

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H21/160

- Applicants** : Actuate 5 Limited, Actuate 6 Limited, Actuate 7 Limited, Actuate 8 Limited, Actuate 9 Limited, Actuate 10 Limited, Actuate 11 Limited, Actuate 12 Limited, Actuate 13 Limited, Actuate 14 Limited, Actuate 15 Limited, Actuate 16 Limited, Actuate 17 Limited, Actuate 18 Limited, Actuate 19 Limited, Actuate 20 Limited, Actuate 21 Limited, Actuate 22 Limited, Actuate 23 Limited, Actuate 24 Limited, Actuate 25 Limited, Actuate 26 Limited and Actuate 27 Limited represented by Llewelyn-Davies Hong Kong Limited
- Application Site** : Various Lots in “Commercial (7)” (“C(7)”) Zone Bounded by King’s Road and Taikoo Shing Road, Quarry Bay
- Site Area** : Application Site: about 13,581m²⁽¹⁾
Development Site: about 3,852m²
- Lease** : Quarry Bay Marine Lot No. 2 (QBML 2) & Ext S.J RP, QBML 2 & Ext S.R RP, QBML 2 & Ext S.R ss.2, QBML 2 & Ext S.Q RP, QBML 2 & Ext S.Q ss.2 s.B, QBML 2 & Ext S.R ss.1 s.A, QBML 2 & Ext S.Q ss.2 s.A RP, QBML 2 & Ext S.Q ss.2 s.A ss.1, QBML 2 & Ext S.Q ss.7 RP and QBML 2 & Ext S.Q ss.7 s.A
- (a) for a term of 999 years from 18.4.1900, varied by the relevant Deeds of Variation all dated 12.9.1975 and by two consent letters dated 26.9.1986 and 30.12.2005 restricting that the “C(7)” zone shall be developed in accordance with the purposes, type of building, layout and development schedule indicated and shown on the approved Taikoo Shing Master Development Plans (MDP)
- (b) the MDP may be amended or varied subject to the agreement in writing by the Director of Lands
- Plan** : Approved Quarry Bay Outline Zoning Plan (OZP) No. S/H21/28
- Zoning** : “Commercial (7)” (“C(7)”)
- (a) restricted to a maximum non-domestic gross floor area (GFA) of 123,129m², or the non-domestic GFA of the existing building, whichever is the greater
- (b) restricted to maximum building heights (BHs) of 45 and 135 metres above Principal Datum (mPD) for different parts of the

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

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

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

1. **The Proposal**

- 1.1 The applicants seek planning permission for minor relaxation of (i) the non-domestic GFA restriction of the “C(7)” zone (i.e. the Application Site) from 123,129m² to 142,254m² (i.e. +19,125m² or +15.5%); and (ii) the BH restriction (BHR) from 135mPD to 149.8mPD (i.e. +14.8m or +11.0% in terms of mPD) for the eastern portion of the “C(7)” zone (i.e. the Development Site) for permitted commercial development (**Plan A-1**)⁽²⁾. According to the applicants, the proposed increases in non-domestic GFA and BH restrictions are intended to accommodate a 10-storey office extension to be constructed atop the roof of the existing 29-storey commercial building (including one basement level) with an existing BH of 106.35mPD (i.e. 1111 King’s Road) located within the Development Site. No changes are proposed to the existing Cityplaza or EAST Hong Kong Hotel, both situated within the same “C(7)” zone (**Plan A-2**).
- 1.2 According to the Notes of the OZP, commercial uses such as ‘Office’, ‘Shop and Services’, ‘Eating Place’, ‘Hotel’ and ‘Place of Entertainment’ uses are always permitted within the “C(7)” zone. Based on individual merits of a development or redevelopment proposal, minor relaxation of the GFA and BH restrictions stipulated on the OZP may be considered by the Town Planning Board (the Board) under section 16 (s.16) of the Town Planning Ordinance (the Ordinance).
- 1.3 Under the current proposal, the proposed office extension at 1111 King’s Road involves the addition of 10 storeys resulting in an increase in GFA of 19,125m² and bringing the total GFA to 142,254m². The BH of the commercial building will increase by 43.45m, reaching 149.8mPD at the main roof (**Drawing A-2**). Of the 10 new storeys, seven storeys will be designated for office use (from 31/F to 37/F), one storey will house electrical and mechanical (E&M) facilities (29/F) and one storey will be for office-cum-E&M use (30/F). A refuge floor-cum-sky garden will be located on the roof of the existing office building on 28/F. The indicative section plan, floor plans, and the refuge floor-cum-sky garden plan (28/F) for 1111 King’s Road are shown at **Drawings A-1 to A-3**. A comparison of the major development parameters between the current scheme and the existing development/OZP restrictions within the Application Site/ Development Site is summarised below. According to the applicants, the proposed extension of 1111 King’s Road is scheduled for completion by 2029.

⁽²⁾ According to the development scheme submitted by the applicants in February 2026, the application originally sought planning permission for minor relaxation of the non-domestic GFA of the Application Site from 123,129m² to 148,629m² (i.e. +25,500m² or +20.7%) and the BHR from 135mPD to 165mPD (i.e. +30m or +22.2% in terms of mPD) (**Appendices I to Id**). Subsequently, to address departmental and public comments received during processing of the current application, the applicants submitted Further Information (FI) on 29.7.2026 (**Appendix Ie**) proposing a reduction in the proposed GFA and BH increases, from 148,629m² to 142,254m² and from 165mPD to 149.8mPD respectively, thereby developing a scheme more compatible with the surrounding development context.

Major Development Parameters	Existing Development/ OZP Restrictions (a)	Current Scheme (b)	Difference (b) – (a)
Application Site Area	About 13,581m ²		-
Non-domestic GFA[#] (Application Site)	About 123,129m ²	About 142,254m ²	+19,125m ² (+15.5%)
BH (at main roof) (Development Site)	106.35mPD (existing BH)/ 135mPD (BHR)	149.8mPD	+43.45m (+40.9%)/ +14.8m (+11.0%)
Private Open Space (accessible by the public)	-	3,203m ²	+3,203m ²
- 5/F	-	1,060m ² [⌘]	+1,060m ²
- 28/F	-	2,143m ²	+2,143m ²
Car Parking Spaces	845	855	+10
- Private Car ^Ω	845	845	-
- Motorcycle [§]	-	10	+10
Loading/Unloading (L/UL) Bays[§]	20	27	+7
- Heavy Goods Vehicle (HGV)	11	8	-3
- Light Goods Vehicle (LGV)	9	10	+1
- Van	-	9	+9
Pick-up/Drop-off Laybys^Ω	130m long laybys	130m long laybys and 2 laybys	+2

