

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/I-TCTC/71

- Applicant** : Full Fame Development Limited represented by KTA Planning Limited
- Site** : Tung Chung Town Lot 49 (TCTL 49), Tung Chung Road North (TCRN),
Tung Chung (TC), Lantau Island
- Site Area** : About 5,400m²
- Land Status** : 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
- Zoning** : “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)^[1]
- Application** : Proposed Flat Use with Minor Relaxation of Building Height Restriction
(BHR)

^[1] A minor portion of the site (about 12.6m², or 0.2% of the site) encroaches onto an area zoned “Open Space” on the OZP which is considered as minor boundary adjustment in zoning boundaries in accordance with the covering Notes of the OZP and is not included in the planning assessment.

1. The Proposal

- 1.1 The applicant seeks planning permission for proposed flat with minor relaxation of BHR from 55mPD to 55.9mPD^[2] (i.e. +0.9m or +1.64%) at the application site (the Site), which falls largely within area zoned “R(B)3” (about 4,660.6m² or 86.3%) and partly within area shown as ‘Road’ (about 726.9m² or 13.5%) on the approved Tung Chung Town Centre Area OZP No. S/I-TCTC/24 (**Plan A-1**). According to the Notes of the OZP, ‘Flat’ use is always permitted within “R(B)3” zone subject to a maximum PR of 2 and maximum BH of 55mPD and requires planning permission from the Town Planning Board (the Board) for the part of the Site falls within an area shown as ‘Road’ on the OZP. Based on the individual merits of a development proposal, minor relaxation of BHR within “R(B)” zone may be considered by the Board on application under section 16 of the Town Planning Ordinance.
- 1.2 The Site is located in TC Area 48 at the southwest of existing TC town centre, which is currently accessible via an informal vehicular access abutting TCRN (**Plans A-1 to A-3**). The proposed development comprises two 13-storey residential towers and one 3-storey clubhouse and car park block (the clubhouse block) above one level of basement car park and mechanical and electrical (M&E) facilities, with a PR of 2 and GFA of 10,800m², as well as an overall BH of 55.9mPD (at main roof level). The proposed development will provide 269 units with a planned population of about 754, targeted for completion by 2031. Whilst majority of the Site is located within the “R(B)3” zone, a strip of land along the eastern boundary shown as ‘Road’ on the OZP would become a piece of ‘left-over’ land upon the widening of TCRN (**Plan A-2**), the applicant includes this ‘left-over’ land into the boundary of the proposed development, which was approved with conditions under the previous application No. A/I-TCTC/59^[3] by the Rural and New Town Planning Committee (the Committee) on 14.1.2022. As shown on the current proposed scheme, the concerned ‘Road’ area within the Site will be remained mainly for landscaping area and private open spaces. The Master Layout Plan (MLP), Section Plans, Landscape Master Plan submitted by the applicant are at **Drawings A-1 to A-6**.
- 1.3 Compared with the previously approved application^[3], the current proposal mainly involves the following changes (**Plans A-6 to A-8**):
- (a) minor change in site boundary by 74.4m² (1.4%) due to setting out in land exchange for Lot TCTL 49;
 - (b) change in the disposition and layout of the residential towers and clubhouse block;

^[2] According to the further information received on 30.3.2026, the applicant proposes to reduce the proposed BH of the development from 58.9mPD in the original submission to 55.9mPD, and reduce number of units from 290 to 269 (**Appendix Ib**).

^[3] A major part of the application site (5,325.6m², about 98.6% of the Site) is the subject of a previous application (No. A/I-TCTC/59) (**Plan A-1**) submitted by the current applicant for proposed residential development at the site falling within an area partly zoned “R(B)3” and partly shown as ‘Road’ approved with conditions by the Committee of the Board on 14.1.2022 (details at paragraph 5 below). According to the applicant, binding basic term offer was accepted on 5.11.2025. The land grant document was subsequently executed on 2.2.2026. In this regard, the approved development has commenced.

- (c) the average flat size is reduced by approximately 30% (from 57.8m² to 40.2m²), resulting in a corresponding increase in the total number of units and design population;
- (d) increase in provision of private open space due to the change in population;
- (e) increase in the maximum BH from 55mPD to 55.9mPD;
- (f) increase in floor-to-floor height (FTFH) for the residential floors from 3.3m to 3.4m for the adoption of Modular Integrated Construction (MiC); and
- (g) deletion of Basement Level 2 car park by relocating some car parking spaces to aboveground car park at the clubhouse block.

