

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/H11/108
(for 1st Deferment)

- Applicant** : Gainlong Limited and Honour Future Limited represented by KTA Planning Limited
- Site** : 1 & 1A Kotewall Road and 64 Conduit Road, Mid-Levels, Hong Kong
- Site Area** : About 1,674.6m²
- Lease** : Inland Lot (IL) 946 S.B ss.1 and 946 S.B ss.2
- virtually unrestricted except non-offensive trades clause
- IL 8314
- restricted for residential purposes
- subject to the salient lease conditions related to roofed-over area, building height (BH), vehicular access, etc.
- IL 2387 S.A RP
- restricted for private residential purposes
- subject to the salient lease conditions related to type of building, number of storeys, total gross floor area, BH, etc.
- Plan** : Approved Mid-Levels West Outline Zoning Plan (OZP) No. S/H11/15
- Zonings** : “Residential (Group B)” (“R(B)”)
- restricted to a maximum plot ratio (PR) of 5 and a maximum BH of 190 metres above Principal Datum (mPD), or the PR and height of the existing building, whichever is the greater
- minor relaxation of the BH restriction may be considered by the Town Planning Board (the Board) on application based on its individual merits
- “Residential (Group C)4” (“R(C)4”)
- restricted to a maximum BH of 156mPD, or the height of the existing building, whichever is the greater
- Application** : Proposed Minor Relaxation of BH Restriction for Permitted Residential Development

1. Background

On 29.6.2026, the applicants submitted the current application to seek planning permission for proposed minor relaxation of BH restriction for permitted residential development at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 14.8.2026, the applicants' 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 time for preparation of further information (FI) to address 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 applicants to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicants. If the FI submitted by the applicants is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicants should be advised that the Committee has allowed 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 applicants' request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I
Plan A-1

Letter from the applicants' representative dated 14.8.2026
Location Plan