[#] The Taikoo Shing development is governed by the approved Taikoo Shing MDP. Under the MDP, Cityplaza and Cityplaza One (now 1111 King's Road), which fall within Site V-A (**Plan A-4**), are restricted to a maximum commercial GFA (for non-industrial, other than residential purposes) of 104,582m². Pursuant to the Deed of Mutual Covenant and Management Agreement (DMC) and Schedule 3 of the Deed of Agreement relating to GFA of Site V-A and Site V-C (i.e. EAST Hong Kong Hotel) under the MDP, Site V-A is subdivided into two sub-areas, i.e. Site V-A1 (which includes the Development Site) and Site V-A2 (**Plan A-4**). According to the FI (**Appendix Ib**), the total GFA of Site V-A1 is about 78,068m², of which about 58,600m² is allocated for office use (including the existing office on the 7/F to 27/F, office lobbies on the 5/F and 6/F, and the shuttle lift lobby on the G/F of 1111 King's Road) and is fully owned by the applicants (**Drawing A-2**). If only Site V-A1 is considered, the non-domestic GFA would increase from 78,068m² to 97,193m² (i.e. +19,125m² or +24.5%).

[⌘] According to the FI (**Appendix Ic**), there is no open space requirement for the Development Site or Site V-A1 under the MDP. Therefore, the applicants contend that the existing outdoor area on the 5/F outside the southern entrance lobby of 1111 King's Road (**Plan A-9**) is not currently classified as private open space. However, under the proposed scheme following the enhancement works, this area will be designated as private open space accessible to the public.

^Ω For both Cityplaza and 1111 King's Road.

[§] For 1111 King's Road only.

1.4 The main uses and floor-to-floor heights (FTFHs) of the proposed office extension at 1111 King's Road (**Drawings A-1 to A-2**) are summarised as follows:

Floor	Main Uses	FTFHs
5/F*	Semi-outdoor/indoor area, dining area, food kiosks, retail services	Existing FTFH not provided by the applicants
28/F	Refuge floor-cum-sky garden	5.5m
29/F	E&M facilities	5.1m
30/F	Office-cum-E&M	4.1m
31/F - 37/F	Office	4.1m

* The applicants propose to renovate part of the current office lobby and the area outside the main entrance of 1111 King's Road on the 5/F abutting King's Road (**Drawings A-4 and A-6**).

Provision of Sky Garden and Enhancement Works on 5/F

- 1.5 Under the current proposal, about 2,143m² of new private open space will be provided on the proposed refuge floor-cum-sky garden on the 28/F, and about 1,060m² of existing outdoor area on the 5/F of 1111 King's Road will be enhanced and designated as private open space, and both areas will be accessible to the public. The sky garden will feature a jogging lane, as well as active and passive recreational zones (**Drawing A-3**). Management and maintenance (M&M) responsibilities will be undertaken by the applicants. Located within a covered, weather-proof space with harbour views, the sky garden will serve the leisure and recreational needs of users, including Taikoo Shing residents according to the applicants. It will be open to the public free of charge daily from 8 a.m. to 8 p.m. A dedicated lift will be reserved to provide direct public access to the sky garden.
- 1.6 Enhancement works will be carried out on part of the existing office lobby area on the 5/F and the area outside the commercial building abutting King's Road. According to the applicants, these works will create a proposed smoke-free semi-outdoor/indoor space featuring flexible seating and light refreshment kiosks, and an outdoor food vending kiosk with comfortable seating shaded by trellis designed to serve both the public and office workers, and to provide a comfortable environment for those waiting for buses (**Drawing A-4**). Digital signage displaying real-time bus arrival information will be installed. Members of the public will be able to wait for incoming buses within the semi-outdoor/indoor area. The applicants will implement the enhancement works, and manage and maintain the enhanced open space on 5/F.
- 1.7 Among the 18 trees surveyed within and immediately adjacent to the Development Site, no tree felling is proposed. Six trees will be transplanted to new planting areas outside the entrance on the 5/F, while the remaining 12 will be retained in situ. Additionally, the applicants propose to plant eight new trees in the arrival plaza and courtyard fronting the 5/F entrance (**Drawing A-4**).

Provision of Barrier-Free Access and Improvement of Pedestrian Connection

- 1.8 Currently, laybys for pick-up/drop-off of taxi/private car are available only along Taikoo Shing Road (**Plan A-2**). The applicants commit to providing two pick-up/drop-off laybys for public use in front of the main entrance of 1111 King's Road on King's Road (**Drawing A-4 and Plans A-2 and A-9**). These will enable persons with mobility needs, such as disabled individuals and the elderly, to

enjoy seamless, barrier-free access to the service lifts within the commercial building (**Drawings A-4 and A-6**). Provided that the proposed roadworks within the public road (i.e. conversion of the existing footpath into carriageway and the creation of new pick-up/drop-off laybys) are designed and implemented by the applicants in accordance with the standards set by the Highways Department (HyD), Transport Department (TD) will assume responsibility for traffic management, while HyD will retain the maintenance responsibility.

- 1.9 There are currently two pedestrian access points to 1111 King's Road (**Plan A-2**), one through the southern entrance lobby on the 5/F facing King's Road (**Plan A-9**) and the other through the northern entrance lobby on the G/F connecting to Taikoo Shing Road (**Photo 3 of Plans A-6**). To enhance pedestrian connectivity, the existing route linking King's Road (5/F) to Taikoo Shing Road (G/F)⁽³⁾ (of about 1.8m in width at the narrowest point) will be improved through a revamp of the internal layout on the 5/F and 6/F (**Drawings A-5 and A-6**) under the current scheme. The current zigzag layout of the 6/F corridor discourages pedestrian use; this can be resolved by reorganising the layout of existing shops (**Photo 6 of Plan A-8**). Under the revised layout, the proposed kiosks on 6/F will be aligned in a straight line, creating a direct pedestrian route (of not less than 3.6m in width excluding tables, chairs and planters) from the escalator at the southern entrance lobby to the 6/F shuttle lift lobby (which connects to G/F) (**Drawing A-6**). The proposed enhanced pedestrian connection between King's Road and Taikoo Shing Road will be implemented, managed and maintained by the applicants. With the provision of an alternative pick-up/drop-off laybys along King's Road, the applicants consider that accessibility for all visitors will be enhanced, facilitating barrier-free movement and seamless access to service lifts (including lift 14 connecting 5/F and 6/F) inside 1111 King's Road.

