigation measure to soften building bulk is merely a superficial decorative measure, with no substantive effect to eliminate adverse neighbourhood impacts:

- A single sky garden facility cannot dilute or reduce the enlarged overall building volume brought by vertical height extension. The increased building bulk, towering massing and oppressive visual sense to the surrounding area remain unchanged fundamentally.
- A high-level sky garden only serves the internal usage of the subject building, and brings almost no practical environmental benefits to the public surrounding neighbourhoods. It cannot remedy the core nuisances including shading impact, wind tunnel effect, visual oppression, privacy disturbance and public open space compression caused by the taller building.
- Greenery facilities at high altitude cannot offset the long-term living environment deterioration, comfort reduction and quality of life depreciation suffered by nearby residents. It is an inadequate and ineffective compensation for the substantial adverse impacts generated by the height extension project.

3. Overall Grounds for Firm Objection

The proposed height extension will bring persistent, irreversible harm to the surrounding residential neighbourhoods, including destroyed regional skyline, deteriorated living environment, impaired daylight and ventilation, reduced residential comfort, lowered property amenity values and compromised neighbourhood privacy.

The two reasons raised by the applicant lack practical credibility and cannot justify the approval of this height extension application.

We earnestly request the planning authority to fully respect the legitimate rights and living interests of surrounding residents, firmly reject the proposed building height extension proposal, and safeguard the original harmonious neighbourhood environment, consistent urban landscape and long-term public interests of the area.

Yours faithfully,

Concerned Surrounding Neighbourhood Residents

Date: 8 May 2026

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260508-215825-28214

提交限期**Deadline for submission:**

08/05/2026

提交日期及時間**Date and time of submission:**

08/05/2026 21:58:25

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

女士 Ms. R. Wong

意見詳情**Details of the Comment :**

增加建築面積會大大對附近社區制做不公平，人多了，交通需求多了，污染多了，光線少了，噪音多了，食肆需求多了。而這建築已經幾十年了，成個社區的業生從來估不到會有加建的問題。而整個香港係商業大廈大大過剩，空置率極極極度高高高。整個計劃祇祇祇對這幢樓的業主得益而輸家就是整個社區，整個商廈行業及香港。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260508-225833-48437

Reference Number:**提交限期**

08/05/2026

Deadline for submission:**提交日期及時間**

08/05/2026 22:58:33

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. CHAN

Name of person making this comment:**意見詳情****Details of the Comment :**

本人想提出此項目在數以年計的施工期間將會對附近社區造成的兩個嚴重問題：

1. 對公眾安全構成之威脅 - 施工地點位於太古城此類成熟社區之內，除附近民居及學校外，每日均有大量行人經過，特別是小童、學生、長者，另外亦有無數校巴及巴士等途經。任何意外包括高空墜物或重型車輛交通意外都可能對附近行人及居民(包括小童及長者)造成重大傷亡。儘管建築商會有安全措施，惟在人口密集社區中進行大廈加建實為一重大固有風險 (inherent risk)，沒有人能夠確保意外一定不會發生，如在施工位置發生如安達臣道天秤倒塌意外等事件，所造成的人命傷亡必會震動社會，故其風險不應被忽視。

2. 對太古城附近一帶交通之影響 - 因施工位置附近交通本來已十分繁忙，施工時重型車輛出入均會對本已繁忙之交通百上加斤，甚至可能影響東區走廊之交通。

就以上等問題及其他由該項目帶來之影響，令人驚訝的是竟然沒有對所有持份者(即所有太古城居民)作出通知，例如發信至信箱，並告知可提供意見之渠道。予人一種希望悄悄地走完流程，有反對意見就用發展商聘用的專家所發出之報告當作已跟進了事。相信如果所有太古城居民都收到有關加建項目的通知，在這裡提出的意見數目一定比現在多很多。

縱使有關申請可能在大量居民不知情下通過，當居民看到開始施工時必會造成很大迴響，極有可能向如東張西望等節目反映及投訴。如施工期間不幸發生造成人命傷亡的意外，相信會進一步打擊特區政府甚至中央的管治，亦因此會觸發社會就當初審批及監督單位可能涉及審批時未有慎重考慮可能發生嚴重後果的質疑(可參考宏福苑火災及政府採購樽裝水等事件)。更甚者可能會給人一種有關單位只顧及財團利益，而妄顧市民安全之感覺。

雖然居民沒有資源聘用專家去提出支持其他聲音之報告或對發展商的專家報告提出合理

質疑，但相信政府應會從以上所舉例事件總結經驗，不會全盤接受單一方向的專家報告而不作任何仔細盡職核查及合理質疑。

基於以上原因，祈望城市規劃委員會及有關政府部門明鑒及審慎考慮，謝謝。

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年05月07日星期四 13:09
收件者: tpbpd/PLAND
副本: KORNHILL Garden; Jeff HT LAU/HAD
主旨: FW: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜(第2次諮詢)
附件: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜(第2次諮詢).pdf
類別: Internet Email

致城市規劃委員會秘書:

有關康山花園業主委員會之信函正本已透過郵遞方式向 貴會寄出，隨函附上有關副本供您參閱。

如有任何查詢，請於辦公時間內致電 [REDACTED] 與助理物業經理關建榮先生聯絡。謝謝

物業經理

譚堯文

持牌物業管理人([REDACTED])

香港鐵路有限公司

持牌物業管理公司([REDACTED])



www.mtr.com.hk

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香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鯉魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜 – 第二次諮詢**

就 貴會於 2026 年 2 月 24 日致函本會諮詢上述規劃申請事宜，康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，已於 2026 年 3 月 13 日提交反對意見。承 貴會於 2026 年 4 月 17 日再次致函本會徵詢意見，經本會各委員詳細討論後，一致維持反對放寬上述規劃申請安排。現就新增理據臚列如下：-

有關項目由原定 28 層加建至 41 層，高度由約 100 米增加至 165 米。鑑於項目鄰近港鐵港島線及東區海底隧道，大規模加建或引致額外沉降，對周邊建築物及鐵路營運構成潛在風險，故必須提交獨立沉降評估。新增約 27 萬平方呎寫字樓面積將帶來上千名員工及訪客，令已接近飽和的太古城道交匯處交通超出負荷，並加劇區內違例泊車問題，故必須提交交通影響評估。加高至 165 米將遮蔽康山花園中高層向鯉魚門及維港的部分海景，對前方低矮民居造成實體視覺壓迫，影響物業價值及居住環境，故必須提交視覺影響評估。擬建建築物如採用玻璃幕牆，將造成嚴重光污染，反射強光或干擾英皇道行車司機視線；同時因峽谷效應阻礙通風，加劇社區熱島效應，增加居民空調負荷，故必須提交風環境及微氣候評估。

此外，現有排水及排污系統是否足以應付新增商業活動所帶來的需求，亦必須作全面評估，避免日後出現水浸或排污問題。

綜合上述新增理據，本會重申，在申請人未提交並通過上述各項獨立、客觀的專業評估（包括沉降評估、交通影響評估、視覺影響評估、風環境評估、排水排污評估）之前，本會堅決反對任何放寬高度及樓面面積的申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。



康山花園業主委員會副主席
劉卓良 謹啟

2026 年 5 月 8 日

副本抄送：東區民政事務處

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160 Received on 10/04/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

如附件

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

日期 Date _____

RECEIVED

- 9 MAY 2026

Town Planning
Board

香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鯉魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜 – 第二次諮詢**

就 貴會於 2026 年 2 月 24 日致函本會諮詢上述規劃申請事宜，康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，已於 2026 年 3 月 13 日提交反對意見。承 貴會於 2026 年 4 月 17 日再次致函本會徵詢意見，經本會各委員詳細討論後，一致維持反對放寬上述規劃申請安排。現就新增理據臚列如下：-

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綜合上述新增理據，本會重申，在申請人未提交並通過上述各項獨立、客觀的專業評估（包括沉降評估、交通影響評估、視覺影響評估、風環境評估、排水排污評估）之前，本會堅決反對任何放寬高度及樓面面積的申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。



康山花園業主委員會副主席
劉卓良 謹啟

2026 年 5 月 8 日

副本抄送：東區民政事務處

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260810-092518-39259

提交限期

Deadline for submission:

28/08/2026

提交日期及時間

Date and time of submission:

10/08/2026 09:25:18

有關的規劃申請編號

The application no. to which the comment relates:

A/H21/160

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Lee

意見詳情

Details of the Comment :

Re: Strong Objection to Proposed Relaxation of Building Height Restriction – A/H21/160

I am writing to express my strong and unequivocal opposition to the proposal to relax the building height restriction for the location referenced in A/H21/160. Granting permission to add extra floors to a commercial structure within a predominantly residential neighbourhood is unwarranted, disruptive, and detrimental to the local community.

I urge the authority to reject this application based on the following critical concerns:

- 1) **Disruption to Skyline Aesthetics:** The current height of the subject building is consistent with the surrounding developments, contributing to a balanced and uniform urban skyline. Allowing additional stories will create a visually jarring, awkward structure that looms over the neighbourhood, ruining the visual harmony of the area.
- 2) **Loss of Views and Visual Impact:** The proposed expansion will directly block the views and natural light currently enjoyed by surrounding residential buildings. Overdevelopment of this scale drastically reduces the quality of living for nearby home owners and residents.
- 3) **Severe Traffic Congestion:** The immediate surrounding streets are mostly narrow, two-lane roads that are already heavily utilized. Adding floors to a commercial property will significantly increase daily vehicular traffic, delivery transport, and commute demands. The government must address how local residents are expected to cope with the resulting gridlock and compromised road safety.
- 4) **Disruption to Nearby Students:** There is a school located directly across from the site. Conducting extensive vertical construction right next to an educational institution will subject students to persistent, high-decibel noise. This will severely disrupt classes, hinder students' concentration, and compromise their learning environment. The proposed completion is around 2029; in other words, students will be subjected to at least two years of disruption during their formative years.

5) Health and Environmental Hazards for Residents: Beyond the long-term impact, the construction phase itself will bring prolonged noise, airborne dust, and environmental pollution. Surrounding residents should not be forced to endure months or years of health risks and degraded living conditions for a commercial expansion.

This proposal prioritizes commercial expansion at the direct expense of the local community's well-being, safety, and quality of life. For all the reasons outlined above, I strongly oppose this application and urge the government to protect our neighbourhood by rejecting the proposed relaxation of the building height restriction.

Yours faithfully,

Ms. Lee

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月17日星期一 18:30
收件者: tpbpd/PLAND
主旨: A/H21/160
類別: Internet Email

To Whom It May Concern,

I am a resident at The Floridian, 18 Sai Wan Terrace. Regarding the Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development (A/H21/160), I am writing to oppose this proposal. Kindly note that Taikoo is already a community with a lot of elderly and children. With this proposal, it will create more pollution, e.g. air pollution and noise pollution etc. Also, Taikoo is already very crowded with a lot of office workers and residents. The proposal would overload the community. In addition, there is a restaurant Coucou Reserve near the building, in which it opened few years ago. That area used to be the public area that the residents in Taikoo could walk freely. Now the area is operated as a hotpot restaurant with smell for sure. As a resident at Taikoo, we already took it. This time, the proposal is trying to draw more people into the already saturated community. Please consider to withdraw this proposal. If necessary, we could collect signatures for this petition, so that residents at Taikoo could vote for a better environment. Thank you very much for your kind consideration!

Thanks!

Kind regards,

CHEUNG

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260824-143714-11615

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 24/08/2026 14:37:14

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. bian

意見詳情
Details of the Comment :

新增的人流車流對現有社區帶來負荷
增高的樓層對自然通風有影響 增建樓層
增高的樓層對周邊住宅居民隱私度有影響，對於景觀亦有影響
以及噪音汙染，和灰塵

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260823-230721-02133

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 23/08/2026 23:07:21

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. CHAN PF

意見詳情
Details of the Comment :

In the Supplementary Information, the proposed application for relaxation has been amended, i.e.

(i) GFA increase of 19125 m² over existing 58600m² or 33% ; and

(ii) BH from 165 mPD to 149.8mPD or addition of 10 storeys over existing 27 storeys.