1.4 A comparison table summarising the major development parameters of the approved scheme (No. A/I-TCTC/59) and the proposed scheme (No. A/I-TCTC/71) is as follows.

Development Parameters	Approved Scheme (A/I-TCTC/59) (a)	Proposed Scheme (A/I-TCTC/71) (b)	Difference (b) - (a) (change %)
Use	Flats	Flats	No change
Site Area (m ²) (about)	5,400	5,400	No change
GFA (m ²)	10,800	10,800	No change
PR	2	2	No change
Site Coverage	37%	37%	No change
Maximum BH (mPD)	55	55.9	+0.9m (+1.64%)
No. of Blocks	3	3	No change
Residential Tower	2	2	
Clubhouse Block	1	1	
No. of Storeys			
Residential Towers	13	13	No change
Clubhouse Block	2	3	+1 (+50%)
Basement Car Park Level	2	1	-1 (-50%)
FTFH (m)			
Residential	3.3	3.4	+0.1(+3.03%)
Clubhouse	Not provided	5	N/A
Basement Car Park	4.55	4.5	-0.05 (-1.1%)
No. of Flats	187	269	+82 (+43.9%)
Average Flat Size (m ²)	57.8	40.2	-17.6 (-30.5%)
Estimated Population ^[1]	524	754	+230 (+43.9%)
Private Open space (m ²)	Not less than 524	Not less than 754	+230 (+43.9%)
Parking Spaces			
Private car	81	74	-7 (-8.6%)
Motorcycle	2	3	+1 (+50%)
Bicycle	10	18	+8 (+80%)
Loading/Unloading Bays (for Heavy Goods Vehicle)	2	2	No change

Notes:

[1] Based on person per occupied flat ("PPOF") ratio of 2.8

- 1.5 According to the applicant, the proposed minor relaxation on BHR of the Site from 55mPD to 55.9mPD (+0.9m or +1.64%) is solely to facilitate the adoption of MiC by increasing the typical FTFH of the residential towers from 3.3m to 3.4m. The applicant has also taken the opportunity of the Government's initiative promulgated in Policy Address (PA) 2025 to fast track construction, reduce costs and expedite flat production by allowing full GFA exemptions for no more than two levels of aboveground car park to rationalise the proposed layout and the location of car park and residents' facilities.
- 1.6 Various design measures proposed under the previously approved application will be maintained, including (i) barrier free right of ways to the existing third-party private lots abutting the Site (**Drawings A-8 and A-9**); (ii) a building separation of about 15m between Tower 1 and the clubhouse block and a separation of about 30m between Tower 2 and the clubhouse block to enhance visual and air permeability; and (iii) a building setback of not less than 7.5m from the centreline of TCRN with a setback of not less than 10m between the residential towers and the centreline of TCRN (**Drawing A-7**). According to the submission, out of 41 existing trees within the Site, 7 trees will be retained and 34 trees will be felled, while 133 new trees will be planted. Not less than 754m² of private open space will be provided in accordance with the Hong Kong Planning Standards and Guidelines (HKPSG), with a minimum green coverage of 20% at the Site.
- 1.7 In response to the Committee's concern raised during the consideration on the previously approved application regarding the improvement on the proposed landscape treatments along the western periphery of the application site to better complement the adjacent nullah in terms of enhancing urban biodiversity, the proposed scheme includes provisions of a 6.5m landscape buffer from the adjacent nullah at +4.5mPD level and a 2m full height setback between residential T1 and the nullah to avoid human disturbance to the nullah (**Drawings A-1 and A-6**). The applicant also incorporates (i) a more native and nectar plant species; (ii) vine planting on the west-facing façade to enhance landscape buffering at ground level (+11.3mPD) and landscape roof level (+16.8mPD); (iii) sensitive selection of planting species of the proposed landscape buffer; and (iv) bird-friendly design such as glazing treatment, visual markers, building integrated structures, ultraviolet-reflective configuration or low-E coating for the façade of the clubhouse block. According to the applicant, they will continue to consult South Development and Sustainable Lantau Office, Civil Engineering and Development Department (SSLO, CEDD) in detailed design stage to better complement the adjacent nullah in terms of enhancing urban biodiversity.