Technical Assessments

- 1.10 To support the application, the applicants have conducted various technical assessments based on the current scheme for proposed office extension⁽⁴⁾, including Traffic Impact Assessment (TIA), Visual Impact Assessment (VIA), Air Ventilation Assessment – Expert Evaluation (AVA-EE), Sewerage Impact Assessment (SIA), and Water Supply Impact Assessment (WSIA) to demonstrate that the proposed minor relaxation of GFA and BH restrictions is technically feasible.
- 1.11 According to the TIA submitted by the applicant, car parking spaces for 1111 King's Road is currently provided at Cityplaza carpark. The existing vacancy of parking spaces during peak hours exceeds the anticipated parking demand generated by the proposed office extension. To comply with the standards of the Hong Kong Planning Standards and Guidelines (HKPSG) for the proposed

⁽³⁾ Upon entering the southern entrance lobby on the 5/F, pedestrians are currently required to take an escalator to 6/F and then transfer to shuttle lifts to reach G/F of Taikoo Shing Road (**Drawing A-5 and Plans A-7 and A-8**). There is no relevant lease condition on the MDP designating the area on the 5/F and 6/F of 1111 King's Road as a public passageway.

⁽⁴⁾ Various commercial uses such as 'Shop and Services', 'Eating Place', 'Hotel' and 'Place of Entertainment' uses are always permitted within the "C(7)" zone. Further technical assessments may be required by relevant government departments in the event of conversion from 'office' use under the current scheme to other permitted commercial uses at the detailed design stage.

office extension, additional facilities including 10 motorcycle parking spaces and seven loading/ unloading bays at basement level of 1111 King's Road, and two laybys for pick-up/drop-off of taxi/private car at King's Road will be provided. The TIA further indicates that all critical junctions assessed in the area will be operating within capacity. The proposed development is therefore not expected to generate significant traffic impacts on the surrounding road network. Regarding the visual impact, the VIA concludes that the magnitude of visual change due to the proposed development would range from negligible to slight when compared to the OZP-compliant scheme of 135mPD. The AVA-EE concludes that since the proposed development is for an extension of 1111 King's Road atop its existing building and the footprint of the newly proposed storeys is slightly reduced compared with the existing storeys, it is anticipated that the wind flow along the existing road networks will not be significantly affected.

1.12 In support of the application, the applicants have submitted the following documents:

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|-----|---|---------------|
| (a) | Application Form received on 12.2.2026 | (Appendix I) |
| (b) | Supporting Planning Statement (SPS) received on 12.2.2026 | (Appendix Ia) |
| (c) | Further Information (FI) received on 10.4.2026 # | (Appendix Ib) |
| (d) | FI received on 15.5.2026 ^ | (Appendix Ic) |
| (e) | FI received on 22.5.2026 ^ | (Appendix Id) |
| (f) | FI received on 29.7.2026 # | (Appendix Ie) |
| (g) | FI received on 31.7.2026 # | (Appendix If) |

accepted but not exempted from publication and recounting requirements

^ *accepted and exempted from publication and recounting requirements*

1.13 On 27.3.2026 and 5.6.2026, the Metro Planning Committee (the Committee) of the Board agreed to defer making a decision on the application for two months as requested by the applicants.

2. **Justifications from the Applicants**

The justifications and responses to public comments put forth by the applicants in support of the application are detailed in the planning statement and FIs at **Appendices Ia to If**, which are summarised as follows:

Relaxation of GFA and BH Restrictions is Minor in Nature

- (a) compared to the General Building Plan (GBP) approved in 2008 prior to the imposition of GFA and BH restrictions in the OZP and the latest GBP approval obtained in May 2025 for the proposed office extension of 1111 King's Road with a main roof at 189.95mPD and a total non-domestic GFA of 163,530.242m² for the entire "C(7)" zone, the applicants have voluntarily reduced the bulk of the proposed development to mitigate visual impact and enhance compatibility with the surrounding area. The current proposal only involves an increase in non-domestic GFA by 19,125m² to 142,254m² (+15.5%), and an increase in BH restriction by 14.8m to 149.8mPD (+11.0%). The proposed relaxation under the

current scheme is considered minor in nature and is not expected to result in an out-of-context change to the existing urban context;

In Line with Planning Intention

- (b) the existing 1111 King's Road functions as a commercial building accommodating 'Office', 'Eating Place' and 'Shops and Services' uses. The proposed office extension reinforces Taikoo Shing as a district commercial and shopping centre, which is in line with the planning intention of the "C(7)" zone;

Compatible with Surrounding Context

- (c) the Application Site is located within a well-established commercial district, surrounded by major developments including Cityplaza, 12 Taikoo Wan Road, and 14 Taikoo Wan Road to the north, Kornhill Plaza to the south, and Taikoo Place (a major commercial hub in Quarry Bay featuring several Grade A office towers) to the west. The proposed office extension is therefore considered compatible with the surrounding land use;
- (d) the proposed BH of 149.8mPD is considered compatible with nearby EAST Hong Kong Hotel (about 141mPD) and office buildings in Taikoo Place, which generally range between 150mPD and 170mPD, with One Island East reaching 301mPD (**Plan A-10**);
- (e) having taken into consideration departmental comments and public concerns received, the applicants have submitted FI on 29.7.2026 (**Appendix Ie**) to reduce the proposed development parameters during the application process to formulate an optimal scheme that is more compatible with the surrounding development context. Compared to the original scheme proposed in February 2026, the proposed BH and GFA of the current scheme have been reduced from 165mPD to 149.8mPD (i.e. -15.2m or -9.2% in terms of mPD) and from 148,629m² to 142,254m² (i.e. -6,375m² or -4.3%) respectively;

Reinforcing Quarry Bay as a Secondary Commercial/Office Centre

- (f) the proposed extension will provide an additional 19,125m² of office space, which helps reinforce Quarry Bay's strategic positioning as a secondary commercial/office center as outlined in the Explanatory Statement (ES) of the OZP;
- (g) occupancy rate of 1111 King's Road has increased from 79% in March 2023 to 87% in August 2024, reflecting strong demand. Office occupancy in Island East remains consistently higher than in other major districts such as Island South, Kowloon East, and West Kowloon;
- (h) planning for office supply should adopt a forward-looking approach and should not rely solely on short-term economic conditions. Quarry Bay remains a competitive commercial hub within Hong Kong, and the proposed increase in office space is considered appropriate and necessary to sustain its growth;

Planning Gains

Provision of Sky Garden

- (i) provision of a sky garden on 28/F has been incorporated to break down the visual mass and enhance visual permeability, while meeting relevant regulations and requirements for the refuge floor. Jogging lanes and areas for active and passive activities will be provided at the sky garden to serve the leisure and recreational needs of the local community. Planters and shrubs will be installed along the edges of the sky garden to mitigate potential overlooking effects on nearby residential buildings. The applicants will be responsible for the M&M of the sky garden, which will be open to the public free of charge from 8 a.m. to 8 p.m. daily and accessible directly via a dedicated lift. No prior reservation will be required for use⁽⁵⁾;

Provision of Laybys for Pick-up/Drop-off of Taxi/Private Car at King's Road for 1111 King's Road and Cityplaza