Nevertheless, the proposed relaxation is still exorbitant within a primary residential neighbourhood. It will create enormous disruption to the quiet enjoyment of the Taikoo Shing residents in the course of the proposed extension as well as the its operation upon completion with particular concerns in the following aspect:

(a) Sewage Impact Assessment: There are about 355m underground drain pipe and 1 manhole to be upgraded / replaced at the downstream of the sewage system serving the entire Taikoo Shing. In other words, during its upgrading works, the Taikoo Shing Road will be opened up. Thus, the primary traffic to and from Taikoo Shing will be severely interrupted for months. The drainage services serving the whole Taikoo Shing would suffer intolerable interruption. No risk assessment has been addressed in the SIA or elsewhere in the Application.

The SIA was too conservative or not realistic. It had ignored the shops / eating place at the ground floor and 1/F of the Taikoo Shing residential blocks. It also did not make due allowance for the possible eating spaces or other commercial establishment in the proposed extension.

(b) Traffic Impact Assessment: The assessment mainly concerned the provision of parking spaces in Cityplaza, the location outside the Application Site or beyond the control of the Applicant. Hence, the assessment will subject to change beyond the Applicant's control.

No assessment to the traffic impact to the Tai Mou Road and Tai Fung Road at the time when the increase PCU access to and egress from the carpark at the peak hours which is already suffering traffic congestion.

(c) Water Supply Impact Assessment: It admitted that the Assessment was conservative. Hence, no allowance of any other commercial use except office. There is no reference to support the source of data to which the assessment was replied. Hence, the conclusion of no significant increase in demand is regarded as superficial not non conclusive.

(d) Landscape Proposal: In paragraph 6.5, the future maintenance of the soft landscape areas with

hin 5/F by the software contractor for an Establishment Period of a minimum 12 months following the Practical Completion. The arrangement thereafter had not been addressed.

(e) Air Ventilation Assessment: The Assessment did not respond to the reduced BH of 149.8m³/s. It was merely a qualitative assessment without any quantitative analysis. Its conclusion of 'not expected that the proposed development will have significant adverse impact to the surrounding wind environment and the Quarry Bay Area in the vicinity' too general to be an expert evaluation.

In conclusion, the Application, despite of the reduction in GFA and BH, does not take into account the interruption and disturbance to the Taikoo Shing, primary residential community particularly the adverse impact to the existing sewage system and the associated traffic conditions. Hence, the Application is hereby objected.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260824-143236-19599

Reference Number:

提交限期

28/08/2026

Deadline for submission:

提交日期及時間

24/08/2026 14:32:36

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss HUANG XIAOJUAN

Name of person making this comment:

意見詳情

Details of the Comment :

致：城市規劃委員會秘書處

事由：就規劃申請編號 A/H21/160（香港鰂魚涌英皇道1111號太古城中心1期擬議放寬非住用總樓面面積及建築物高度限制）提出強烈反對意見

本人為鰂魚涌西灣臺1號 Mount Parker Residences D單位的業主。就上述申請人擬將太古城中心1期由現有的28層（106米高）大幅增建至不多於41層（165米高）的計劃，本人表示強烈反對。此項申請一旦獲批，將對本人單位的景觀帶來毀滅性的永久破壞，理由如下：

1.破壞原有核心景觀，造成永久且嚴重的視覺壓迫感。

本人所居住的 Mount Parker Residences D室單位，主要景觀向東北偏北。現時太古城中心1期106米的高度，尚能讓本單位保留眺望港島東、維多利亞港海景及啟德郵輪碼頭的開揚視野。然而，若容許該商廈大幅加高59米至高達165米，這座41層的巨型建築將徹底切斷並霸佔本人單位前方原本開揚的海景與天際線。取而代之的，是一道巨大且高聳的商業「水泥牆」橫亙在視野正前方，對居民造成極其嚴重的視覺壓迫感。這對於追求優質居住環境的西灣臺業主而言，是極不公平的永久性景觀剝奪。

2.破壞西灣臺山丘與周邊環境的和諧天際線。

Mount Parker Residences 坐落於西灣臺山丘之上，原本與周遭的住宅及商業大廈維持著錯落有致、和諧均衡的都市天際線。一旦太古城中心1期放寬高度限制至165米，將突兀地打破這一區內平衡，在視覺上對整個西灣臺低密度住宅群形成強烈的居高臨下俯衝感，破壞整體的社區空間景觀協調性。

3.引發區域性空氣流通受阻（屏風效應）。

雖然本屋苑與申請項目保持一定距離，但太古城中心1期在加高59米並增加了約27.5萬平方呎的龐大體積後，將在東北面形成一個巨大的空中屏風。這必然會阻擋來自海面的部分自然夏季季候風吹向西灣臺坡地，導致周邊微氣候劣化，影響整區的空氣流通。

4.加劇周邊交通負荷及長期工程滋擾。

該申請擬增加巨額的商業樓面面積，日後引入的大量通勤人流和車流將進一步擠爆早已飽和的太古站及英皇道。此外，由現在至2029年長達數年的高空加建工程，其帶來的建築噪音、揚塵、重型工程車出入，亦會對鄰近的西灣臺居民日常出行及環境帶來長期的

滋擾與不便。

總結：是次規劃申請純粹基於發展商的商業利益，卻要我們西灣臺的居民承受景觀永久被毀的沉重代價。本著保障市民合理居住質素的原則，本人懇請城市規劃委員會保障居民財產及福祉，否決是次放寬高度及樓面限制的申請

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260825-003009-12870

提交限期**Deadline for submission:**

28/08/2026

提交日期及時間**Date and time of submission:**

25/08/2026 00:30:09

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. KWAN

意見詳情**Details of the Comment :**

我反對該工程.加建後在交通及環境都會很差.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260825-074419-85220

提交限期**Deadline for submission:**

28/08/2026

提交日期及時間**Date and time of submission:**

25/08/2026 07:44:19

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Lee wai kuen

意見詳情**Details of the Comment :**

密度问题：屏風樓,人太多,整体交通問題,不應太多商業樓宇在住宅樓宇中,商業樓和住宅樓比例？現住宅樓地下已是食店,引起衛生環境問題

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月25日星期二 23:07
收件者: tpbpd/PLAND
主旨: Objections to Section 16 Planning Application No. A/H21/160 - Proposed Minor Relaxation of GFA and Building Heights Restrictions in Commercial (7) Zone on 1111 King's Road, Taikoo Shing Road, Quarry Bay
附件: Comment Form - JJDU.pdf
類別: Internet Email

Dear Secretary,

I am writing as a resident in the Taikoo Shing Area to submit my strong objections to the above planning application and to respectfully require that the Town Planning Board rejects the application entirely. If the Board is minded to consider approving the application, I respectfully request the Board to require the applicant to submit a Risk Assessment and other assessment before the application is further considered, to require the applicant to demonstrate full compliance with the consents and notifications of relevant parties, impose binding and enforceable conditions on all proposed planning gains, and to ensure that the allocation of additional GFA does not prejudice the development rights of other relevant parties and owners.

My grounds of objections are included in the comment form attached.

I copied and pasted the grounds of objections below for the ease of your reference.

1. The Proposed Relaxation Is Not "Minor" in Nature - the building height (BH) restriction for 1111 King's Road would increase from 135 mPD to 165 mPD, an increase of 30 meters or 22.2%. When measured against 1111 King's Road alone, the GFA increase is approximately 32.7% (from 78,069 m² to approximately 103,569 m²). In absolute terms, the proposal adds 13 new storeys to the existing building, increasing its height by approximately 59 meters from the current as-built height of 106.35 mPD.

2. The OZP Restrictions Were Imposed Deliberately and Should Be Upheld. The current BH restriction of 135 mPD and GFA restriction of 123,129 m² for the "C(7)" zone were imposed on the OZP on 25 July 2008 and 9 October 2009 respectively — after a set of General Building Plans (GBP) with higher parameters was approved by the Buildings Department in 2008. The imposition of these restrictions after the GBP approval demonstrates that the Board specifically intended to cap development in this zone at the current levels. The applicant's reliance on the prior GBP approval to justify exceeding the OZP restrictions is misconceived and undermines the purpose and integrity of the statutory plan.

3. Adverse Impact Reports on Residents submitted are inadequate.

4. Inadequate Technical Assessments, for example, no Risk Assessment has been submitted, despite the proposal involving construction of 13 additional storeys on top of an existing occupied office building in a dense residential neighbourhood. The absence of a risk assessment addressing construction safety, fire safety, structural integrity, wind loading, and evacuation planning is a significant gap.

5. Construction Phase Disruption - the proposed construction — involving heavy lifting, crane operations, and works at heights of up to 165 mPD — will take place directly adjacent to densely populated residential buildings for a construction period extending to 2029 (approximately 3 years from the anticipated commencement).

Thank you very much for your attention.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

Sincerely yours,
DU JUAN

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

1. 意見必須於指定的法定期限屆滿前向城市規劃委員會（下稱「城規會」）提出；
The comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
2. 城規會考慮申請的暫定會議日期已上載於城規會的網頁 (<https://www.tpb.gov.hk/tc/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245)或電郵(tpbpd@pland.gov.hk)向城規會秘書處預留座位。座位會按先到先得的原則分配；
The tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/en/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
3. 供城規會在考慮申請時參閱的文件，會在發送給城規會委員後存放於城規會的網頁、規劃署的規劃資料查詢處(查詢熱線 2231 5000)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members on the Board's website, at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and at the Public Viewing Room on the day of meeting; and
4. 在城規會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在城規會的網頁上查閱決定摘要。
After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245

電郵：tpbpd@pland.gov.hk

To: Secretary, Town Planning Board

By hand or post: 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax: 2877 0245

By e-mail: tpbpd@pland.gov.hk

有關的規劃申請編號

The application no. to which the comment relates

A/H21/160

意見詳情（如有需要，請另頁說明）

Details of the Comment (use separate sheet if necessary)

1. The Proposed Relaxation Is Not "Minor" in Nature - the building height (BH) restriction for 1111 King's Road would increase from 135 mPD to 165 mPD, an increase of 30 meters or 22.2%. When measured against 1111 King's Road alone, the GFA increase is approximately 32.7% (from 78,069 m² to approximately 103,569 m²). In absolute terms, the proposal adds 13 new storeys to the existing building, increasing its height by approximately 59 meters from the current as-built height of 106.35 mPD.
2. The OZP Restrictions Were Imposed Deliberately and Should Be Upheld
3. Adverse Visual Impact Reports on Residents submitted are inadequate.
4. Inadequate Technical Assessments, for example, no Risk Assessment has been submitted, despite the proposal involving construction of 13 additional storeys on top of an existing occupied office building in a dense residential neighbourhood. The absence of a risk assessment addressing construction safety, fire safety, structural integrity, wind loading, and evacuation planning is a significant gap.
5. Construction Phase Disruption - the proposed construction — involving heavy lifting, crane operations, and works at heights of up to 165 mPD — will take place directly adjacent to densely populated residential buildings for a construction period extending to 2029 (approximately 3 years from the anticipated commencement).

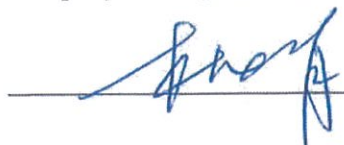
「提意見人」姓名／名稱

Name of person/company making this comment

DU JUAN

簽署

Signature



日期

Date

August 25, 2026

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月25日星期二 19:47
收件者: tpbpd/PLAND
主旨: Comments on application A/H21/160, 1111 King's Road

類別: Internet Email

To: Secretary, Town Planning Board

Below are my comments on the application stated above.

1. The Proposed Relaxation Is Not "Minor" in Nature - the building height (BH) restriction for 1111 King's Road would increase from 135 mPD to 165 mPD, an increase of 30 meters or 22.2%. When measured against 1111 King's Road alone, the GFA increase is approximately 32.7% (from 78,069 m² to approximately 103,569 m²). In absolute terms, the proposal adds 13 new storeys to the existing building, increasing its height by approximately 59 meters from the current as-built height of 106.35 mPD.
2. The OZP Restrictions Were Imposed Deliberately and Should Be Upheld. The current BH restriction of 135 mPD and GFA restriction of 123,129 m² for the "C(7)" zone were imposed on the OZP on 25 July 2008 and 9 October 2009 respectively — after a set of General Building Plans (GBP) with higher parameters was approved by the Buildings Department in 2008. The imposition of these restrictions after the GBP approval demonstrates that the Board specifically intended to cap development in this zone at the current levels. The applicant's reliance on the prior GBP approval to justify exceeding the OZP restrictions is misconceived and undermines the purpose and integrity of the statutory plan.
3. Adverse Impact Reports on Residents submitted are inadequate.
4. Inadequate Technical Assessments, for example, no Risk Assessment has been submitted, despite the proposal involving construction of 13 additional storeys on top of an existing occupied office building in a dense residential neighbourhood. The absence of a risk assessment addressing construction safety, fire safety, structural integrity, wind loading, and evacuation planning is a significant gap.
5. Construction Phase Disruption - the proposed construction — involving heavy lifting, crane operations, and works at heights of up to 165 mPD — will take place directly adjacent to densely populated residential buildings for a construction period extending to 2029 (approximately 3 years from the anticipated commencement).