Technical Assessments

- 1.8 The applicant has submitted Drainage Impact Assessment (DIA), Environmental Assessment (EA), Sewerage Impact Assessment (SIA), Traffic Impact Assessment (TIA), Visual Appraisal (VA), Landscape Master Plan and Tree Felling and Preservation Proposal to demonstrate that there is no adverse impact in drainage, environmental, traffic, visual and landscape terms arising from the proposed development with an increase in the number of units and minor relaxation on BHR. As demonstrated in the VA and the photomontages, the change in overall visual impact, with the mitigation measures including building separation and setbacks, is considered negligible (**Drawings A-10 to A-12**). According to the VA, considering the proposed maximum building height of +55.9mPD for the proposed development is still significantly lower than the maximum building height of the

public housing development (+75mPD) across TCRN, the proposed building height is considered not incompatible with the surroundings. The DIA, SIA and TIA also demonstrate that no adverse drainage, sewerage and traffic impact is anticipated arising from the proposed increase in the number of units.

1.9 In support of the application, the applicant has submitted the following documents:

- (a) Application Form and Supporting Planning Statement (**Appendix I**) (SPS) with Schematic Drawings, Landscape Master Plans, and technical assessments received on 3.3.2026
- (b) Supplementary Information (SI) received on 9.3.2026 (**Appendix Ia**)
- (c) Further Information (FI) received on 30.3.2026[#] (**Appendix Ib**)
- (d) FI received on 30.4.2026* (**Appendix Ic**)
- (e) FI received on 27.5.2026* (**Appendix Id**)

#acceptable but not exempted from publication recounting requirements

**accepted and exempted from publication and recounting requirements*

1.10 On 22.5.2026, the Committee agreed to defer making a decision on the application for two months as requested by the applicant.

2. Justifications from the Applicant

The justifications put forth by the applicant in support of the application are detailed in the SPS (**Appendix Ia**) and the FI (**Appendices Ib to Id**), and are summarised as follows:

- (a) the key development parameters of the current submission remain consistent with those approved under the previous application in terms of site area, PR, GFA and site coverage. Only minor changes in disposition and form of the residential towers, a minor relaxation of BHR, and a change in the flat size and flat numbers are involved;
- (b) the Site is readily available for development. The land exchange procedures had been completed and the Site is accessible from TCRN. The proposed residential development would enable earlier implementation of the TC New Town Extension;
- (c) the utilisation of the MiC approach will be applied to all floors of the two residential towers to expedite housing delivery and echo with the Government's key initiative in encouraging development and/or developers in adopting the MiC method, which can significantly shorten the construction time;
- (d) with reference to the Joint Practice Note (JPN) No. 8, the adoption of MiC normally involves thickened/double slabs between MiC modules, resulting in an increase in storey height of MiC floor and hence in the overall BH of the building. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors. The proposed increase in BH is within 4% and is fully in line with the JPN;
- (e) the submitted technical assessments covering aspects of traffic, environmental, drainage, sewerage, landscape and visual have demonstrated that the proposed residential development to be technically feasible with no insurmountable impacts;
- (f) the shape of the Site is linear and very irregular and is sandwiched between TCRN and an existing nullah. With a significant level difference (about 7m) between the

Site and the surrounding infrastructure including TCRN and the presence of four third-party lots (i.e. Lots 1767, 1769 RP, 1772 and 1773 in D.D. 3 TC) within the Site (**Plan A-2**), these inevitably pose severe constraints on the development of the Site. Taking into account the physical development constraints of the Site and the need to comply with the relevant building regulations, the coverage of the building blocks has been optimized as far as possible;

- (g) similar to the previously approved application, no graves and burial urns will be surrounded by the proposed development;
- (h) in addition to the planning and design merits proposed under the previously approved application including building separation, building setback and site coverage of greenery, the adoption of MiC as the construction method and the enhanced landscape treatments abutting the nullah are specific to the current application as additional planning and design merits; and
- (i) barrier free right of ways for the third-party lots sandwiched between the Site will be fully respected by providing accesses (including staircases/lifts), which will be maintained by the applicant, within the Site.