- (j) currently, only a layby for drop-off of buses and minibuses is available at King's Road for visitors to both Cityplaza and 1111 King's Road. Layby for pick-up/drop-off of private cars or taxis are limited to the Cityplaza entrance on Taikoo Shing Road. New pick-up/drop-off laybys are proposed on the 5/F abutting King's Road, providing alternative laybys for pick-up/drop-off of taxi/private car. This allows passengers with disabilities and the elderly who choose to travel by taxi/private car to drop off directly at the main office entrance of 1111 King's Road and access service lifts easily;

Enhancement Works on 5/F abutting King's Road

- (k) proposed enhancement works include the provision of food kiosks, diverse seating options with trellises and parasols, new feature trees, and a digital signboard displaying bus arrival times semi-inside/outside the office lobby on 5/F abutting King's Road. The proposed private open space on 5/F (accessible to the public) with an area of about 1,060m² can be better utilised to provide more interesting experiences for both the public and office users⁽⁵⁾;

Improving Pedestrian Connectivity

- (l) a more direct route is proposed between King's Road on 5/F and Taikoo Shing Road on G/F⁽⁵⁾. This straightened route will provide pedestrians with a seamless connection, enhanced by the addition of kiosks and seatings. This area will function as both an access route and a relaxing space for light meals, and will be available for public use during operating hours of Cityplaza⁽⁶⁾;

No Adverse Technical Impact

- (m) to ascertain the technical feasibility of the proposed development, the applicants

⁽⁵⁾ There may not be an effective mechanism to monitor the applicants' compliance with the opening, operation, M&M of the proposed sky garden, private open space on 5/F, and enhanced pedestrian access.

⁽⁶⁾ According to the official website of Cityplaza, the business hours of Cityplaza are from 7 a.m. to 12 midnight daily.

have conducted technical assessments including VIA, AVA, TIA, SIA and WSIA. No insurmountable issues have been identified;

- (n) the proposed development has direct connection to the MTR Station via the shopping mall and is located in close proximity to bus and minibus stops. The majority of pedestrians are expected to travel through the shopping mall and the adjacent footpath with ample width. Hence, the pedestrian flows induced by the proposed development are expected to have an insignificant impact on the pedestrian walkway capacity;
- (o) the Application Site is not located within any major identified breezeway, and prevailing winds are observed to flow along existing road networks. As the proposed development involves a height increase with a slightly smaller footprint extension, no adverse air ventilation impact is anticipated and therefore no quantitative assessment is required. At the subsequent detailed design stage, the applicants will take into account sustainable design guidelines, BEAM Plus requirements, and review any potential microclimate impacts to ensure building sustainability performance;

Sufficient Foundation Loading

- (p) at the time of the planning and construction of 1111 King's Road as an initial phase in the 1990s, the basement and foundation were designed to provide sufficient structural capacity and spatial allowance to accommodate additional office floors above. The existing office building at the Development Site was originally designed to support future office extensions and associated facilities, including car parking spaces, loading/unloading spaces, and pick-up/drop-off laybys;

Compliance with Relevant Legislations

- (q) the applicants will ensure that the proposed development fully complies with all applicable design requirements under the Building (Planning) Regulations and relevant codes governing building layout and design including, but not limited to, building separation, site coverage, and the use of glass curtain wall system; and
- (r) the applicants propose that the extension portion has a smaller footprint, as compared to the footprint of the existing office building. Any non-compliant obstruction of daylight due to the proposed development is not anticipated, especially as the surrounding area is already in an urban context with existing high-density and high-rise developments.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicants are part of the “current land owners” of the Application Site. In respect of the other “current land owners”, the applicants have complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the ‘Owner’s Consent/Notification’ Requirements under Sections 12A and 16 of the Town Planning Ordinance (TPB PG-No. 31B) by obtaining consent from one current land owner and notifying the other two current land owners by registered mail. Detailed information

will be deposited at the meeting for Members' inspection.

4. Background

Imposition of BH Restrictions in Quarry Bay

- 4.1 The Taikoo Shing MDP, which were approved in 2008, formed the basis for drawing up the optimal BH restrictions for the Taikoo Shing area. The BH restrictions of 45mPD and 135mPD were subsequently incorporated into the then "C" zone of the Application Site, alongside other BH restrictions imposed across various zones of the OZP in order to prevent excessively tall or out-of-context buildings, to preserve views to the ridgelines of Tai Tam Country Park/Mount Parker from the major public vantage point at Kai Tak waterfront promenade, and to provide better control over BHs in the Quarry Bay area. In view of the topography of the Quarry Bay area, BH bands ranging from 45mPD to 220mPD, generally increasing progressively from the waterfront/Quarry Bay Park area uphill, have been adopted to help preserve views to the ridgelines, achieve a stepped height profile, and maintain visual permeability and wind penetration and circulation wherever possible.

Imposition of Plot Ratio (PR)/GFA Restrictions in Quarry Bay

- 4.2 In 2009, a review of PR restrictions for "C" sites on the Quarry Bay OZP was conducted to ensure alignment with the stipulated BH restrictions. According to the MDP, Cityplaza cum Cityplaza One (now 1111 King's Road) is restricted to a maximum commercial GFA of 104,582m² (PR of 9.06). The former Cityplaza Two (now EAST Hong Kong Hotel) is restricted to a maximum commercial GFA of 18,547m² (PR of 9.12) (**Plan A-4**). To reflect the original planning intention for medium-density development in Taikoo Shing, the Development Site together with Cityplaza and the former Cityplaza Two, which collectively fall within a single "C" site, was rezoned to "C(7)". This rezoning introduced a total non-domestic GFA restriction of 123,129m² (equivalent to a total PR of 9.07) for the "C(7)" zone on the OZP, as defined under the approved MDP under the lease. With the completion of EAST Hong Kong Hotel, the permitted PR under the approved MDP has been fully utilised.

Approved GBPs for Proposed Office Extension of 1111 King's Road

- 4.3 The existing commercial building at 1111 King's Road with a BH of 106.35mPD was completed in 1997. Prior to the imposition of BH and GFA restrictions over the "C(7)" zone in 2008 and 2009 respectively, a set of GBP for a proposed 19-storey office extension (i.e. Phase 2 of Cityplaza One) to the existing office building at the Development Site, with a total BH of 186.45mPD (main roof) and a total non-domestic GFA of 202,926.483m² for the Application Site, was first approved by the Building Authority (BA) in 1999. In 2008, another set of GBP was approved, involving development parameters with a BH of 189.95mPD for 1111 King's Road and a total non-domestic GFA of 164,042.113m² for the "C(7)" zone.
- 4.4 The latest set of GBP for the proposed extension of 1111 King's Road was approved in 2025, with a BH of 189.95mPD (main roof) and a total non-domestic

GFA of 163,530.242m² for the “C(7)” zone. These building plans have not yet been approved under the lease and do not conform to the BH and GFA restrictions under the current OZP.

