

By Email and Hand

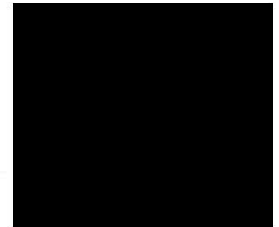
Our Ref: S3182/KWR/26/006Lg

4 September 2026

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



PLANNING LIMITED
規劃顧問有限公司



Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction
for a Permitted Residential Development
in “Residential (Group) B” and “Residential (Group C) 4” Zones
at 1 & 1A Kotewall Road and 64 Conduit Road, Mid-levels
Planning Application No. A/H11/108
Further Information No. 1**

Reference is made to the captioned S16 Planning Application submitted to the Town Planning Board on 18 June 2026 and the departmental comments received from various Government departments via emails from the Hong Kong District Planning Office between 31 July 2026 and 6 August 2026.

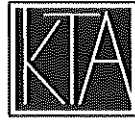
In response to the departmental comments received, please find attached the Further Information (“F.I.”) submission. The submission document consists of:

Response-to-Comment Table

Appendix I	Revised Supporting Planning Statement
Appendix II	Revised Architectural Drawings
Appendix III	Revised OZP-Compliant Scheme
Appendix IV	Revised Sewerage Impact Assessment
Appendix V	Replacement Pages of Geotechnical Planning Review Report
Appendix VI	Replacement Pages of Visual Impact Assessment
Appendix VII	Revised Drainage Impact Assessment
Appendix VIII	Revised Air Quality Impact Assessment
Appendix IX	Revised Traffic Impact Assessment

The Applicant notes the public comments received. The Applicant aims to ride on the redevelopment opportunities to devise a scheme that would bring benefit to enhance the living environment of the immediate neighbourhood. After reviewing the site constraints (including the complicated access arrangements shared by the adjoining lots, unchangeable site formation level and other technical difficulties), the Applicant hereby submit a Revised Development Scheme with a lowered building height for both towers. The building height of Tower 1 has been reduced from +225.5mPD to +220.7mPD by sacrificing the floor-to-floor





height (reducing from 3500mm to 3300mm for the typical floors). In other words, the height relaxation to be sought will be reduced from about 18.7% to about 16.2%.

The Applicant has also made an endeavour to reduce the building height of Tower 2 to further increase the openness amongst the existing developments. The overall building height of Tower 2 has been reduced from +144.56mPD to +143.66mPD and the rooftop E&M structures have been relocated to allow an additional green roof at Tower 2. Resulting from the aforementioned changes, the adjacent development will be able to enjoy more openness and additional visual attraction. For pedestrians viewing from Conduit Road at about +141.52mPD, the additional green roof at Tower 2 (at +143.66mPD) will be visible at approximately their eye level (+141.52mPD+1.5m = 143.02mPD).

In relation to other technical concerns, the technical assessment reports have provided detail and quantifiable assessment results to confirm that the Proposed Development would not subject to nor generate insurmountable adverse impacts.

Redeveloping the Application Site independently without amalgamation would preclude comprehensive spatial restructuring to improve visual and physical openness among existing buildings. Furthermore, the extensive infrastructural upgrades necessitated to render 64 Conduit Road to become self-sustained and able to meet the current standards would cause severe disruption, assuming it is even technically feasible. Given the unique site characteristics and site context, we are of a view that the approval of the captioned would not become an undesirable precedent.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned at [REDACTED] or Mr Wilson Man at [REDACTED]

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED

A handwritten signature in black ink, appearing to be 'Gladys Ng', written over a horizontal line.

Gladys Ng

Encl. Responses-to-Comments Table with Appendices I to IX (4 copies)

cc. DPO/HK – Ms. Kay Cheung (by email)
the Applicant & Team

GN/WM/vy