3. Compliance with the “Owner’s Consent/Notification” Requirements

The applicant is the sole “current land owner” of the Site. Detailed information would be deposited at the meeting for Members’ inspection.

4. Background

- 4.1 In July 2022, JPN No. 8, ‘Enhanced Facilitation Measures for Buildings Adopting Modular Integrated Construction’, was promulgated to incentivise the adoption of MiC in new developments and promote the Green and Innovative Buildings. To facilitate the adoption of MiC, favourable consideration may be given to an increase of BH up to 4% of the total storey height of MiC floors as it normally involves thickened double slabs between MiC modules. If MiC is not adopted in the proposed building, the minor relaxation of BH restriction for the MiC floors as approved will no longer be applicable.
- 4.2 In the 2025 Policy Address (PA), a set of enhanced measures was put forward to allow full GFA exemption for no more than two levels of aboveground car park to facilitate a shorter construction time, costs and expedite developments. According to the initiatives, the enhanced arrangement is applicable to: (i) private car parks for residents and visitors; and (ii) public car parks provided by the developer as per the Government’s requirement considering local parking needs within private development projects.

5. Previous Application

- 5.1 The site is subject of a previous s.16 planning application (No. A/I-TCTC/59) submitted by the same applicant for proposed flat development, which was approved with conditions by the Committee on 14.1.2022 mainly on the considerations that the proposed development was in line with the planning intention

of “R(B)3” zone and optimise the use of land resources on area shown as ‘Road’; the proposed development was considered not incompatible with surrounding developments; and the concerned departments had no objection to or no adverse comment on the application. The development parameters of the previous application were outlined in paragraph 1.4 above. All approval conditions have yet to be complied.

5.2 Details of the previous application is at **Appendix II**.

6. Similar Application

There is no similar application within the same “R(B)” zone and area shown as ‘Road’ on the OZP.

7. The Site and Its Surrounding Areas (Plans A-1 to A-3 and site photos on Plans A-4a and A-4b)

7.1 The Site is:

- (a) located in TC Area 48 at the southwest of existing TC town centre and abutting the proposed widening of existing TCRN, which is currently accessible via an informal vehicular access abutting TCRN and largely vacant;
- (b) largely formed and hard paved; and
- (c) partly located within the Ma Wan Chung Site of Archaeological Interest.

7.2 The surrounding areas have the following characteristics:

- (a) comprises high-rise and high-density developments, including planned and existing public housing estates and government, institution and community (GIC) facilities;
- (b) to the east of the Site across TCRN is the planned public housing site in Area 23 (zoned “R(B)1” subject to a maximum PR of 4 and maximum BH of 75mPD), which is under construction;
- (c) to the south of the Site are an area zoned “Government, Institution or Community” (“G/IC”) in Area 24A reserved for the development of a G/IC complex for government offices, social and community facilities and an existing bee farm;
- (d) to the further south of the Site is the existing Yat Tung Estate in Areas 30 and 31 (zoned “R(A)” subject to a maximum domestic PR of 5 and maximum BH of 125mPD);
- (e) to the west of the Site across an existing nullah is the planned open space in Area 37 and the village cluster of Ma Wan Chung Village (subject to a maximum BH of 3 storeys (8.23m)); and

- (f) to the north of the Site is the planned open space in Area 29B.

8. Planning Intention

- 8.1 The planning intention of “R(B)” zone is primarily for medium-density residential developments where commercial uses serving the residential neighbourhood may be permitted on application to the Board.
- 8.2 Area shown as ‘Road’ on the OZP is planned to provide convenient connection between various development areas and activity nodes.

9. Comments from Relevant Government Bureau/Departments

- 9.1 The following Government bureau/departments have been consulted and their views on the application are summarised as follows:

Land Administration

- 9.1.1 Comments of the District Lands Officer/Islands, Lands Department (DLO/Is, LandsD):

- (a) no comment on the proposed flat development with a minor BH relaxation from land administration perspective; and
- (b) the proposed amendments in the subject application may not fully comply with the relevant conditions in the Conditions of Exchange, particularly concerning GFA exemptions for private parking spaces and ancillary areas serving such parking spaces. The lot owner is reminded that a separate application is required to be submitted for consideration by LandsD at its absolute discretion acting in its capacity as a landlord, and there is no guarantee that such application will eventually be approved by LandsD. If approved, it will be subject to terms and conditions (including payment of premium and administrative fee(s)) as maybe be imposed by LandsD at its absolute discretion. Details can be referred to LAO Practice Note Issue No. 9/2025.