Seq 4 127

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 **The application no. to which the comment relates**

A/H21/160 Received on 31/07/2026 , 29/07/2026

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

Details of the comment, please refer to the attached letter.

「提意見人」姓名/名稱 Name of person/company making this comment Taikoo Shing Management Liaison Council

簽署 Signature 

日期 Date 26th August 2026



Taikoo Shing Management Liaison Council
太古城物業管理聯絡議會

26th August 2026

Secretary, Town Planning Board

15/F, North Point Government Offices,
333 Java Road,
North Point,
Hong Kong

To Secretary, Town Planning Board,

Comment on the “Proposed Minor Relaxation of Non-domestic Gross Floor Area and Building Height Restrictions for Permitted Commercial Development Various Lots in Various Lots in “Commercial (7)” Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay, Hong Kong (Application No.: A/H21/160)”.

Further to our previous comments submitted to the Town Planning Board on 16th March 2026 and 7th May 2026 and Further Information submitted by the Applicant, please note our comments as below:

The proposed relaxation remains excessive for a primary residential neighbourhood. It would cause significant disruption to the quiet enjoyment of Taikoo Shing residents during the proposed extension and throughout the operation of the completed development, particularly in the following aspects:

(a) Sewage Impact Assessment

There are approximately 355m of underground drainpipes and one manhole downstream of the sewage system serving the whole Taikoo Shing would require upgrading or replacement. In order words, Taikoo Shing Road would need to be excavated during the works, causing severe disruption to the primary access to and from Taikoo Shing for several months. The drainage services serving the whole Taikoo Shing community would also be subject to an unacceptable level of disruption. However, no risk assessment has been provided in the SIA or elsewhere in the Application to address these potential impacts.

The SIA was overly conservative and failed to reflect the likely actual circumstances. It disregarded the shops and eateries located on the ground and first floor of the Taikoo Shing residential towers. It also failed to make adequate provision for the potential inclusion of dining facilities or other commercial establishments in the proposed extension.

(b) Traffic Impact Assessment

The assessment focused primarily on the provision of parking spaces at Cityplaza, which is located outside the Application Site or beyond the control of the Applicant. Accordingly, the assessment is subject to change due to circumstances beyond the Applicant’s control.

No assessment was undertaken of the traffic impact on Tai Mou Road and Tai Fung Road arising from the anticipated increase in passenger car unit (PCU) movements into and out of the car park during peak hours, despite the existing traffic congestion on these roads.

Also, there are also concerns that the proposal could impede traffic flow and potentially delay emergency vehicles from accessing Taikoo Shing in the event of an emergency, thereby affecting emergency response times and public safety.



(c) **Water Supply Impact Assessment**

The Assessment acknowledged that it was conservative and therefore made no allowance for any commercial use other than office use. However, it provided no reference to substantiate the sources of the data on which the assessment relied. Accordingly, its conclusion that there would be no significant increase in demand is superficial and inconclusive.

(d) **Landscape Proposal**

In paragraph 6.5 of the proposal, it states that the soft landscape areas on 5/F will be maintained by the landscape contractor for an Establishment Period of at least 12 months following Practical Completion. However, the maintenance arrangements after the Establishment Period have not been addressed.

(e) **Air Ventilation Assessment**

The Assessment did not address the reduced building height of 149.8mPD. It comprised merely a qualitative assessment, without any supporting quantitative analysis. Its conclusion that *'not expected that the proposed development will have significant adverse impact to the surrounding wind environment and the Quarry Bay Area in the vicinity'* is too general to constitute a robust expert evaluation.

(f) **Overlooking Concerns and Privacy**

The proposed additional floors would directly overlook more units in Taikoo Shing, adversely affecting residents' privacy and well-being.

Conclusion

Despite the reduction in GFA and building height, the Application fails to take into account the disruption and disturbance that would be caused to Taikoo Shing, a primarily residential community, particularly the adverse impact to the existing sewage system and the associated traffic conditions.

The Applicant did not respond adequately to public comments received and failed to address the legitimate concerns of Taikoo Shing residents, including the concern that excessive commercial activities would adversely affect their quiet enjoyment of community life. We strongly emphasize that these concerns must be properly addressed by both the Applicant and the Town Planning Board.

Accordingly, we **object** to the Application.

Yours sincerely,

Taikoo Shing Management Liaison Council



就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260825-114441-57414

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

25/08/2026 11:44:41

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. Kwok Sun Kam

Name of person making this comment:**意見詳情****Details of the Comment :**

本人反對英皇道1111加建10層

理由

- 1.太古城全城只有28層高，突然城中有一高樓，全不協調
- 2.太古城已人多車多，道路較窄，容易塞車
- 3.火警時，阻延消防車進入
- 4.影响空氣流動
- 5.影响城中住宅私隱

基於上述理由，本人強烈反對英皇道1111號加

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260825-135501-95108

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 25/08/2026 13:55:01

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. Liza Ng

意見詳情
Details of the Comment :

反對加建 因為 會增加太古城居民在日常生活的繁重。

1. 建築期的污染,
 2. 完工後在交通和人流的數量激增。
 3. 太古城現在已很忙碌, 會百上加斤!
- 請不要批准這個加建! 我們都 反對! 反對! 反對!

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260825-200308-94960

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

25/08/2026 20:03:08

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Liu

Name of person making this comment:**意見詳情****Details of the Comment :**

由於這大廈10分接近鄰居，在興建過程之中一定會影響附近的居民生活。如果真的在興建多10層，亦會阻擋了太古城部份居民嘅景觀及這一帶的陽光。因此本人作為太古城的居民反對加建10層的興建。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號****Reference Number:**

260825-201707-61940

提交限期**Deadline for submission:**

28/08/2026

提交日期及時間**Date and time of submission:**

25/08/2026 20:17:07

有關的規劃申請編號**The application no. to which the comment relates:**

A/H21/160

「提意見人」姓名/名稱**Name of person making this comment:**

先生 Mr. Kwan

意見詳情**Details of the Comment :**

Oppose the redevelopment with its strong disturbance to the already dense community

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260826-103044-66524

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 26/08/2026 10:30:44

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. CHIU

意見詳情 Details of the Comment :

1. Re the updated Traffic Impact Assessment, please clarify whether the traffic impact considered the actual deadlock of traffic jam condition frequently happened in Tai Fung Avenue/Taikoo Shing Road (such as during PM peak of both Friday and Weekend). For example, this deadlock situation happened in August 2026 that arose significant public and media concern.
2. Further to above comment, please advise whether the additional trip generation (80pcu/hr in AM peak and 52puc/hr in PM peak) would worsen the deadlock situation? Please also advise whether the traffic impact induced with this proposed extension had obtained no adverse comment from Eastern District Council especially Dr KWOK Ho-king, Calvin (appointed member of Eastern District Council, as well as the Chairman of Traffic and Transport Committee) who paid particular concern on the deadlock of traffic jam condition recently.
3. As per the Table 3.2 of Traffic Impact Assessment regarding the existing Junction Performances, the RC/RFC for the signalized/priority junction such as J1, J2 and J3 was revealed with sufficient capacity. However, according to the actual traffic situation, traffic jam always happened due to the deadlock situation in Tai Fung Avenue/Taikoo Shing Road. Hence, this implied that the existing junction performance could not be truly reflected by the Applicant's assessment and considered invalid for reference. Based on an invalid existing junction performance for projection to Year 2032, the junction performances (with the proposed extension) should be considered invalid as well because the assessment completely ignored the root of the traffic jam happened in Tai Fung Avenue/Taikoo Shing Road.
4. Taxi always parked and awaited at the left lane of Taikoo Shing Road (outside Fu Shan Mansion) before approaching to the taxi stands in front. Therefore, only one traffic lane was left for drivers that always resulted in traffic jam during the AM and PM peak. Please advise whether this actual traffic behavior has been considered for the traffic assessment. If not, please advise the reason why it was not considered in the traffic assessment. This actual traffic behavior is significant to the traffic. Should this be ignored, the traffic impact forecasted in Year 2032 is not worthy for reference.
5. Re the updated Visual Impact Assessment, it was noted that VP6 was added and the visual im

impact at VP6 was evaluated at the ground level. Please conduct the evaluation at different mPD which will exactly simulate the actual view from the residents of Taikoo Shing. However, it was disappointed this simulation was not conducted but then conclusion was made "The overall visual impact at this VP is considered to be slight" in Paragraph 4.22.

6. Please advise why visual points were not set along Taikoo Shing Road where indeed most sensitive receivers (residents of Taikoo Shing) would be significantly impacted by the proposed extension. Again, it was disappointed none of the visual points were set along Taikoo Shing Road.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260826-132740-67479

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

26/08/2026 13:27:40

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Y. Wong

Name of person making this comment:**意見詳情****Details of the Comment :**

本人極力反對，原因如下：

對附近居民做成極大長久困擾，如光污染，嘈音問題。空氣不流通，人流擠迫，交通擠迫，設施不夠用，影響居民健康，日常生活。附近居民在家裏的一舉一動每天被人看著，私隱全無！而且商業物業已過剩了。

希望不要只顧商人要賺盡最後的一分一毫而不顧及居民的精神和身心健康！

擾民申請應不批准，否則所有可加建的物業為牟取暴利而提出申請，會做成壞案例，影響深遠

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月26日星期三 18:27
收件者: tpbpd/PLAND
副本: KORNHILL Garden
主旨: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜 (第3次諮詢)
附件: To 規劃署 - 第36屆康山花園業主委會去信要求反對太古城商業中心一期加建申請事宜 (第3次諮詢).pdf
類別: Internet Email

致城市規劃委員會秘書:

有關康山花園業主委員會之信函正本已透過郵遞方式向 貴會寄出，隨函附上有關副本供您參閱。

如有任何查詢，請於辦公時間內致電 [REDACTED] 與助理物業經理關建榮先生聯絡。謝謝

物業經理

譚堯文

持牌物業管理人 [REDACTED]

香港鐵路有限公司

持牌物業管理公司 [REDACTED]



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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/H21/160 Received on 31/07/2026 , 29/07/2026

意見詳情 (如有需要，請另頁說明)

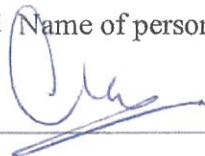
Details of the Comment (use separate sheet if necessary)

如附件

「提意見人」姓名/名稱 Name of person/company making this comment _____

簽署 Signature _____

+



日期 Date 2026-8-26

就規劃申請提出意見
Comments on Planning Application

請勿填寫此欄 For Official Use Only	檔案編號 Reference No.	
	收到日期 Date Received	

重要提示：

Important Notes:

- (1) 意見必須於指定的法定期限屆滿前向城市規劃委員會（委員會）提出；
the comment should be made to the Town Planning Board (the Board) before the expiry of the specified statutory period;
- (2) 委員會考慮申請的暫定會議日期已上載於委員會的網頁(<https://www.tpb.gov.hk/>)。考慮規劃申請而舉行的會議(進行商議的部分除外)，會向公眾開放。如欲觀看會議，請最遲在會議日期的一天前以電話(2231 5061)、傳真(2877 0245或2522 8426)或電郵(tpbpd@pland.gov.hk)向委員會秘書處預留座位。座位會按先到先得的原則分配；
the tentative date of the Board to consider the application has been uploaded to the Board's website (<https://www.tpb.gov.hk/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis;
- (3) 供委員會在考慮申請時參閱的文件，會在發送給委員會委員後存放於規劃署的規劃資料查詢處(查詢熱線 2231 5000)及城規會網頁(<https://www.tpb.gov.hk/tc/meetings/index.html>)，以及在會議當日存放於會議轉播室，以供公眾查閱；及
the paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) and on the Board's website (<https://www.tpb.gov.hk/en/meetings/index.html>), and at the Public Viewing Room on the day of meeting; and
- (4) 在委員會考慮申請後，可致電2231 4810或2231 4835查詢有關決定，或是在會議結束後，在委員會的網頁上查閱決定摘要。
after the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