- 4.5 A comparison of the major development parameters of the existing developments, the GBPs approved in 2008 and in 2025, and the current application is summarised as follows:

Major Development Parameters	Existing Development	Approved GBP (2008)	Approved GBP (2025)	Proposed Extension under Current Scheme
Non-domestic GFA <i>(Application Site)</i>	123,129m ²	164,042.113m ²	163,530.242m ²	142,254m ²
BH (at main roof) <i>(Development Site)</i>	106.35mPD	189.95mPD	189.95mPD	149.8mPD

5. Previous Application

The Site is not the subject of any previous application.

6. Similar Application

There is no similar application for minor relaxation of GFA and BH restrictions within “C” zone under the Quarry Bay OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-3 and Site Photos on Plans A-5 to A-9)

7.1 The Application Site is:

- (a) currently occupied by a 29-storey (106.35mPD) (including 1 storey of basement) commercial building with shop and services and eating place at lower levels (i.e. 1111 King’s Road, formerly known as Cityplaza One) in the eastern portion (the Development Site), Cityplaza (about 43mPD) in the central portion, and EAST Hong Kong Hotel (about 141mPD) (formerly known as Cityplaza Two) in the western portion (**Drawing A-2 and Plan A-2**);
- (b) bounded by Taikoo Shing Road to its north, King’s Road to its south, Tai Fung Avenue to its east, and a residential building named Tang Kung Mansion to its west (**Plan A-2**); and
- (c) well served by public transport including Mass Transit Railway (MTR) (about 60m away from the exit of Taikoo Station MTR station) via Cityplaza and bus and minibus stops along King’s Road and Taikoo Shing Road (**Plan A-2**).

7.2 The Development Site is:

- (a) accessible from King's Road via the main entrance on 5/F and from Taikoo Shing Road on G/F; and
- (b) connected to Cityplaza on G/F to 5/F.

7.3 The surrounding areas have the following characteristics:

- (a) the Taikoo Shing, Kornhill and Nam Fung Sun Chuen neighbourhood is a mixture of high-rise residential and commercial developments, with existing BHs ranging from about 82mPD (near the waterfront) to 158mPD (uphill) (**Plan A-10**);
- (b) three commercial developments, namely 12 Taikoo Wan Road (79mPD) and 14 Taikoo Wan Road (79mPD) to its north fronting Quarry Bay Park, and Kornhill Plaza (85mPD) to its south; and
- (c) further northwest lies a cluster of office/commercial developments, namely Taikoo Place, zoned "CDA" and "C" on the OZP, which are subject to maximum BH restrictions of 130mPD to 225mPD, with One Island East having a BH of 301mPD (**Plan A-10**).

8. **Planning Intention**

- 8.1 The planning intention of "C" zone is primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centres. These areas are usually major employment nodes.
- 8.2 As stated in paragraph 7.7 of the Explanatory Statement (ES) of the OZP, a minor relaxation clause in respect of BH restrictions is incorporated into the Notes of the OZP in order to provide incentive for developments/redevelopments with planning and design merits. Each planning application will be considered on its own merits and the relevant criteria for consideration of such application are as follows:
 - (a) amalgamating smaller sites for achieving better urban design and local area improvements;
 - (b) accommodating the bonus plot ratio granted under the Buildings Ordinance in relation to surrender/dedication of land/area for use as a public passage/street widening;
 - (c) providing better streetscape/good quality street level public urban space;
 - (d) providing separation between buildings to enhance air and visual permeability; and
 - (e) other factors such as site constraints, need for tree preservation, innovative building design and planning merits that would bring about improvements to townscape and amenity of the locality and would not cause adverse landscape and visual impacts.

- 8.3 Paragraph 9.1.3 of the ES also specified that developments within “C(7)” zone are subject to specific GFA restriction to restrict future redevelopment to the existing development intensity. Minor relaxation of the GFA restriction may be considered by the Board through the planning permission system and each case will be considered on its own merits.

9. Comments from the Relevant Government Departments

- 9.1 The following government departments (B/Ds) have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Hong Kong East, Lands Department (DLO/HKE, LandsD):

- (a) the concerned “C(7)” zone comprises Cityplaza, 1111 King’s Road (formerly known as Cityplaza One) and East Hong Kong Hotel which are erected on various sections/sub-sections of Quarry Bay Marine Lot No. 2 and the Extension Thereto (i.e. QBML 2 & Ext S.J RP, QBML 2 & Ext S.R RP, QBML 2 & Ext S.R ss.2, QBML 2 & Ext S.Q RP, QBML 2 & Ext S.Q ss.2 s.B, QBML 2 & Ext S.R ss.1 s.A, QBML 2 & Ext S.Q ss.2 s.A RP, QBML 2 & Ext S.Q ss.2 s.A ss.1, QBML 2 & Ext S.Q ss.7 RP and QBML 2 & Ext S.Q ss.7 s.A) and the lease term of Quarry Bay Marine Lot No. 2 and the Extension Thereto is 999 years from 18.4.1900. As far as the abovementioned sections/sub-sections of Quarry Bay Marine Lot No. 2 and the Extension pertaining to the “C(7)” zone are concerned, please note that the Government Lease of Quarry Bay Marine Lot No. 2 and the Extension, as varied by the relevant Deeds of Variation all dated 12.9.1975 and by two consent letters dated 26.9.1986 and 30.12.2005 respectively, restricts that the “C(7)” zone shall be developed in accordance with the purposes, type of building, layout and development schedule indicated and shown on the approved MDP. The MDP may be amended or varied subject to the agreement in writing by the Director of Lands. Besides, the “C(7)” zone is subject to the non-offensive trades clause under lease;
- (b) 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 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 a 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
- (c) detailed comments are at **Appendix III**.