Public Works Programme

- 9.1.2 Comments of the Project Manager, South Development and Sustainable Lantau Office, Civil Engineering and Development (PM(SSLO), CEDD)
- (a) no adverse comment from project interface point of view; and
- (b) assume that the applicant would provide supplementary information on technical assessments (sewerage, drainage, etc.) for the approval of relevant authorities.

Traffic

9.1.3 Comments of the Commissioner for Transport (C for T):

- (a) no adverse comment on the application from traffic engineering perspective;
- (b) vehicular access, number of parking and loading/unloading spaces of the proposed development and their design should comply with the updated HKPSG, relevant Transport Planning and Design Manual requirements and should be agreed with his department if there is any change in the detailed design stage; and
- (c) should the application be approved by the Board, the following approval condition should be imposed:

the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the C for T or of the Board

Urban Design, Visual and Landscape Aspects

9.1.4 Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

Urban Design and Visual Aspects

- (a) no adverse comments on the proposed flat development with a minor BH relaxation from visual and urban design perspectives;
- (b) in support of the proposed BHR relaxation, the applicant has submitted a VA, which concludes that the visual impact induced by the proposed minor relaxation of BHR is expected to be negligible as compared to the baseline scheme (OZP compliant scheme). Mitigation measures including a 15m building separation between Tower 1 and the clubhouse; a 30m building separation between Tower 2 and the clubhouse and building setback of not less than 7.5m from the centreline of TCRN, are proposed. Given the above, significant adverse visual impact arising from the proposed minor relaxation of BHR is not anticipated; and
- (c) the proposed development parameters do not fall within the criteria set out in the Joint HPLB-ETWB Technical Circular on Air Ventilation Assessments (AVAs) No. 1/06 for an AVA;

Landscape Aspect

- (d) no adverse comments on the application from landscape planning perspective;
- (e) based on aerial photo taken in February 2025, the Site is located in area of settled valley landscape comprising village houses, hard-paved areas and clusters of existing trees;

- (f) part of the site was hard-paved with temporary structures. Based on Tree Felling and Preservation Proposal, cluster of trees in common species are observed within the site. 41 trees are found within the application site boundary, out of which 34 are proposed to be felled. For tree compensatory planting, total 133 new trees (71 heavy standard trees and 62 trees in hedge form) are proposed to be planted on Site;
- (g) one mature tree (T63) with low survival rate after transplanting is in direct conflict with the proposed layout and is proposed to be removed. In this regard, we have no strong view on the proposed felling of T63;
- (h) in view of the above, no significant adverse landscape impact arising from the proposed development is anticipated; and
- (i) other comments are included in the advisory clauses at **Appendix IV**.

Environment

9.1.5 Comments of the Director of Environmental Protection (DEP):

- (a) no in-principle objection to the planning application; and
- (b) insurmountable environmental impact associated with the proposed development is not anticipated.

Drainage and Sewerage

9.1.6 Chief Engineer/Hong Kong and Islands, Drainage Services Department:

- (a) no adverse comment on the application from drainage and sewerage planning perspective;
- (b) should the application be approved by the Board, an approval condition on the implementation of the flood mitigation measures identified in the submitted Drainage Impact Assessment to the satisfaction of the Director of Drainage Services or of the Board should be stipulated; and
- (c) other comments are included in the advisory clauses at **Appendix IV**.

Fire Safety

9.1.7 Comments of the Director of Fire Services:

- (a) no specific comment on the proposal subject to fire service installations and water supplies for firefighting being provided to the satisfaction of the Director of Fire Services. Detailed fire safety requirement will be formulated upon receipt of formal submission of Short Term Tenancy or Short Term Waiver, general building plans or referral of application via relevant licensing authority; and

(b) other comments are included in the advisory clauses at **Appendix IV**.

Water Supply

9.1.8 Comments of the Chief Engineer/Construction, Water Supplies Department (CE/Construction, WSD):

(a) no objection to the application; and

(b) should the application be approved by the Board, an approval condition on the submission of a Water Supply Impact Assessment and the provision of water supply facilities identified therein to the satisfaction of the Director of Water Supplies or of the Board should be stipulated.