康山花園業主委員會
KORNHILL GARDENS OWNERS' COMMITTEE



香港 北角
渣華道 333 號
北角政府合署 15 樓
城市規劃委員會秘書

檔案編號: TPB/A/H21/160

尊敬的秘書先生／女士：

**有關放寬鰂魚涌英皇道及太古城道之間劃為「商業(7)」地帶的多個地段
非住用總樓面面積及建築物高度限制事宜 – 第三次諮詢**

就貴會於 2026 年 8 月 7 日向康山花園業主委員會發出上述事項之最新進一步資料諮詢，康山花園業主委員會（下稱「本會」）謹代表本屋苑全體居民及業主，就上述規劃申請事宜（申請編號：A/H21/160），延續本會於 2026 年 3 月 13 日及 5 月 8 日兩度提交之反對意見，再次表明本會及全體居民一致堅決反對太古城中心商業大廈加高及放寬樓面面積之申請。

本會經各正座代表及委員詳細討論後，認為申請人最新提交之修訂，完全未能實質化解本屋苑居民對整體法定規劃與社區權益的深切疑慮。首先，相關大廈之設計與施工乃根據當年整體社區承受力規劃而成，且過去已曾進行過加建，時隔十多年後擬進行第二次加建樓層，在香港建築規劃中實屬罕見。政府及貴會在審批時應嚴格秉持當年已成定局的法定規劃標準，不能隨意允許無休止的加建，以維護法定規劃的嚴肅性與公信力，更不應單方面追求商業經濟效益而盲目犧牲周邊數萬名既有住宅業主的權益與公眾利益。

此外，該項目涉及大幅加建樓層及高度，將極度增加現有地基負荷。鑑於項目鄰近港鐵港島線及東區海底隧道，大規模加建對周邊建築物及鐵路設施之潛在沉降風險極高，在未有嚴謹且客觀之獨立沉降評估前，絕不應貿然批准。同時，加高工程所新增的龐大寫字樓樓面面積，必將帶來大量新增人流與車流，這對於現時早已極度飽和的英皇道及太古城道交匯處而言，無疑是雪上加霜，定會進一步加劇區域交通擠塞及違例泊車問題。

最後，樓宇加高及外牆玻璃幕牆面積顯著擴大，將嚴重遮蔽康山花園中高層住宅景觀，對低層居民造成龐大的實體視覺壓迫感，並帶來強光反射污染、通風阻擋如峽谷效應及加劇社區熱島效應，嚴重損害居民的居住環境品質。綜合上述各項深遠影響，本會重申堅決反對任何放寬高度及樓面面積之申請，深切期望貴會能傾聽廣大居民心聲，切勿通過相關申請。

如對上述事宜有任何垂詢，敬請直接致電 [REDACTED] 與本人聯絡。


康山花園業主委員會主席
曹劍明 謹啟

2026 年 8 月 26 日

副本抄送：東區民政事務處

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月27日星期四 14:24
收件者: tpbpd/PLAND
副本: Tess
主旨: Formal Objection to Planning Application No. A/H21/160 — Proposed Relaxation of non-domestic GFA and Building Height Restrictions for 1111 King's Road, Taikoo / Quarry Bay

類別: Internet Email

Dear Members of the Town Planning Board,

I am writing as a resident of Quarry Bay (The Orchards, 3 Greig Road) to express my strong objection to the subject planning application requesting a 10-storey building height relaxation for 1111 King's Road. The proposed extension will adversely impact local livability, microclimate, traffic, and urban spatial quality.

My grounds for objection are set out below:

1. Cumulative Environmental Nuisance During Construction

The Quarry Bay/Taikoo precinct has recently endured major redevelopments and demolitions of adjacent industrial buildings along Westlands Road and Shipyard Lane. Adding a 10-storey vertical extension to 1111 King's Road prolongs heavy construction noise, ground vibration, and fugitive dust emissions. The cumulative impact severely degrades air quality and noise levels for nearby residences, particularly vulnerable young and elderly residents.

2. Severe Traffic Gridlock and Road Safety Hazards

King's Road and Westlands Road operate near practical traffic capacity during peak hours. Construction logistics—including heavy machinery, concrete mixers, and temporary lane closures—will exacerbate traffic bottlenecks. This creates significant daily disruption and safety hazards for nearby residential developments, including Taikoo Shing (specifically Po Yang Mansion, Heng Shan Mansion, and Harbour Heights) and Kornhill (Blocks A to D facing King's Road/Greig Road).

3. Destruction of the Victoria Harbour & Island East Skyline

Hong Kong's Urban Design Guidelines emphasize preserving the visual ridgeline of Mount Parker and maintaining balanced coastal skylines.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

-Harbourwide Visual Impact: The extra 10 storeys will create a towering vertical blockage visible from East Kowloon (Yau Tong, Lei Yue Mun, Kwun Tong) and from high-tier residential vantage points across Island East.

-Historical Precedent: The lessons from the excessive height of Grand Promenade in Sai Wan Ho demonstrated how towering seafront structures break visual harmony and degrade public enjoyment of the harbor corridor. 1111 King's Road risks repeating this planning mistake.

4. Severe "Wall Effect" and Microclimate Degradation

An additional 10 storeys transforms the building into a massive physical barrier against prevailing sea breezes from Victoria Harbour toward the foothills of Mount Parker.

-Air Trapping: Blocking wind penetration worsens pollutant dispersion in the dense Quarry Bay basin, trapping street-level vehicular emissions.

-Urban Heat Island Effect: Increased building volume intensifies thermal heat retention, raising summer temperatures and degrading outdoor ambient air quality for pedestrians and residents across Taikoo Shing, Kornhill, and Quarry Bay etc.

5. Lack of Rationale & Unjustified Increase in Commercial GFA

Hong Kong's commercial sector continues to adjust to high vacancy rates in Grade-A office buildings across Island East and Kowloon East. The applicant has failed to provide a valid planning justification or market demand assessment demonstrating why a substantial increase in Gross Floor Area is required at this location.

6. Strain on Transport Infrastructure & Pedestrian Realm

An enlarged commercial capacity will flood the immediate area with thousands of additional daily commuters, overwhelming peak-hour capacities at MTR Taikoo and Quarry Bay Stations, pedestrian crossings along King's Road, and local public amenities.

Conclusion

The minor commercial gain of adding 10 storeys to 1111 King's Road is vastly outweighed by the long-term detriment to community health, air quality, traffic safety, and townscape aesthetics. I respectfully urge the Town Planning Board to reject this application.

Yours faithfully,
Ms Wong

Seq 4 136

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tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月28日星期五 11:31
收件者: tpbpd/PLAND
副本: Maria Fernandes Ng
主旨: Strong Objection to Proposed Building Height Relaxation – 1111 King's Road (A/H21/160)

類別: Internet Email

Dear Secretariat and Members of the Town Planning Board,

I am writing to register my strong objection to the planning application seeking to relax the building height restriction for 1111 King's Road. As a local resident, I really value the community feel and quality of life in this part of Eastern District, and allowing a massive 10-storey height extension here is a step in the wrong direction.

First off, looking at the bigger picture, the commercial logic for adding extra floor space just doesn't stack up. Given current commercial vacancy rates across Hong Kong, adding ten more floors of office space seems entirely out of touch with actual market demand. It makes little sense to grant a height relaxation for commercial space that the market simply doesn't need right now.

Second, the impact on local traffic around Taikoo Shing and Kornhill will be a complete headache. Anyone who walks or drives along King's Road during peak hours knows that gridlock is already a daily reality. Squeezing hundreds of extra commuters, delivery trucks, and service vehicles into this specific pocket will bottleneck the neighborhood even further.

Third, a taller structure will severely spoil the local microclimate. Building higher on this lot will create a pronounced wall effect, blocking out daylight and cutting off the essential sea breeze that circulates through the Quarry Bay corridor. We should be protecting ventilation and open skies, not adding to the concrete canyon effect.

Finally, the disruption from prolonged construction will be a nightmare for nearby residents. We are looking at years of continuous noise, airborne dust, heavy construction traffic, and street-level inconvenience. Local residents shouldn't have to put up with long-term disruption for a project that offers zero tangible benefit to the neighborhood.

I strongly urge the Board to turn down this application and safeguard the livability of our community.

Thank you for taking my views into consideration.

Yours faithfully,

Mrs M Fernandes



中華人民共和國香港特別行政區
Hong Kong Special Administrative Region of the People's Republic of China



東區區議會 EASTERN DISTRICT COUNCIL

郭浩景 博士 議員 Dr Calvin KWOK Ho-king

Ms. Doris HO Pui-ling, J.P.

Chairperson of Town Planning Board

15/F, North Point Government Offices

333 Java Road, North Point, Hong Kong

28 August 2026

Submission of Consolidated Community Views Regarding Further Information
(Submitted July 2026) for Planning Application No. A/H21/160 Proposed Minor
Relaxation of GFA and Building Height Restrictions at 1111 King's Road, Quarry Bay

Dear Ms. Ho,

I am writing in my capacity as the District Councillor for this constituency to formally present the consolidated concerns and representations of nearby residents (principally from Taikoo Shing and Kornhill Gardens) regarding the further information (FI) submitted by the applicant in late July 2026.

To gather objective feedback on this revised scheme, I conducted a third round of consultation via an online questionnaire. Out of 103 local respondents, 102 (approximately 99%) expressed their objection to the application, while only 1 supported it. Cumulatively, across all rounds of street stations, petitions, and questionnaires, I have gathered feedback from 417 residents, of whom 412 (98.8%) object to the development.





While the community acknowledges the applicant's voluntary reduction from 13 to 10 storeys, and building height from 165mPD to 149.8mPD, residents maintain that the revised scheme still fails to resolve key technical and environmental issues::

1. Concentrated Development Density (GFA Intensification)

Residents point out that although the GFA relaxation for the overall "Commercial (7)" zone has been adjusted from 20.7% to 15.53%, the entire GFA increase remains concentrated on the single tower of 1111 King's Road. The office GFA of the building will increase from about 58,600m² to 77,725m², representing a net increase of 32.6% for this building. Stakeholders feel this intense vertical expansion is visually incompatible with the residential nature of the adjacent estate.

2. Persistent Overlooking and Privacy Risks on 28/F

The relocation of the "refuge floor-cum-sky garden" from the 30/F to the 28/F does not alleviate privacy concerns. Standing at over 106.35mPD, the garden still towers over Kao Shan Terrace residential blocks (such as Fu Shan and Kam Shan Mansions, which stand at approx. 81.6m to 82.3mPD). With an open-sided design and free public access, residents remain highly concerned about an unrestricted overlooking effect directly into their private living rooms.





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3. Infrastructure Strain and Sewerage Excavation Disruption

The revised Sewerage Impact Assessment (SIA) confirms that local networks cannot handle the additional load, requiring the upgrading of approximately 355m of public sewers along King's Road (including the reconstruction of manhole FMH7036243). Residents are deeply concerned about the prolonged traffic bottlenecks, noise, and dust from these excavation works, which are slated to disrupt the community until 2029.

4. Safety Hazards of the Dual-Use Refuge Floor

The revised proposal still plans to use the 28/F refuge floor as a public sky garden with active recreational facilities like jogging lanes and yoga areas. Residents continue to express strong skepticism about the safety of placing dynamic sports amenities on a statutory evacuation level. In the event of a fire emergency, a crowded refuge floor cluttered with sports facilities could severely impede escape routes and compromise lives.

5. Wind Performance Reduction and "Wake Area" Effects

According to the Air Ventilation Assessment, the vertical extension will generate a larger wake area downwind. Residents are concerned that this will reduce wind availability in public spaces like Taikoo Park, Sing Fai Terrace, and nearby gardens, exacerbating the urban heat island effect during summer.



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6. Unresolved Traffic Congestion at Tai Fung Avenue

The community asserts that the Traffic Impact Assessment fails to address the persistent traffic queuing and lane-merging hazards near the Island Eastern Corridor exit at Tai Fung Avenue. Adding a significant daily workforce flow to the site will inevitably worsen traffic congestion on local roads.

As the representative of this community, I respectfully urge the Board to respect the 98.8% objection rate among local consultees. Relaxing statutory height and density controls should only be considered if there is a clear public benefit without sacrificing the basic living quality of existing residents. I respectfully request the Town Planning Board to seriously consider these community concerns and the high level of local opposition before making a final decision.

