

RNTPC Paper No. A/I-TCE/7
For Consideration by the
Rural and New Town
Planning Committee
on 13.3.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCE/7

(for 1st Deferment)

- Applicant** : Land Castle Limited represented by Llewelyn-Davies Hong Kong Limited
- Site** : Tung Chung Area 106B, Tung Chung, Lantau Island
- Site Area** : About 10,648m²
- Lease** : Tung Chung Town Lot (TCTL) No. 55
(a) governed by New Grant No. 23318 and subject to Conditions of Sale of TCTL No. 55;
(b) restricted for private residential purpose;
(c) the total gross floor area shall not be less than 22,361m² and shall not exceed 37,268m²;
(d) boundary walls and fences along the northwestern boundary shall achieve visual and physical porosity of not less than 50%; and
(e) two 10m wide non-building areas along the northeastern and southwestern boundaries.
- Plan** : Approved Tung Chung Extension Area Outline Zoning Plan No. S/I-TCE/2
- Zonings** : “Residential (Group B) 3”
[Restricted to a maximum plot ratio of 3.5 and a maximum building height of 70 metres above Principal Datum]
- Application** : Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use

1. Background

On 16.1.2026, the applicant sought planning permission for proposed minor relaxation of building height restriction for permitted flat development at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. **Request for Deferment**

On 27.2.2026, 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 prepare 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 applicant to prepare FI to address outstanding issues.

3.2 Should the Committee agree to defer making 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 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 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 dated 27.2.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2026**