Natural Conservation

9.1.9 Comments of the Director of Agriculture, Fisheries and Conservation:

the ecological impact of the application site was assessed during TCNTE Environmental Impact Assessment (EIA) stage. Given there is no change in the site area and nature, he has no comment on the application.

Heritage Conservation

9.1.10 Comments of the Executive Secretary (Antiquities & Monuments), Antiquities and Monuments Office (AMO):

the application site is partly situated within the Ma Wan Chung Site of Archaeological Interest (**Plan A-1**). After reviewing its location and the results of the EIA Report for TCNTE approved in 2016, the project proponent is required to observe EIA's recommendation, when any antiquities or supposed antiquities under the ordinance are discovered in the course of works pursuant to the Antiquities and Monuments Ordinance (Cap. 53).

Building Matters

9.1.11 Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (CBS/NTE1&L, BD):

(a) no in-principle objection under the Buildings Ordinance to the application and the proposed use at the Site; and

(b) other comments are included in the advisory clauses at **Appendix IV**.

District Officer's Comments

9.1.12 Comments of the District Officer/Islands, Home Affairs Department:

her office did not receive any public comment regarding the application

9.2 The following Government bureau/departments have no objection to/no comment on the application, and their advisory comments, if any, are at **Appendix IV**:

- (a) Director-General of Civil Aviation (DGCA);
- (b) Head of Geotechnical Engineering Office, CEDD;
- (c) Director of Electrical and Mechanical Services;
- (d) Chief Highway Engineer/New Territories East, Highways Department;
- (e) Controller, Government Flying Service;
- (f) Commissioner of Police;
- (g) Director of Social Welfare;
- (h) Director of Food and Environmental Hygiene; and
- (i) Director of Leisure and Cultural Services.

10. Public Comments Received During the Statutory Publication Periods

The application and the FI were published for public inspection on 10.3.2026 and 10.4.2026. During the statutory publication periods, a total of 244 public comments were received (**Appendix III**), including one supporting comment from an individual, and 243 comments (which include one from Tung Chung Rural Committee) objecting to the application or providing adverse views on the application. Their major grounds are summarised as follows:

Supportive view

- (a) appropriate greening elements have been included in the landscape design of the proposal and could improve the surrounding microclimate and living environment;

Objecting or adverse views

- (b) the proposed development would affect the existing graves/urns in the vicinity of the Site. Existing fung shui setting and local village culture would be seriously affected;
- (c) the proposed increase in building height would generate adverse visual impact and not in line with the low-density planning intention of the “R(B)” zone and the surrounding low to medium rise environment;
- (d) the development of the Site for residential development and the construction works would generate adverse impact in terms of ecology and environment;
- (e) the high-rise residential towers will obstruct the views of the scenic sunset views over Tung Chung Bay;
- (f) inadequate flat size to be provided in the proposed development; and
- (g) local residents and villagers are not well informed of the decision of the previous planning application and not invited to the Committee meeting despite their strong objections.

11. Planning Considerations and Assessments

11.1 The application seeks planning permission for proposed flat use within an area shown as 'Road' on the OZP and minor relaxation of BHR from 55mPD to 55.9mPD (i.e. +0.9mPD or +1.64%) solely for the adoption of MiC for the proposed development. Majority of the Site (about 98.6%) is subject of a previously approved application No. A/I_TCTC/59 for flat development. Compared with the previously approved application, the current application mainly involves changes in the layout and building disposition, an increase in the number of flats from 187 to 269, a decrease in the average flat size from about 57.8m² to about 40.2m², a slight adjustment to the site boundary, reduction of basement car parking floor from two to one, revisions to the location and number of parking spaces, and increase in maximum building height of the residential towers from 55mPD to 55.9mPD. According to the Notes of the OZP, minor relaxation of the BHR within the "R(B)" zone may be considered by the Board based on the individual merits of the proposal.