Yours sincerely,

Calvin Kwok

Eastern District Councillor

Enclosure:

Appendix: Report on Online Survey





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Appendix: Report on Online Survey

An online survey was conducted to gather feedback from residents living nearby.

Questionnaire Link:

<https://tinyurl.com/KingsRd1111>

Out of 103 responses received, 102 objected to the application. A total of 62 respondents provided specific reasons for their objection, which are outlined below:

人多車多已經飽和
令阻擋空氣不流通
將部份政府部門或社會福利設施進駐
我是反對英皇道 1111 號商廈擴建所帶來的不良影響。如果沒有不良的影響，可以考慮。
噪音影響亦都會造成周邊環境污煙瘴氣，影響我哋嘅空氣質素！極力反對！
影響光線
嚴重影響視覺景觀
不喜欢高廈，影響視線
左外視線，不喜欢高度
我擔心大廈完成擴建工程之後會有人睇到我屋企入面
保持现状，good environment



嚴重影響空氣流通
家有新生小孩，擴建大廈就在家旁邊，但我聽見對周圍環境帶來一定噪音污染及空氣污染，對周圍是市民身體造成影響。而且興建時間大部份為上午至下午時間，本人家裏有小孩長期在家中，對其生活造成一定影響。
阻擋視線
平時已經多車，再多啲人入嚟咪仲塞
膽心地基不穩
what is the point of town planning when building height can be added later for developer profit?
空氣，交通，人流，視野及排水等.....各方面都有不良的影響 c
1. The Proposed Relaxation Is Not "Minor" in Nature - the building height (BH) restriction for 1111 King's Road would increase from 135 mPD to 165 mPD, an increase of 30 meters or 22.2%. When measured against 1111 King's Road alone, the GFA increase is approximately 32.7% (from 78,069 m² to approximately 103,569 m²). In absolute terms, the proposal adds 13 new storeys to the existing building, increasing its height by approximately 59 meters from the current as-built height of 106.35 mPD. 2. The OZP Restrictions Were Imposed Deliberately and Should Be Upheld. The current BH restriction of 135 mPD and GFA restriction of 123,129 m² for the "C(7)" zone were imposed on the OZP on 25 July 2008 and 9 October 2009 respectively — after a set of General Building Plans (GBP) with higher parameters was approved by the Buildings Department in 2008. The imposition of these restrictions after the GBP approval demonstrates that the Board specifically intended to cap development in this zone at the current levels. The applicant's reliance on the prior GBP



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District Council

approval to justify exceeding the OZP restrictions is misconceived and undermines the purpose and integrity of the statutory plan. 3. Adverse Impact Reports on Residents submitted are inadequate. 4. Inadequate Technical Assessments, for example, no Risk Assessment has been submitted, despite the proposal involving construction of 13 additional storeys on top of an existing occupied office building in a dense residential neighbourhood. The absence of a risk assessment addressing construction safety, fire safety, structural integrity, wind loading, and evacuation planning is a significant gap. 5. Construction Phase Disruption - the proposed construction – involving heavy lifting, crane operations, and works at heights of up to 165 mPD – will take place directly adjacent to densely populated residential buildings for a construction period extending to 2029 (approximately 3 years from the anticipated commencement).

影響光線及視野

現時太古城已好多返工人士

影響區內空氣質素

太多人出入，造成嚴重交通擠塞

1. 擬議放寬幅度並非屬「輕微」性質 申請人將擬議的增幅描述為「略為放寬」，但擬議變更的規模龐大，超出合理地被視為輕微的範圍： • 「C(7)」地帶的總樓面面積（GFA）限制將由 123,129 平方米增加至 148,629 平方米，增幅為 25,500 平方米或 20.7%。 • 英皇道 1111 號的建築物高度（BH）限制將由主水平基準以上 135 米增加至 165 米，增幅為 30 米或 22.2%。 • 若僅以英皇道 1111 號計算，總樓面面積增幅約為 32.7%（由 78,069 平方米增加至約 103,569 平方米）。 • 以絕對數值計算，該方案在現有建築物之上加建 13 層新樓層，將建築物高度從現有的 106.35 米（主水平基準以上）增加約 59 米。 如此規模的增幅——相當於在現有建築物



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之上加建一幢實質的建築物——遠遠超出分區計劃大綱圖《註釋》所預期的「略為放寬」範圍。懇請委員會考慮，59 米的實際增幅對周邊社區的影響，無論以任何合理標準衡量，都不能被視為輕微。

2. 分區計劃大綱圖的限制是經過深思熟慮而施加的，應予以維持「C(7)」地帶現行的建築物高度限制 135 米（主水平基準以上）及總樓面面積限制 123,129 平方米，分別於 2008 年 7 月 25 日及 2009 年 10 月 9 日施加於分區計劃大綱圖——即在屋宇署於 2008 年批准一套具有更高參數的建築圖則（GBP）之後。在建築圖則獲批之後施加這些限制，表明委員會特意將該地帶的發展規模限制在現有水平。申請人依賴先前獲批的建築圖則來為超出分區計劃大綱圖限制的要求辯護，實屬不當，且損害法定圖則的目的和完整性。若委員會接受此論據，實際上會令分區計劃大綱圖的限制對任何在限制施加前已獲建築圖則批准的地盤變得毫無意義。

3. 對居民的不利視覺影響 申請人提交的視覺影響評估（VIA）存在以下不足之處：(a) 視覺影響評估僅評估建築物高度超過分區計劃大綱圖限制 135 米（主水平基準以上）所產生的視覺影響，而非以現有建築物的實際高度 106.35 米（主水平基準以上）為基準。對居住在附近的居民而言，相關基準應為建築物目前的實際狀況，而非從未建至的理論最高限制。(b) 視覺影響評估選取的五個觀景點均為距離申請地點有一定距離的公共空間。沒有任何觀景點代表緊鄰太古城居民的視角，而這些居民的海港及山坡景觀可能因擬議的 13 層擴建工程而被直接和永久地遮擋。(c) 視覺影響「微不足道至輕微」的結論並不反映受該方案最直接影響的居民的實際感受。

4. 技術評估不充分 申請人未能提交若干對正確評估該申請至關重要的評估報告：

(a) 未提交風險評估，儘管該方案涉及在一幢位於稠密住宅區內、現正使用的辦公大樓之上加建 13 層新樓層。缺乏涵蓋施工安全、消防安全、結構完整性、風荷載及疏散規劃的風險評估，構成重大缺失。(b) 空氣流通評估（AVA）僅屬定性評估。鑒於申請地點已被高層建築物包圍，且方案涉及 30 米的建築物高度增幅，應要求進行定量的計算流體動力學（CFD）研究，以正確評估對街道層面風走廊及熱舒適度的影響。(c) 未提交施工管理計劃以處理噪音、塵埃、



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震動、工作時間或施工車輛路線等問題——這些均為居住在緊鄰太古城住宅大廈的數千名居民直接關注的事項。 5. 對「C(7)」地帶內其他土地擁有人發展權益的影響 「C(7)」地帶受單一的綜合總樓面面積上限所限制，涵蓋英皇道 1111 號、太古城中心及香港東隅。擬議增加的 25,500 平方米總樓面面積全部分配予英皇道 1111 號。若委員會批准該項放寬，「C(7)」地帶內的其他土地擁有人未來的發展潛力可能因此受限，因為額外的總樓面面積空間將被英皇道 1111 號所獨佔。此分配並不公平，並損害該地帶內其他現行土地擁有人的發展權益。委員會不應在未獲得其他土地擁有人充分及知情同意的情況下，批准一項僅有利於一名擁有人而可能犧牲同一地帶內其他擁有人利益的放寬申請。 6. 業權人同意及通知方面的不足 申請表格披露「C(7)」地帶共有 26 名現行土地擁有人，但僅取得 1 名擁有人的同意，並僅向 2 名擁有人發出通知。就取得其餘擁有人同意或向其發出通知所採取的「合理步驟」之詳情，在表格上似乎並不完整——具體而言，報章刊登、地盤張貼通知及通知業主立案法團的日期均未填寫。我們恭請委員會注意，申請人並未充分遵守委員會有關業權人同意及通知的要求，委員會不應在申請人證明已完全遵守有關要求之前考慮該申請。 7. 規劃增益不確定且缺乏執行力 申請人提出若干規劃增益，包括 30 樓的空中花園、5 樓的改善工程及改善行人連接。然而：(a) 空中花園將由申請人全權管理及維護，並無獨立的監督機制。(b) 執行機制僅被描述為「可能」的批准條件以及地政總署「可」施加的契約修訂條件。現階段並無具約束力的承諾。(c) 公眾進入空中花園須使用由大廈管理處控制的專用電梯，意味著公眾進出在實際上可能受到限制。委員會不應對缺乏可執行的實施機制的規劃增益予以重大考量。若委員會傾向批准該申請，我們敦促委員會在批出規劃許可之前，施加具約束力的條件並列明遵從機制。 8. 施工階段的滋擾 擬議的施工——涉及重型吊運、起重機作業及高達 165 米（主水平基準以上）的高空工程——將在緊鄰稠密住宅大廈的範圍內進行，施工期延至 2029 年（自預計動工日期起約 3 年）。長時



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間施工所產生的噪音、塵埃、震動及施工車輛交通對周邊居民的生活環境及質素的影響，在本申請中均未予以處理。

Sun light reflection

會導致交通阻塞，同時附近已有許多新商業大樓將會落成，無需要

Serious affect environment and traffic flow

擔心加高樓層帶來的安全隱患，地基不夠/加高樓層作為商業用途，對周圍居民沒有好處卻會帶來很多負面影響，如施工動輒幾年有噪音粉塵污染，太古城居住了大量老人兒童，施工必然對道路交通有影響，給老人兒童帶來外出不安全隱患/加高樓層也影響視野居民居住環境變差

增加人流

我哋屋企兩個老人家唔希望重要聽到地盤嘅噪音

太古城地段是東區一個重要地標，而發展配套亦有其意義；於本人見解，擴建樓層可增加商業使用地方，但會使視野會越來越少，有被困及壓迫的感覺。若然真的要擴建，層數不要太多。

本人蔡文基反對英皇道 1111 號商廈擴建申請，以下是反對的理由：(1) 現時太古城及周邊地區日常的人流和車流已很繁忙，不分是工作日和周末的日子，若批准擴建後，情況將會變差。

(2) 太古城有居民數萬人，總共有 61 幢大廈，若批准擴建後，不論空氣質素變差、新增的樓層裝置空調會令區域的氣溫上升、地下排水系統需要肩負額外的要求等等，都會損害居民的生活質素。請轉交本人的意見給城規會考慮吧！謝謝。

增加交通擠塞

區內空氣不流通

太擁擠

扰民



通風不夠，太多人在一區爭吃午餐，交通也不足負荷，現在平台出入已經有外人跟入，更不安全，建築時燥音和塵泥對我鼻敏感更受不了。

四周都是民居，影響社區空氣質素，長期噪音影響！堅決反對！

加建有污染，對市民有害。另外人流，交通已到頂點，不宜再百上加斤！

影響空氣流通，加重區內交通負荷

擔心工程期間為社區帶來的滋擾

環境影響

阻到景觀

已經沒有天空

本人是住在逸意居，我堅決反對英皇道 1111 號的擴建，因為對附近的居民有極嚴重的影響：

1. 此處的英皇道路面本身是狹窄，擴建只會做成屏風效應，空氣流通會有阻隔，對居民的健康構成威脅，長遠而言會傷害健康。 2. 屏風效應下，交通的噪音會嚴重，對於居民的精神方面亦有負面影響。 3. 玻璃幕牆會有強光反射到附近的居處，長遠來說，對居民的眼睛會造成不可彌補的損害。 4. 加高後的建築物高度會令到周邊的居民看到天空的機會愈來愈低，令人情緒會低落，甚至引至自殺的傾向。 5. 英皇道 1111 號建築物的地面休憩的地方，這本來是一塊綠色環境的地方，好讓附近的居民在那裏享受一下陽光，但現在已成吸煙者的邊爐，經常有十多個寫字樓的人在那空地吸煙，居民經過此地都急步行過，如果擴建後，可以想像有多一倍的煙民，這是絕對影響居民的健康。 6. 前仁孚的位置將會興建商業樓宇，如果再加上擴建，肯定會增加人流，從而影響交通擠塞。 7. 今次的擴建，並不是所有附近的居民都知道，所以貴處收到的意見並不是全面。如果多些人知道，貴處所收到的意見，一定會更多。基於以上



的理由，我們要求貴處本着同理心去考慮，保護我們這群小市民，不要因為這是大財團，就犧牲我們。謝謝！

樓高存在安全隱患

個屋苑都已經 50 年，唔好再搞咁多嘢啦

唔環保

空氣污染

怕太嘈，空氣污染嚴重

The proposed office extension will add to the pedestrian and road traffic problems in vicinity of City Plaza. In recent times (more prevalent in the past year), we have seen traffic congestion stemming from Eastern Corridor Hwy connection to Taikoo through to City Plaza commercial complex's car drop-off and car park entrances. Adding more office floor areas to 1111 King's Road will further aggravate the problem. Furthermore, the added office height will have drastic adverse impact to the air ventilation as well as blockage of natural sunlight to my home estate (Mount Parker Residences, 1 Sai Wan Terrace) which will materially affect the living quality and healthy of the estate's residences.

