

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H12/30
(for 1st Deferment)

- Applicant** : Sydney Fung & Son Limited represented by KTA Planning Limited
- Site** : 17 Bowen Road (Inland Lot (IL) 2460) and its adjacent Government Land, Mid-Levels, Hong Kong
- Site Area** : About 89.6m²
- Land Status** : Government Land (about 69.7m² or 77.8%)
IL2460 (about 19.9m² or 22.2%)
- restricted to one house of European type with a maximum height of thirty five feet and its exterior elevation and disposition require approval under lease
- shall construct a road or path within the Right of Way (ROW)
- Plan** : Approved Mid-Levels East Outline Zoning Plan (OZP) No. S/H12/14
- Zoning** : “Green Belt” (“GB”) [about 77.8%]
“Residential (Group C) 1” (“R(C)1”) [about 22.2%]
- restricted to the maximum building height (BH) of 10.67m, or the height of the existing building, whichever is the higher
- the maximum BH for all building development should be measured from the existing mean site formation level. The overall BH should not exceed 4 storeys including carports
- Application** : Proposed Access (Inclined Lift) for the Existing Residential Development

1. Background

On 10.3.2026, the applicant submitted the current application to seek planning permission for a proposed access (inclined lift) to serve the existing residential development, a single house at 17 Bowen Road (known as Caronia) immediately to the south of the application site (the Site). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 29.4.2026, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow sufficient time for the applicant to prepare further information (FI) to respond to departmental comments (**Appendix I**)

3. Planning Department’s Views

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

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

4. Decision Sought

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

5. Attachments

Appendix I	Letter from the applicant’s representative received on 29.4.2026
Plan A-1	Location Plan