

RNTPC Paper No. A/I-TCTC/71
For Consideration by the
Rural and New Town
Planning Committee
on 22.5.2026

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCTC/71

(for 1st Deferment)

- Applicant** : Full Fame Development Limited represented by KTA Planning Limited
- Site** : Tung Chung Town Lot 49 (TCTL 49), Tung Chung Road North, Tung Chung (TC), Lantau Island
- Site Area** : About 5,400m²
- Lease** : TCTL 49 (the Lot)
- (i) held under Conditions of Exchange dated 2.2.2026;
- (ii) for private residential purposes with a total gross floor area (GFA) of not less than 6,480m² and not exceeding 10,800 m²; and
- (iii) development at the Lot shall be completed on or before 30.9.2031.
- Plan** : Approved Tung Chung Town Centre Area Outline Zoning Plan (OZP) No. S/I-TCTC/24
- Zonings** : “Residential (Group B) 3” (“R(B)3”) (about 4,660.6m², or 86.3% of the Site)
[Restricted to a maximum plot ratio (PR) of 2 and maximum building height of 55mPD]
- an area shown as ‘Road’ (about 726.9m², or 13.5% of the Site)
- “Open Space” (“O”) (about 12.6m², or 0.2% of the Site)
- Application** : Proposed Flat with Minor Relaxation of Maximum Building Height Restriction (BHR)

1. Background

On 3.3.2026, the applicant sought planning permission for proposed flat with minor relaxation of maximum BHR 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 15.5.2026, 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 15.5.2026 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MAY 2026**