Urban Design, Visual and Air Ventilation

9.1.2 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- (a) no adverse comments on the application from urban design, visual and air ventilation perspectives;

Urban Design and Visual

- (b) the Development Site is located at 1111 King's Road (zoned "C(7)") with an existing BH of 106.35mPD. Cityplaza and the EAST Hong Kong Hotel at about 43mPD and 141mPD respectively are sited within the same "C(7)" zone. The surrounding areas are characterised by high-rise residential and commercial developments with existing BHs ranging from about 82mPD to 120mPD. Areas to its south and further southwest across Kornhill Road are mainly zoned "C(8)", "Residential (Group A)", "Residential (Group B)" and "Government, Institution or Community" with existing BHs up to about 176mPD. To its further west is a commercial cluster, namely Taikoo Place, with BHs up to about 301mPD;
- (c) according to the revised VIA (**Appendix Ie**), the overall visual impacts of the proposed 10-storey office extension (with a proposed BH of 149.8mPD) atop the roof of the existing office building at the Development Site from the six identified public viewing points range from "negligible" to "slight" when compared with the OZP-compliant scheme of 135mPD; and the proposed 10-storey office extension comprising a refuge floor-cum-sky garden would adopt a permeable design. It is considered that the proposed permeable design may promote building permeability and visual interest; and

Air Ventilation

- (d) as noted from the revised AVA-EE (**Appendix Ie**), the report evaluates whether the proposed 10-storey office extension would have any impact on the overall air ventilation performance in its surrounding areas by comparing with the existing condition. According to the AVA-EE, the major air paths near the Application Site are along the east-west axis through Taikoo Shing Road and King's Road, and the footprint of the proposed additional office floors is slightly reduced as compared with that of the existing floors below. In view of the existing compact high-rise developments in the surrounding areas, and that the proposed additional office floors would not block the existing air paths along the road networks, it is considered that a significant adverse impact on the surrounding pedestrian wind environment is not anticipated.

Landscape

9.1.3 Comments of CTP/UD&L, PlanD:

- (a) no adverse comments on the application from a landscape planning perspective;

- (b) based on the aerial photo taken in 2025, the Application Site is located in an area of High-rise Commercial/ Residential Complexes landscape character surrounded by large-scale mixed use (commercial/residential) developments, including Taikoo Place, Taikoo Shing and Kornhill Plaza. The proposed use is considered not incompatible with the surrounding environment;
- (c) with reference to 3.1.3 of the revised SPS (**Appendix Ie**), the proposed extension will be constructed on top of the existing office building, no changes to the existing 1111 King's Road will be made, and Cityplaza and EAST Hong Kong Hotel in the same "C(7)" zone will remain unchanged as well. According to the Landscape Proposal at Appendix A of the revised SPS and the Application Form, there are no distinctive landscape resources within the Site and no tree felling is involved respectively. Among the 15 existing trees of common species within the Development Site, nine trees will be retained and six trees will be transplanted. Eight new trees will be planted within the Development Site;
- (d) in view of the above, a significant adverse landscape impact arising from this application is not anticipated; and
- (e) other comments are at **Appendix IV**.

Traffic

9.1.4 Comments of the Commissioner for Transport (C for T):

- (a) no objection to the planning application from a traffic engineering perspective;
- (b) other comments are at **Appendix IV**; and
- (c) should the application be approved by the Board, the following approval condition should be imposed:

the design and construction of the 2m-wide footpath within the Application Site and the layby at King's Road for public use, as proposed by the applicants, before the completion of the new storeys under the current application to the satisfaction of the C for T or of the Board.

9.1.5 Comments of the Chief Highway Engineer/Hong Kong, Highways Department (CHE/HK of HyD):

- (a) no adverse comment from a highways maintenance perspective;
- (b) 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; and

- (c) other comments are at **Appendix IV**.

Environmental, Sewerage and Drainage

9.1.6 Comments of the Director of Environmental Protection (DEP):

- (a) the proposed extension will bring about 10 new storeys (including seven storeys for office use, one storey for E&M facilities, one storey for office-cum-E&M use and one storey for refuge floor-cum-sky garden) to the existing office building of 1111 King's Road. The proposed extension will be constructed on top of the existing building, and there will be no change to the existing building. The applicants confirm that the proposed new storeys will be centrally air-conditioned, and the building will not rely on openable windows for ventilation. Fresh air intake will be properly located in accordance with Hong Kong Planning Standards and Guidelines;
- (b) in view of the nature and scale of the development, DEP has no in-principle objection to the planning application. Since there is an anticipated increase in sewage flow due to the increase in GFA, the applicants have carried out a SIA for the proposed development. If the application is approved, a condition requiring a revised SIA submission is recommended; and
- (c) other comments are at **Appendix IV**.

9.1.7 Comments of the Chief Engineer/Hong Kong & Islands, Drainage Services Department (CE/HK&I of DSD):

- (a) from the drainage system point of view, no insurmountable drainage impact is envisaged from the proposed development and he has no objection in-principle to the planning application;
- (b) other comments are at **Appendix IV**; and
- (c) should the application be approved by the Board, the following approval condition should be imposed:

the implementation of local sewerage upgrading/sewerage connection works identified in the revised SIA to the satisfaction of the Director of Drainage Services or of the Board.

Building Matters

9.1.8 Comments of the Chief Building Surveyor/Hong Kong East and Heritage, Buildings Department (CBS/HKE&H, BD):

- (a) no objection to the application under the Buildings Ordinance (BO) to the proposed minor relaxation of BH and GFA restrictions;
- (b) detailed comments on compliance with the BO would be given upon formal building plans submission; and

- (c) other comments are at **Appendix IV**.

Fire Safety

9.1.9 Comments of the Director of Fire Services (D of FS):

- (a) no specific comment on the proposal subject to water supplies for firefighting and fire service installations being provided to his satisfaction; and
- (b) detailed fire safety requirements will be formulated upon receipt of the formal submission of general building plans. Furthermore, 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.

District Officer's Comments

9.1.10 Comments of the District Officer (Eastern), Home Affairs Department (DO(E), HAD):

some owners/residents of nearby residential developments have approached members of the Eastern District Council, expressing concerns over the application. They have been advised to submit comments to the Board in accordance with the statutory procedure.

9.2 The following government departments have no adverse comment on or no objection to the application:

- (a) Commissioner of Police;
- (b) Director of Food and Environmental Hygiene (DFEH);
- (c) Chief Engineer/Construction, Water Supplies Department (CE/C of WSD);
- (d) Head of Geotechnical Engineering Office, Civil Engineering and Development Department (H(GEO) of CEDD); and
- (e) Director of Electrical and Mechanical Services.

10. Public Comments Received During Statutory Publication Periods

10.1 During the statutory public publication periods, a total of 145 public comments (**Appendix II**) were received, including six supporting and 139 objecting to the application.

10.2 The supporting comments were submitted by individuals, expressing that the proposed development could provide a sky garden and all-weather recreational facilities for the dense population of Taikoo Shing, addressing the existing lack of clubhouse amenities in the neighborhood, and that the proposal can improve barrier-free accessibility.