會增加太多辦公室人流。對現有的設施或商戶都不足夠應付

影響景觀

影響空氣，交通超出負荷能力，建造期噪音和塵泥對我鼻敏感有極大負影響，人流太多太雜，平台是有人趁機跟入跟出大廈，不安全。午餐找不到餐廳，也有衛生問題，公共廁所不夠用

I am writing as a resident of Quarry Bay (The Orchards, 3 Greig Road) to express my strong objection to the subject planning application requesting a 10-storey building height relaxation



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for 1111 King's Road. The proposed extension will adversely impact local livability, microclimate, traffic, and urban spatial quality. My grounds for objection are set out below:

1. Cumulative Environmental Nuisance During Construction The Quarry Bay/Taikoo precinct has recently endured major redevelopments and demolitions of adjacent industrial buildings along Westlands Road and Shipyard Lane. Adding a 10-storey vertical extension to 1111 King's Road prolongs heavy construction noise, ground vibration, and fugitive dust emissions. The cumulative impact severely degrades air quality and noise levels for nearby residences, particularly vulnerable young and elderly residents.
2. Severe Traffic Gridlock and Road Safety Hazards King's Road and Westlands Road operate near practical traffic capacity during peak hours. Construction logistics—including heavy machinery, concrete mixers, and temporary lane closures—will exacerbate traffic bottlenecks. This creates significant daily disruption and safety hazards for nearby residential developments, including Taikoo Shing (specifically Po Yang Mansion, Heng Shan Mansion, and Harbour Heights) and Kornhill (Blocks A to D facing King's Road/Greig Road).
3. Destruction of the Victoria Harbour & Island East Skyline Hong Kong's Urban Design Guidelines emphasize preserving the visual ridgeline of Mount Parker and maintaining balanced coastal skylines. -Harbourwide Visual Impact: The extra 10 storeys will create a towering vertical blockage visible from East Kowloon (Yau Tong, Lei Yue Mun, Kwun Tong) and from high-tier residential vantage points across Island East. -Historical Precedent: The lessons from the excessive height of Grand Promenade in Sai Wan Ho demonstrated how towering seafront structures break visual harmony and degrade public enjoyment of the harbor corridor. 1111 King's Road risks repeating this planning mistake.
4. Severe "Wall Effect" and Microclimate Degradation An additional 10 storeys transforms the building into a massive physical barrier against



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污系統的負荷程度。另外，亦可會阻擋風度，影響社區的空氣流通，加劇社區的熱島效應。人流多了，可會令到交通更擠塞、環境噪音水平等，影響居民生活及作息。

現時人流已太多，會增加交通負荷

太多商業公司，致人流太多，現有的配套不勝負荷。

嘈音，空氣污染嚴重

為近鄰居製造太大壓迫感



prevailing sea breezes from Victoria Harbour toward the foothills of Mount Parker. -Air Trapping: Blocking wind penetration worsens pollutant dispersion in the dense Quarry Bay basin, trapping street-level vehicular emissions. -Urban Heat Island Effect: Increased building volume intensifies thermal heat retention, raising summer temperatures and degrading outdoor ambient air quality for pedestrians and residents across Taikoo Shing, Kornhill, and The Orchards. 5. Lack of Rationale & Unjustified Increase in Commercial GFA Hong Kong's commercial sector continues to adjust to high vacancy rates in Grade-A office buildings across Island East and Kowloon East. The applicant has failed to provide a valid planning justification or market demand assessment demonstrating why a substantial increase in Gross Floor Area (GFA) is required at this location. 6. Strain on Transport Infrastructure & Pedestrian Realm An enlarged commercial capacity will flood the immediate area with thousands of additional daily commuters, overwhelming peak-hour capacities at MTR Taikoo and Quarry Bay Stations, pedestrian crossings along King's Road, and local public amenities. Conclusion The minor commercial gain of adding 10 storeys to 1111 King's Road is vastly outweighed by the long-term detriment to community health, air quality, traffic safety, and townscape aesthetics. I respectfully urge the Town Planning Board to reject this application.

affected residential building owners were never consulted. No detailed development available to public.

長期施工產生噪音及灰塵影響社區環境，交通超出負荷。

如果英皇道 1111 號增建樓層獲得批准，將會帶來嚴重的影響。這個影響包括：太古城區的天際線，影響居民的視覺景觀，及居住環境質素。關於環境基礎設施方面，例如：影響排水及排

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260827-214126-88194

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

27/08/2026 21:41:26

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. HUANG WEI CHAO

Name of person making this comment:**意見詳情****Details of the Comment :**

RE: Objection to Planning Application No. A/H21/160

Proposed Amendments to "Commercial (7)" Zone – Vertical Extension of 1111 King's Road, Quarry Bay

Dear Sir/Madam,

I am writing as a local citizen to voice my strong opposition to the planning application A/H21/160. The proposed 10-storey office expansion over the existing 28-storey building at 1111 King's Road will produce substantial negative impacts on our community. I urge the Town Planning Board to reject this application based on the following grounds:

1. Severe Visual Wall Effect, Loss of Natural Sunlight, and Disproportionate Impact on Vulnerable Elderly Residents

Adding 10 storeys will expand the height limit up to 165 mPD, creating a severe wall effect. The vertical extension will directly block sunlight and natural ventilation for neighboring residential buildings. This is particularly damaging to Kornhill Gardens (Blocks 7 to 10), where more than 20% of the residents are elderly (older than 65 years old). Many of these senior residents spend a significant portion of their days at home and rely heavily on natural daylight and proper air circulation for their physical health. Depriving them of natural light and fresh air, while trapping them under the shadow of a massive commercial tower, will severely and negatively impact their physical health, mental well-being, and overall quality of life.

2. Increased Traffic and Pedestrian Congestion

The extension expands the development's gross floor area by over 20%. Bringing thousands of additional office workers into this space will overwhelm local transit. King's Road and the Tai Koo MTR Station concourse already experience extreme bottlenecks during peak commuting hours. The current local infrastructure cannot safely support this rapid surge in passenger volume.

3. Compounding Existing Severe Congestion, Rampant Illegal Parking, and High Risk to School Children

The traffic congestion and illegal parking issues on King's Road and Shipyard Lane (the street serving the Taikoo Shing entrance and Kornhill Apartments) are already reaching a breaking point. King's Road relies heavily on a single eastbound lane directly adjacent to the building. This lane is routinely blocked by vehicles illegally idling, dropping off passengers, or double-parking, which regularly paralyzes local traffic.

Alarming, this worsening gridlock poses an immediate, severe safety hazard to our community.

y's youth. The development site is located in the immediate vicinity of multiple kindergartens, primary schools, and high schools (including DSC International School, Kornhill Anglo-Chinese Kindergarten, and nearby Quarry Bay schools). Hundreds of young children and students navigate these narrow footpaths and crossings daily. The chaotic environment created by illegal drop-offs and visibility-blocking vehicles has already resulted in near-miss traffic accidents involving vulnerable young children. Adding a 10-storey commercial extension will exponentially increase vehicle volume and drop-off demands, drastically compounding these safety blind spots and making a fatal pedestrian accident a matter of "when," not "if."

4. Severe Construction Hazards, Health Threats, and Disruption to DSC International School
Building 10 additional floors directly on top of an active, occupied commercial structure will bring years of continuous noise, heavy vibration, and toxic dust pollution. Crucially, DSC International School is located right next door to the development site. The proposed vertical construction will create an incredibly dangerous condition for children using the school's outdoor playground, exposing them to the physical risk of falling objects or debris from extreme heights.

Furthermore, the unavoidable air and noise pollution generated by years of heavy structural work will directly harm the children's physical health and mental well-being. Constant high-decibel construction noise will shatter the learning environment, disrupting classes and causing immense psychological stress to students. Simultaneously, airborne particulate matter and dust will compromise the air quality of the school campus, posing severe respiratory risks to growing children. Forcing a massive vertical construction site directly adjacent to an active international school environment is a profound risk to child safety that cannot be mitigated.

5. Complete Defiance of TPB Planning Principles and Mischaracterization of the "Minor" Relaxation

The developer's request for a 20% increase in Gross Floor Area (GFA) is aggressively mischaracterized. A 20% expansion is a massive structural modification, not a "minor" upgrade. It sets a highly destructive planning precedent for the area. Crucially, this development proposal offers absolutely zero benefits to the local community, public infrastructure, or urban environment.

This purely profit-driven expansion directly violates the Town Planning Board's core principles and statutory focus. The TPB is mandated to review and approve designs that are socially, environmentally responsible, and fundamentally beneficial to the public interest. Approving a towering 10-storey commercial extension that only strips away community resources, compromises child safety, and degrades the local microclimate completely undermines the TPB's role as a protector of public welfare.

For these reasons, I request the Town Planning Board to prioritize the well-being of Eastern District citizens and reject Application No. A/H21/160.

Thank you for your time and consideration.

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260827-222251-86195

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 27/08/2026 22:22:51

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 先生 Mr. Martin Cheung

意見詳情 Details of the Comment :

敬啟者：

主旨：反對及建議拒絕城規會申請編號 A/H21/160 — 擬放寬非住宅樓面面積及樓宇高度限制

就位於英皇道111號（太古城中心第一期）之城規會申請編號 A/H21/160 提出正式反對。該申請擬放寬非住宅總樓面面積及樓宇高度限制，若獲批准，將嚴重加劇香港本已脆弱的寫字樓市場，顯著削弱太古城居民的居住環境，並對以住宅為主的社區帶來不可接受的交通及環境負擔。

我們懇請城市規劃委員會拒絕該申請，理由如下：

一、寫字樓市場供過於求及需求疲弱

- 香港寫字樓市場空置率持續上升，獨立分析預測年內空置率將升至 19%。
- 批准額外商業樓面只會加劇結構性供過於求，導致長期空置，並削弱土地的有效利用。
- 申請人未能證明該地點存在不可避免的特定需求。

二、即將落成的大量供應削弱必要性

- 2025–2026 年間將有多項大型寫字樓落成及預租項目，顯著增加全港供應。
- 太古地段的仁孚工業大廈（英皇道1067號）及毗鄰華廈工廠大廈（船塢里8號），合共約 779,000平方呎的重建申請亦將於今年提交。
- 在此背景下，英皇道111號的邊際樓面增加難以吸納，反而會壓低租金並提高空置率。

三、自然景觀及居住環境惡化

- 太古城為成熟高密度住宅區，其價值依賴既有景觀及天際走廊。
- 擬議高度提升將阻擋長期景觀、加劇遮蔽、減少日照並削弱鄰近住戶的私隱。
- 若保留原有玻璃幕牆設計，反射陽光、眩光及熱輻射將加劇光害及室內過熱，嚴重影響居民生活。
- 以上結果違背委員會保障住宅環境的責任。

四、空氣流通及微氣候影響

- 高大建築會阻隔盛行風，形成「死角」，削弱自然通風。
- 滯留空氣會積聚污染物、塵埃及濕氣，降低空氣質素。
- 申請依賴過時報告，未能反映現時城市環境，必須要求提交最新獨立研究。

五、交通、運輸及環境壓力

- 運輸署數據顯示，鰂魚涌及太古走廊於尖峰時段已接近容量上限。
- 新增辦公樓面將顯著增加通勤人次，惡化擠塞、提升噪音及排放，並加重行人及裝卸設施壓力。
- 申請所提交的交通及環境評估過時，未能準確反映現況。
- 隨着 仁孚工業大廈及毗鄰 華廈工廠大廈的重建計劃，必須全面考慮累積影響。
- 擬議的改善措施不切實際，難以應對挑戰。

六、請求決定及條件

我懇請委員會：

1. 拒絕 城規會申請編號 A/H21/160。
2. 維持現有樓面及高度限制，以保障太古城居民及港島東的規劃目標。

結論

該申請缺乏合理性，未有充分證據支持，並與可持續土地使用及住宅保障背道而馳。我相信城市規劃委員會將優先考慮太古城居民的長遠居住環境與健康安全，確保任何規劃控制之改動均以最新可靠的證據為依據，並附有可執行的緩解措施。

謹此致函，敬請拒絕。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號
Reference Number: 260828-104832-67234

提交限期
Deadline for submission: 28/08/2026

提交日期及時間
Date and time of submission: 28/08/2026 10:48:32

有關的規劃申請編號
The application no. to which the comment relates: A/H21/160

「提意見人」姓名/名稱
Name of person making this comment: 女士 Ms. 余玉英

意見詳情
Details of the Comment :

反對興建，不應侵犯鄰近居民的空間。因我住在該物業的對面。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260828-130022-71139

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

28/08/2026 13:00:22

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. Sylvia

Name of person making this comment:**意見詳情****Details of the Comment :**

如果英皇道1111號增建樓層獲得批准，將會帶來嚴重的影響。這個影響包括：太古城區的天際線，影響居民的視覺景觀，及居住環境質素。關於環境基礎設施方面，例如：影響排水及排污系統的負荷程度。另外，亦可會阻擋風度，影響社區的空氣流通，加劇社區的熱島效應。人流多了，可會令到交通更擠塞、環境噪音水平等，影響居民生活及作息。

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260828-145958-56273

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

28/08/2026 14:59:58

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

先生 Mr. C Ho

Name of person making this comment:**意見詳情****Details of the Comment :**

為甚麼不停的問意見？

每一個在附近的家庭在花上畢生的積蓄就用來買一個物業來安居樂業。買的時候環境就是就個樣子已經考慮過附近有沒有機會重建而將環境變差的可能。怎知你們竟然考慮給地產商加建。是否我們的物業也可以加建。

整個計畫就是這個地產商得益，所有附近住的人就損失。

香港整體商業樓宇已經過剩，所以連其他地產商也因加建而多了不應該爭加的競爭。

這是城規會應該做的事嗎？為甚麼偏幫一個地產商？

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

tpbpd/PLAND

寄件者: [REDACTED]
 寄件日期: 2026年08月28日星期五 23:28
 收件者: tpbpd/PLAND
 主旨: Objection to Section 16 Planning Application No. A/H21/160 – Proposed Minor Relaxation of GFA and Building Height (1111 King's Road)
 類別: Internet Email

To: Town Planning Board

Dear Members of the Town Planning Board,

This submission outlines a formal objection to Application No. A/H21/160. The proposed minor relaxation of Gross Floor Area (GFA) and Building Height lacks justification, as the cited "planning gains" serve private commercial interests rather than delivering genuine public civic benefits.

1. Mischaracterization of Improved Pedestrian Connectivity at 6/F as Planning Gains and Reversion of Baseline Space

Paragraph 3.5.2 of the planning statement (PS) attempts to package the reorganization of internal GFA by removing a bank in-mid of the route on the 6/F and straightening corridors—as a public amenity. However, historical records (including the 17 January 2022 BD-approved plan) confirm that this exact footprint (marked area "M" in the approved plan) before the Alternation and Addition work was serviced as office lobby and passage way. This space was functioned as an uncompromised, open-plan executive office lobby before being commercially subdivided. Rearranging these commercial footprints merely reverts the heavily compartmentalized layout back toward its original architectural state to capture new retail yields. This internal commercial restructuring offers zero net improvement to the public realm.

2. The 5/F Kiosk Substitution and Hidden Commercial Scale

Under Paragraph 3.4.2 of the PS, the applicant vaguely describes the 5/F area as "part of the office lobby." However, item 1.2 of R-to-C confirms this footprint at 5/F was part of the Office Reception Area and Lobby which was converted to a high-density hotspot restaurant in 2022 accommodating approximately 70 patrons. Historically, this footprint was functioned as a spacious, elegant lower-level transit and lobby zone that seamlessly bridged the incoming escalator flow from the main entrance and west of the shopping mall up towards the primary 6F lift core. The restaurant layout introduces a heavy structural partitioning right at this primary transit node. Replacing this restaurant with the proposed Kiosks 1 to 6 (Figure 3.4 of the PS) merely reverts to its original state. While, swapping one intensive commercial tenant for six retail kiosks is a private lease adjustment, not a public gain. Additionally, the restaurant is tightly integrated into the primary office lobby zone rather than a dedicated back-of house podium retail floor, it lacks a proper, isolated logistics corridor or back-of-house service dock connection to the loading bay at basement. As a result, most of the daily food deliveries and waste management logistics are forced through a doorway located merely 20m from the primary building

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entrance, creating severe hygiene hazards, foul odours, and conflicts with pedestrian flow across core corporate pathways.

3. Potential Traffic Paralysis on King's Road

The proposed 5/F private pick up/drop-off lay-by ("Arrival Plaza") is incompatible with the King's Road frontage. The road segment outside East Hong Kong, Citiplaza and 1111 King's Road running in the east bound direction is a constrained single-lane corridor with strict "No Stopping" zones and a bus lay-by limited to two jumbo buses. While it is technically viable to utilize an around 30m-long slip road on the right outside 1111 Kings Road for the buses to bypass the vehicles stopping at this single-lane waiting for the private lay-by bay, introducing such drop-off bay will inevitably attract induced demand from taxis, private cars, and delivery lorries servicing the retail kiosks. A backup of just a few vehicles will trap franchised buses in the bus lay-by and paralyze the single active lane, delaying public transit commuters for the localized convenience of a few private vehicles.

4. Existing Infrastructure and Cosmetic Renovation

According to paragraph 3.4.5 of the PS, the 5F outdoor zone already featured established landscaping with trees (such as Hibiscus tiliaceus) and seating benches, meaning the proposed enhancement works' function primarily as a cosmetic renovation rather than a brand-new public space creation. As reflected in Figure 3.4 of the landscape proposal, cramming commercial kiosks in the outdoor and semi-outdoor area, chairs and tables with multiple parasols into this arrival zone creates physical obstruction. This new fixtures reduce clear walkable widths, restrict the natural movement of office workers and visitors, and heighten congestion during peak pedestrian hours.

5. Demographic Mismatch and Illusory Utility of the Sky Garden

The PS under Paragraph 3.2.1 promotes a 28/F refuge floor-cum-sky garden featuring active wellness amenities, such as jogging tracks and yoga zones, as a major public planning gain. This fundamentally misreads the socio-demographic fabric of Taikoo Shing and Kornhill Garden. These mature residential estates comprises a high proportion of elderly residents with negligible demand for high-impact jogging and aerobic facilities, while the working-age population commutes out of the district during weekdays. Furthermore, the applicant's assumptions are contradicted by empirical reality: the existing landscaped flat roof at 6/F is already open to the public but suffers from chronically low utilization due to exhaust pollution from this area. Assuming an elevated garden with uncompelling eastern views toward Kai Tak will suddenly draw heavy public engagement is entirely unfounded. A minor, localized uptick in niche weekend usage would certainly not justify a permanent, major statutory relaxation of Gross Floor Area and Building Height for what will functionally remain dead space

Conclusion

The 1997 Occupation Permit established the 5/F and 6/F lobbies and passage way as spacious, open-plan transition zones designed for uncompromised pedestrian circulation. Between 2021 and 2022, the applicant modified these core areas to accommodate a restaurant on the 5/F and a commercial bank on the 6/F, narrowing primary public passageways. The current application merely undoes these internal commercial modifications and returns the building layout toward its pre-2021 baseline.

Remediating past spatial reductions, alongside the severe traffic congestion risks on King's Road and the low practical utility of the proposed sky garden fails to fulfill the statutory threshold of delivering

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demonstrable public planning gains. The Town Planning Board is respectfully urged to uphold statutory
planning standards and **REJECT** Application No. A/H21/160.

Mr Lai

Sent from my iPhone

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

260828-202215-77493

Reference Number:

提交限期

28/08/2026

Deadline for submission:

提交日期及時間

28/08/2026 20:22:15

Date and time of submission:

有關的規劃申請編號

A/H21/160

The application no. to which the comment relates:

「提意見人」姓名/名稱

小姐 Miss Tong Yu Ling

Name of person making this comment:

意見詳情

Details of the Comment :

1. 擬議放寬幅度並非屬「輕微」性質

申請人將擬議的增幅描述為「略為放寬」，但擬議變更的規模龐大，超出合理地被視為輕微的範圍：

- 「C(7)」地帶的總樓面面積（GFA）限制將由123,129平方米增加至148,629平方米，增幅為25,500平方米或20.7%。
- 英皇道1111號的建築物高度（BH）限制將由主水平基準以上135米增加至165米，增幅為30米或22.2%。
- 若僅以英皇道1111號計算，總樓面面積增幅約為32.7%（由78,069平方米增加至約103,569平方米）。
- 以絕對數值計算，該方案在現有建築物之上加建13層新樓層，將建築物高度從現有的106.35米（主水平基準以上）增加約59米。

如此規模的增幅——相當於在現有建築物之上加建一幢實質的建築物——遠遠超出分區計劃大綱圖《註釋》所預期的「略為放寬」範圍。懇請委員會考慮，59米的實際增幅對周邊社區的影響，無論以任何合理標準衡量，都不能被視為輕微。

2. 分區計劃大綱圖的限制是經過深思熟慮而施加的，應予以維持

「C(7)」地帶現行的建築物高度限制135米（主水平基準以上）及總樓面面積限制123,129平方米，分別於2008年7月25日及2009年10月9日施加於分區計劃大綱圖——即在屋宇署於2008年批准一套具有更高參數的建築圖則（GBP）之後。在建築圖則獲批之後施加這些限制，表明委員會特意將該地帶的發展規模限制在現有水平。申請人依賴先前獲批的建築圖則來為超出分區計劃大綱圖限制的要求辯護，實屬不當，且損害法定圖則的目的和完整性。若委員會接受此論據，實際上會令分區計劃大綱圖的限制對任何在限制施加前已獲建築圖則批准的地盤變得毫無意義。

3. 對居民的不利視覺影響

申請人提交的視覺影響評估（VIA）存在以下不足之處：

- (a) 視覺影響評估僅評估建築物高度超過分區計劃大綱圖限制135米（主水平基準以上）所產生的視覺影響，而非以現有建築物的實際高度106.35米（主水平基準以上）為基準。對居住在附近的居民而言，相關基準應為建築物目前的實際狀況，而非從未建至的理論

最高限制。

(b) 視覺影響評估選取的五個觀景點均為距離申請地點有一定距離的公共空間。沒有任何觀景點代表緊鄰太古城居民的視角，而這些居民的海港及山坡景觀可能因擬議的13層擴建工程而被直接和永久地遮擋。

(c) 視覺影響「微不足道至輕微」的結論並不反映受該方案最直接影響的居民的實際感受。

4. 技術評估不充分

申請人未能提交若干對正確評估該申請至關重要的評估報告：

(a) 未提交風險評估，儘管該方案涉及在一幢位於稠密住宅區內、現正使用的辦公大樓之上加建13層新樓層。缺乏涵蓋施工安全、消防安全、結構完整性、風荷載及疏散規劃的風險評估，構成重大缺失。

(b) 空氣流通評估（AVA）僅屬定性評估。鑒於申請地點已被高層建築物包圍，且方案涉及30米的建築物高度增幅，應要求進行定量的計算流體動力學（CFD）研究，以正確評估對街道層面風走廊及熱舒適度的影響。

(c) 未提交施工管理計劃以處理噪音、塵埃、震動、工作時間或施工車輛路線等問題——這些均為居住在緊鄰太古城住宅大廈的數千名居民直接關注的事項。

5. 對「C(7)」地帶內其他土地擁有人發展權益的影響

「C(7)」地帶受單一的綜合總樓面面積上限所限制，涵蓋英皇道1111號、太古城中心及香港東隅。擬議增加的25,500平方米總樓面面積全部分配予英皇道1111號。若委員會批准該項放寬，「C(7)」地帶內的其他土地擁有人未來的發展潛力可能因此受限，因為額外的總樓面面積空間將被英皇道1111號所獨佔。此分配並不公平，並損害該地帶內其他現行土地擁有人的發展權益。委員會不應在未獲得其他土地擁有人充分及知情同意的情況下，批准一項僅有利於一名擁有人而可能犧牲同一地帶內其他擁有人利益的放寬申請。