10.3 The 139 objecting comments were submitted by three Eastern District Council (EDC) members, including Ms. LEE Ching-har, MH consolidating comments from nearby residents, Dr. KWOK Ho-king, Calvin conveying comments from

the 417 petitions, and Ms. LAU Sing-she, Dana conveying comments from nearby residents; the owner's committees and management offices of nearby residential developments (The Floridian, Kornhill Gardens, Kornhill, and Taikoo Shing); and nearby residents/ locals/ individual members of the public, of which 27 are in standard formats. The major grounds of objection or main concerns raised are summarised below:

- (a) the proposed development does not align with the planning intention of the "C(7)" zone, where the specific development restrictions within the zone are intended to control development intensity. The proposed relaxation of GFA and BH restrictions are considered excessive without strong justification;
- (b) further commercial intensification is incompatible with the local character of the surrounding residential area and should be confined within established commercial hubs such as Taikoo Place;
- (c) the proposed extension will create a "screen effect" impeding the ridgeline and sky views, obstructing natural sunlight and air ventilation, potentially intensifying the urban heat island effect and worsening local air quality and the overall environment. A micro-climate study should be conducted to assess the environmental impact on Taikoo Shing;
- (d) the glass curtain wall of the building façade may cause significant glare and light pollution;
- (e) the proposed expansion will generate significant vehicular and pedestrian traffic, intensifying illegal parking, posing additional burden on existing road network and public transport infrastructures including the MTR Taikoo Station and local bus networks;
- (f) approval of the application would set an undesirable precedent for the surrounding area, leading to cumulative adverse impacts from development intensification without accounting for potential redevelopment proposals in the vicinity;
- (g) the construction works will generate significant noise, dust and vibration, causing nuisance to residents and the wider public, and the mitigation measures proposed by the applicants are considered insufficient;
- (h) the upgrading works on the sewers would induce significant traffic impact during the construction stage;
- (i) the increased BH and the proposed sky garden may raise fire safety concerns and could compromise the privacy of residents in adjacent developments, as office workers and visitors will have direct sightlines into residential units;
- (j) the planning gains including the provision of sky garden, additional barrier-free taxi/private car pick-up/drop-off points, enhanced connectivity, and the 5/F landscaped area can be provided without the proposed increase in BH;
- (k) concerns are raised regarding the structural safety of the existing foundation of 1111 King's Road, other buildings in the vicinity, and existing

underground utility infrastructure including MTR railway structures and Taikoo Station. No relevant technical assessments have been submitted to demonstrate that the proposed expansion will not result in adverse geotechnical or structural impacts;

- (l) the applicants conducted insufficient public engagement with neighbouring local stakeholders;
- (m) the validity and accuracy of the technical assessments are questioned, with concerns that the submitted reports are based on unrepresentative data and assumptions, failing to account for the potential adverse impacts from the proposed expansion; and
- (n) the actual need for additional office space is questioned, as the expansion is viewed as primarily benefiting the applicants' commercial interests as opposed to addressing a genuine community demand.

11. Planning Considerations and Assessments

- 11.1 The application is to seek planning permission for minor relaxation of (i) non-domestic GFA restriction at the Application Site zoned "C(7)" from 123,129m² to 142,254m² (i.e. +19,125m² or +15.5%), and (ii) BH restriction at the Development Site from 135mPD to 149.8mPD (i.e. +14.8m or +11.0% in terms of mPD) to facilitate a proposed 10-storey office extension atop the roof of the existing 29-storey commercial building (including one basement level) at the Development Site (i.e. 1111 King's Road) (**Drawing A-2 and Plan A-2**). According to the Notes of the OZP, minor relaxation of the GFA and BH restrictions may be considered by the Board based on individual merits of a development or redevelopment proposal.
- 11.2 As mentioned in paragraphs 4.3 to 4.5, several sets of GBPs for the proposed extension of 1111 King's Road have been approved since 1999 (some of which were approved before the imposition of BH and GFA restrictions over the "C(7)" zone). The latest set of GBP approved in May 2025 permits a BH of 189.95mPD (main roof) and a total non-domestic GFA of 163,530.242m², which does not conform to the BH and GFA restrictions under the current OZP ⁽⁷⁾. However, since the proposed GFA and BH (including number of storeys and heights of buildings) exceed the limits stipulated in the MDP for the relevant lots, amendments to the MDP through lease modification are required to enable the implementation of the proposed office extension as shown in the approved GBP.

⁽⁷⁾ According to PlanD's Practice Notes for Professional Persons No. 3/2001 'Processing of Amendments to Approved Building Plans in respect of Non-conforming Development Proposals', development proposals which have already obtained building plan approval will not be affected by any amendment to the zoning restriction. Any subsequent amendments to the approved building plans will need to conform to the relevant statutory plan. However, for building plans involving minor amendments to the approved building plans, such as alteration of internal layout without any increase in plot ratio, flat number and/or car parking spaces, no recommendation will be made to the BA with respect to his exercise of the discretion under section 16(1)(d) or (da) of the BO.

Planning Intention and Land Use Compatibility

- 11.3 The Application Site is zoned “C(7)” on the OZP which is intended primarily for commercial developments, which may include uses such as office, shop, services, place of entertainment, eating place and hotel, functioning as regional or district commercial/shopping centres. The proposed office extension of 1111 King’s Road, providing an additional GFA of 19,125m² of office space, is in line with the planning intention of the “C” zone.
- 11.4 The proposed office extension at 1111 King’s Road is situated within a mixed commercial and residential context, well served by various public transport modes including MTR and buses. It is surrounded by large-scale commercial complexes, including Cityplaza and EAST Hong Kong Hotel (which lie within the same “C(7)” zone), 12 Taikoo Wan Road and 14 Taikoo Wan Road to the north, Kornhill Plaza to the south, and the major commercial cluster of Taikoo Place to the west. To the north and south, the area also includes residential developments primarily zoned “Residential (Group A)”, as well as schools and community facilities zoned “Government, Institution or Community” alongside several open spaces. Given this context, the proposed office extension is considered not incompatible with the surrounding land uses.

Minor Relaxation of GFA and BH

- 11.5 In light of the development context and existing OZP restrictions, the applicants propose an office extension at 1111 King’s Road with a reduced BH and non-domestic GFA compared to the development parameters stipulated in the approved BPs. To develop a scheme more compatible with the surrounding development context and to address public concerns and departmental comments received during the processing of the current application, the applicants have further reduced the development scale of the proposed office extension by reducing the proposed BH from 165mPD to 149.8mPD (i.e. -15.2m or -9.2% in terms of mPD) and the total GFA from 148,629m² to 142,254m² (i.e. -6,375m² or -4.3%). According to the applicants, this current scheme for minor relaxation of the non-domestic GFA restriction at the Application Site by an increase of 19,125m² (+15.5%) and of BH restriction at the Development Site by an increase of 14.8m (+11.0%) seeks to strike a balance between realising the proposed office extension approved by the BA and respecting the views to the ridgeline (Mount Parker), the stepped height profile, and the medium-density character of the Taikoo Shing area.
- 11.6 The Application Site is surrounded by residential and commercial developments, including Taikoo Shing, Kornhill Gardens, Kornhill, Cityplaza and Kornhill Plaza where BH restrictions range from 90mPD (near the waterfront) to 165mPD (uphill). Further to the northwest lies the major commercial cluster of Taikoo Place, where BH restrictions range from 130mPD to 225mPD (**Plan A-10**). Under the current scheme, the proposed 10-storey extension, with a maximum BH of 149.8mPD, to be constructed atop the existing commercial building at the Development Site is generally considered not incompatible with the surrounding built environment. The proposed BH of 149.8mPD is also broadly comparable to that of the neighbouring EAST Hong Kong Hotel (141mPD), thus maintaining a twin tower configuration with similar BHs within the same “C(7)” zone. The established stepped BH profile of the area is generally maintained and respected.