6. 業權人同意及通知方面的不足

申請表格披露「C(7)」地帶共有26名現行土地擁有人，但僅取得1名擁有人的同意，並僅向2名擁有人發出通知。就取得其餘擁有人同意或向其發出通知所採取的「合理步驟」之詳情，在表格上似乎並不完整——具體而言，報章刊登、地盤張貼通知及通知業主立案法團的日期均未填寫。我們恭請委員會注意，申請人並未充分遵守委員會有關業權人同意及通知的要求，委員會不應在申請人證明已完全遵守有關要求之前考慮該申請。

7. 規劃增益不確定且缺乏執行力

申請人提出若干規劃增益，包括30樓的空中花園、5樓的改善工程及改善行人連接。然而：

(a) 空中花園將由申請人全權管理及維護，並無獨立的監督機制。

(b) 執行機制僅被描述為「可能」的批准條件以及地政總署「可」施加的契約修訂條件。現階段並無具約束力的承諾。

(c) 公眾進入空中花園須使用由大廈管理處控制的專用電梯，意味著公眾進出在實際上可能受到限制。

委員會不應對缺乏可執行的實施機制的規劃增益予以重大考量。若委員會傾向批准該申請，我們敦促委員會在批出規劃許可之前，施加具約束力的條件並列明遵從機制。

8. 施工階段的滋擾

擬議的施工——涉及重型吊運、起重機作業及高達165米（主水平基準以上）的高空工程——將在緊鄰稠密住宅大廈的範圍內進行，施工期延至2029年（自預計動工日期起約3年）。長時間施工所產生的噪音、塵埃、震動及施工車輛交通對周邊居民的生活環境及質素的影響，在本申請中均未予以處理。

9. 請求

基於上述理由，我們恭請委員會：

- (a) 全面拒絕規劃申請編號A/H21/160；
- (b) 如委員會傾向考慮批准該申請，則作為替代方案，懇請委員會：
 - (i) 要求申請人在進一步考慮該申請之前，提交風險評估、定量空氣流通評估及施工管理計劃；
 - (ii) 要求申請人證明已完全遵守業權人同意及通知要求；
 - (iii) 對所有擬議的規劃增益（包括空中花園、無障礙通道及行人連接改善工程）施加具約束力及可執行的條件；及
 - (iv) 確保「C(7)」地帶內額外總樓面面積的分配不會損害其他現行土地擁有人的發展權益。

我們保留出席委員會考慮該申請的任何會議及作進一步陳述的權利。

此致

敬禮

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review**參考編號**

260827-164940-76514

Reference Number:**提交限期**

28/08/2026

Deadline for submission:**提交日期及時間**

27/08/2026 16:49:40

Date and time of submission:**有關的規劃申請編號**

A/H21/160

The application no. to which the comment relates:**「提意見人」姓名/名稱**

女士 Ms. 吳麗嫦

Name of person making this comment:**意見詳情****Details of the Comment :**

反對 1111 号英皇商廈加建，因為太古城居民認為會增加交通負荷，空氣污染，人流增加。而且加建期間的灰塵，燥音亦令居民不接受！太古城的居住密度已到頂點！

Detailed Departmental Comments

Comments of the District Lands Officer/Hong Kong East, Lands Department (LandsD):

- (i) generally, requirements/conditions in any planning submission/approval would not automatically be incorporated in the land lease. With a view to ensuring the compliance with any proposed additional conditions under lease, it is the LandsD's requirement that any proposed conditions would only be considered to be incorporated under lease provided that there is a relevant bureau/department (B/D) requesting for or in support of such additional conditions. Such B/D would be responsible for monitoring the applicants' compliance with such additional condition. In the absence of such B/D's request or support, such conditions would not be incorporated under land lease;
- (ii) the site boundary, site area and gross floor area (GFA) figures and relevant details of the concerned lots as mentioned in the Planning Statement (PS) have not been verified at this stage. Meanwhile, the applicants should ensure that the proposed development should be confined within the concerned lots and would not encroach onto the adjoining Government Land;
- (iii) in view of the departmental comments and public concerns, the applicants reviewed the application and submitted the revised submission which is intended to extend the office development by adding 10 new storeys of office, mechanical & electrical facilities and refuge floor-cum-sky garden atop the existing building of 1111 King's Road (the proposed development) through relaxation of GFA of "Commercial(7)" ("C(7)") zone from 123,129m² to 142,254m² (i.e. increase 19,125m²) and building height (BH) restriction of the site of 1111 King's Road from 135mPD to 149.8mPD (i.e. increase 14.8m) under the OZP. Please note that the lots where the "C(7)" zone situated thereon form parts in the Master Development Plan (MDP). The total proposed commercial GFA and BH (including numbers of storeys and heights of buildings) would exceed those stipulated in the MDP governing the concerned lots and therefore is not acceptable from a lease point of view. Should the Town Planning Board approve the planning application, the applicants, the concerned lot owners and the relevant parties are required to apply to LandsD for prior written consent (for necessary amendments of the MDP) in order to implement the proposed development. However, there is no guarantee that such application, if submitted, will be approved. Such application, if received, will be dealt with by LandsD acting in its capacity as the landlord at LandsD's discretion, and if it is approved, it will be subject to such terms and conditions, including amongst others, payment of appropriate premium and fees as may be imposed by LandsD; and
- (iv) as per para. 3.2.5 of the PS, the applicants will apply to LandsD for a lease modification to effect the proposed development and it is stated that "If Lands Department deems fit, Lands Department may impose the sky garden requirement by incorporating the relevant conditions in the proposed lease modification requiring the applicants to provide and maintain a sky garden at his own cost for the use by the public free of charge during the proposed opening hours". Please note that no application has been received from the applicants by this Office for the proposed development at this juncture. Unless relevant B/Ds have agreed to take up the role of competent authority for overseeing or monitoring the compliance under the proposed additional conditions, if any, for the sky garden/open space and all related pedestrian route/connections/facilities which will be opened to

public during proposed opening hours, imposition of such additional conditions in the land lease will not be considered by LandsD. She shall defer to the Planning Department, Transport Department, Leisure and Cultural Services Department or other relevant B/Ds to consider and comment on the captioned proposal. Please also refer to the comments in sub-para. (i) above.

Recommended Advisory Clauses

- (a) to note the comments of the Commissioner for Transport that:
 - (i) as a gentle reminder to the applicants, the provision of the 2-m wide footpath within the Application Site for 24-hour public use, as proposed by the applicants, should be suitably reflected in the subsequent lease modification; and
 - (ii) please be clarified that the road works, i.e. converting the existing public footpath into carriageway and a public lay-by with suitable road markings, should be within existing public roads and involve no surrender of land. As the portion of land is within public road, TD would continue to perform traffic management of the proposed lay-by;
- (b) to note the comments of the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK of HyD) that:
 - (i) the proposed works fall within the railway protection boundary of the existing Island Line. As the operation of the existing railway system is not under the jurisdiction of this office, he has no input on the plans from railway development point of view. With reference to DEVB TC(W) No. 1/2019 and/or PNAP APP-24, please seek comments from MTR Corporation Limited with respect to the operation, maintenance, safety and any future works required for the existing railways;
 - (ii) as the proposed roadworks (i.e. converting existing footpath to carriageway and a new pick-up/drop off layby) fall within public road and TD would continue to take up the traffic management responsibility, HyD would continue to take up the maintenance responsibility, provided that the roadworks are designed and constructed in accordance with HyD standards;
 - (iii) he has no comment from highways maintenance point of view for the new pick up/drop off layby, subject to the following conditions:
 - a.) as a portion of the existing footpath will be converted to carriageway, the existing utilities within that footpath must be diverted or lowered to maintain the minimum cover of 900mm. The applicants shall be responsible for all coordination with the utility companies for any diversion works, ensuring that minimum cover is provided for utilities under the proposed layby (carriageway);
 - b.) the road profile of the new layby shall be carefully designed, and additional gullies shall be provided at suitable locations to prevent water ponding;
 - c.) the proposed layby should be constructed in accordance with current highway standards. The road works design, including road alignments, road drainage, paving pattern, and traffic aids, should be submitted to his Regional Office and TD for comment;

- d.) the applicants shall apply for an Excavation Permit from his Regional Office for any excavation works on public pavement; and
- (iv) he reserves his rights to provide comments upon receipt of any additional submission from the applicants;
- (c) to note the technical comments of the Director of Environmental Protection (DEP) on the Sewerage Impact Assessment (SIA) submitted:
 - (i) for Figure 2.3:
 - a.) since FMH7036243 will be altered/ upgraded, please revise the legend;
 - b.) the invert levels for S9 – FMH7036269 does not tally with Table 12 under Appendix 2.1, please confirm;
 - (ii) for Appendix 2.1:
 - a.) for Table 8, the Peak flow (without swimming pool) and Peak flow (with swimming pool) shall be 717.7 L/s and 781 L/s respectively, please advise and update the hydraulic calculations accordingly;
 - b.) for Table 9, the Peak flow (without swimming pool) and Peak flow (with swimming pool) shall be 765 L/s and 828.3 L/s respectively, please advise and update the hydraulic calculations accordingly; and
 - c.) for Table 10, please remove FMH7036273, FMH7036292 and FMH7036293 in Remarks (6);
- (d) to note the comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I of DSD) that:
 - (i) based on the submitted SIA report, the applicants are reminded to keep updated existing record with their latest design parameters, as well as the latest records from the surrounding for their consideration on of the upgrading the surrounding sewerage system as necessary. The SIA for the subject planning application also needs to meet the full satisfaction of Environmental Protection Department, the planning authority of sewerage infrastructure;
 - (ii) the applicants have to submit a Drainage Impact Assessment to the Buildings Department and copy to DSD for comments at building plan submission stage; and
 - (iii) in the SIA report, there were mistakes in the design capacity of Tai Koo Shing Sewage Pumping Station (TKS SPS) as discussed in para. 2.5.4 of the main text and in Table 13 enclosed in Appendix 2.1. The design capacity of TKS SPS should be 59,616 m³/day, consisting of 3 duty pumps and 1 standby pump, each with a capacity of 230 L/s;

- (e) to note the comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (BD) that:
 - (i) if gross floor area (GFA) exemptions for the refuge floor cum sky garden/green/amenity features and non-mandatory/non-essential plant rooms and services for the proposed development are to be applied, compliance with the pre-requisites and the Sustainable Building Design (SBD) guidelines as stipulated in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and 152 are required; and
 - (ii) the structures provided at the outdoor area may be accountable for GFA calculation, unless the criteria for disregarding or exempting them from GFA calculation as stipulated in the relevant PNAPs have been fulfilled;
- (f) to note the comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD) that the applicants should be advised that approval of the application does not imply approval of tree works such as pruning, transplanting, felling and compensatory/ new tree planting. The applicants are reminded to seek approval for any proposed tree works from relevant departments prior to commencement of the works;
- (g) to note the comments of the Director of Fire Services (D of FS) that he has no specific comment on the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction. Detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans. The provision of emergency vehicular access in the subject project shall comply with the standard as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by the BD;
- (h) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
 - (i) in accordance with the Food Business Regulation, Cap 132X, and other relevant legislations, any person who intends to prepare and/or manufacture food for sale for human consumption or to sell restricted foods at any premises must obtain a licence/permit relevant to the type of the proposed business before commencement of such business. Any person found operating an unlicensed premises and/or violating the relevant provisions in the legislation will be liable to prosecution; and
 - (ii) outside seating accommodation (OSA) refers to any open area used for alfresco dining business, whether it is situated on Government land or within private property. "Open area" also includes flat roof of a building, a backyard/open yard of a building where there are no waste/soil pipes or manholes prejudicing the hygienic operation of the OSA and area underneath or partially covered by projecting structures laid down as specified conditions on Government and private lands. When a restaurant licensee/licence applicants wish to use an OSA outside the restaurant premises for alfresco dining, he/she is required to obtain approval from Food and Environmental Hygiene Department before commencement.