- 11.7 To assess the visual impact, a VIA was conducted with photomontages from six viewpoints (VPs), including a strategic VP at the Waterfront Promenade in Kai Tak Development and five other VPs positioned at varying distances and directions from major open spaces, to illustrate the effect of the proposed office extension (**Drawings A-7 to A-12**). The VIA concludes that the overall visual impacts at all VPs range from negligible to slight when compared to the OZP-compliant scheme of 135mPD, and that views to the ridgeline of Mount Parker and the 20% Building Free Zone are respected. As for the air ventilation aspect, the AVA-EE concludes that the proposed office extension would not block the existing air paths along the east-west axis through the existing road networks. Significant adverse impact on the surrounding pedestrian wind environment is not anticipated. CTP/UD&L, PlanD has no adverse comments from visual and air ventilation perspectives. From an urban design perspective, CTP/UD&L considers that the inclusion of a refuge floor-cum-sky garden in the proposed extension may promote building permeability and visual interest.

Planning and Design Merits

- 11.8 To support the proposal, the applicants propose several planning gains and benefits to the community, including (i) a publicly accessible sky garden on the 28/F of the proposed extension; (ii) new laybys for pick-up/drop-off of taxis/private cars on the 5/F directly fronting 1111 King's Road along King's Road; (iii) enhancement works to the common area on the 5/F abutting King's Road; and (iv) improved pedestrian connectivity between King's Road and Taikoo Shing Road by providing a more direct internal route linking the escalator/service lift at the southern entrance lobby to the 6/F shuttle lift to G/F (**Drawings A-3, A4 and A-6**). The applicants will implement the abovementioned proposed planning gains and take up the respective M&M responsibilities except for the proposed layby for pick-up/drop-off at King's Road which will be handed over to Government for M&M after construction.
- 11.9 The proposed sky garden, located on the 28/F and covering about 2,143m², will feature facilities designed to accommodate both active and passive recreational activities. It will be open to the public daily from 8 a.m. to 8 p.m., with direct access provided via a dedicated lift (**Drawing A-3**). The design aims to meet the recreational needs of the local community while offering visual relief through a permeable building façade with design integrated with greenery.
- 11.10 On the 5/F of 1111 King's Road, a semi-outdoor/indoor area is proposed within the office lobby, featuring flexible seating, light refreshment kiosks, and retail services to serve both the general public and office workers (**Drawing A-4**). Combined with the sky garden, the total area of private open spaces made available to the public will amount to approximately 3,203m², exceeding the requirements stipulated in the HKPSG.
- 11.11 As part of the new "Arrival Plaza", two lay-bys will be introduced directly fronting 1111 King's Road along King's Road, allowing direct barrier-free access to the lobby for passengers of taxis/private cars. This provides a more convenient and accessible alternative to the existing pick-up/drop-off point at Cityplaza across Taikoo Shing Road. In addition, the internal layout will be reconfigured to create a more direct pedestrian route connecting King's Road (5/F) to Tai Koo Shing Road (G/F). These enhancements are designed to improve accessibility and

facilitate pedestrian movement (**Drawings A-4 and A-6**).

Technical Considerations

- 11.12 Various technical assessments submitted by the applicants demonstrate that the proposed office extension will not result in adverse visual, air ventilation, traffic, sewerage and water supply impacts. Relevant departments, including C for T, CHE/HK of HyD, CTP/UD&L of PlanD, DEP, CE/HK&I of DSD, and CE/C of WSD, have no adverse comment on or no in-principal objection to the application. Should the application be approved by the Board, relevant approval conditions and advisory clauses are recommended as in paragraph 12.2 below.

Public Comments

- 11.13 Regarding the public comments on the land use compatibility, building intensity and bulk, obstruction of daylight, overlooking effect of the sky garden, glare impact, structural safety, adverse impacts on traffic, visual, air ventilation and environmental aspects received during the public inspection periods, the assessments in paragraph 11, the comments of the relevant government departments in paragraph 9, and the applicants' justification and responses to public comments in paragraph 2 and in the FIs are relevant.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11, and having taken into account the public comments mentioned in paragraph 10 above, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until 25.9.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following approval conditions and advisory clauses are suggested for Members' reference:

Approval Conditions

- (a) the design and construction of the 2m-wide footpath within the application site and the layby at King's Road for public use, as proposed by the applicants, before the completion of the new storeys under the application to the satisfaction of the Commission for Transport or of the Town Planning Board;
- (b) the submission of a revised sewerage impact assessment to the satisfaction of the Director of Environmental Protection or of the Town Planning Board; and
- (c) the implementation of the local sewerage upgrading/sewerage connection works identified in the revised sewerage impact assessment in condition (b) above to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

- 12.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the applicants fail to demonstrate that there are sufficient planning and design merits to justify the proposed minor relaxation of non-domestic gross floor area and building height restrictions for the Application Site and Development Site respectively.

13. Decision Sought

- 13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.
- 13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.
- 13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicants.

14. Attachments

Appendix I	Application Form received on 12.2.2026
Appendix Ia	SPS received on 12.2.2026
Appendix Ib	FI received on 10.4.2026
Appendix Ic	FI received on 15.5.2026
Appendix Id	FI received on 22.5.2026
Appendix Ie	FI received on 29.7.2026
Appendix If	FI received on 31.7.2026
Appendix II	Public Comments
Appendix III	Detailed Departmental Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Indicative Floor Plans of 1111 King's Road Extension at Development Site
Drawing A-2	Indicative Section Plan of Application Site
Drawing A-3	Refuge Floor-cum-Sky Garden Plan on 28/F
Drawing A-4	Landscape Plan on 5/F
Drawing A-5	Existing Pedestrian Connection between King's Road and Taikoo Shing Road
Drawing A-6	Proposed Enhanced Pedestrian Connection between King's Road and Taikoo Shing Road
Drawings A-7 to A-12	Photomontages

Plan A-1	Location Plan
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plan A-4	Land Status Plan
Plans A-5 to A-9	Site Photos
Plan A-10	Building Height Profile of Quarry Bay OZP

**PLANNING DEPARTMENT
SEPTEMBER 2026**