Planning Intention

11.2 The Site is subject to a previous application (No. A/I-TCTC/59) approved by the Committee in January 2022 for flat use at the Site, which falls largely within area zoned "R(B)3" with minor portion encroaching onto an area shown as 'Road' (paragraph 5.1 above refers). The proposed development for 'Flat' use is in line with the planning intention of the "R(B)3" zone, and to include the 'left-over' land in the site for the proposed residential development would optimise the use of land resources and facilitate proper management of the land. While the site area for the Site under the current application (i.e. 5,400m²) is the same with the previous application, there is a minor change in site boundary of about 74.4m² (about 1.4%) due to setting out for the Lot during the land exchange stage.

Policy Initiatives on MiC Method of Construction and Aboveground Car Park

11.3 The proposed BH of 55.9mPD involves an increase of only 0.9m (+1.64%) when compared with the BHR stipulated on the OZP (55mPD). According to the submission, it is solely for the adoption of MiC for domestic floors of the proposed development. The proposed relaxation is in line with the JPN No. 8 on 'Enhanced Facilitation Measures for Building Adopting MiC in that favourable consideration may be given to an increase in BH for the adoption of MiC up to 4% of the total storey height of the MiC floors, i.e. 0.9m (about +2.04%) for the domestic floors with adoption of MiC (**Drawings A-2 to A-5**). If planning permission is granted but MiC is not adopted for the proposed development as submitted under the current application, the minor relaxation of the BHR for the MiC floors (i.e. relaxation of 0.9m or the overall relaxed BH of 55.9mPD) will not be applicable. CBS/NTE1 & Licensing, BD has no objection to the application.

11.4 While the relocation some basement car parking spaces to ground floor of clubhouse block does not result in an increase in the maximum BH of the proposed development, the proposal is considered to be in response to the Government's initiative promulgated in PA 2025 to fast track construction, reduce costs and expedite flat production. CBS/NTE1 & Licensing, BD, DLO/Is, LandsD and C for T have no objection to the application.

Compatibility with Surroundings and BH Profile

- 11.5 The Site is located at TC Town Centre area, and is generally surrounded by existing and planning medium and high rise residential and GIC developments, i.e., the public housing development in Area 23 (75mPD) and Yat Tung Estate in Areas 30 and 31(125mPD), etc. The proposed flat development with minor relaxation of BH restriction to 55.9mPD is compatible with the surrounding developments. As demonstrated in the VA conducted by the applicant, the proposed development with relaxed BH would unlikely cause any significant adverse visual impact. CTP/UD&L of PlanD also has no adverse comment on the application from urban design and visual perspectives.
- 11.6 The design elements proposed under the previously approved application including: (i) provision of building separation (i.e. more than 60m wide building separation between the two residential towers with about 15m between Residential Tower 1 and the clubhouse and 30m between Residential Tower 2 and the clubhouse); (ii) provision of building setback of not less than 7.5m from the centreline of TCRN; (iii) provision of greenery ratio of not less than 20%; and (iv) provision of right of way to the third party lots sandwiched by the proposed development have been maintained (**Drawings A-7 to A-9**).
- 11.7 On landscape aspect, as the Site is located in area of settled valley landscape comprising village houses, hard-paved areas and clusters of existing trees, the proposed development is considered not incompatible with the landscape character of the surrounding. The applicant also takes active steps in liaising with SSLO, CEDD in response to the advisory clause in the previous approved application to improve the proposed landscape treatments along the western periphery of the application site to better complement the adjacent nullah in terms of enhancing urban biodiversity. A number of measures are therefore proposed including provision of a 6.5m landscape buffer from the adjacent nullah and a 2m full height setback between the residential tower and the nullah, proper choice of plant species, vine planting on the façade for landscape buffer and adoption of bird-friendly design (**Drawing A-6**). PM(SSLO), CEDD has no adverse comment in this regard and CTP/UD&L, PlanD has no adverse comment on the application from landscape planning perspective.

Other Technical Aspects

- 11.8 On air ventilation, CTP/UD&L, PlanD advises that the proposed development do not fall within the criteria for an AVA. The technical assessments submitted by the applicant under the previously approved application have already concluded that the proposed residential development would not have significant adverse impact on traffic, water supply, sewerage, drainage, environmental, visual, landscape and air ventilation aspects. While the current application does not involve any change in site area, PR, GFA and site coverage as compared with the development parameters set out in the previous approved application, the proposed development involves an increase in number of flats by 82 (i.e 269 in total) due to the adjustment on the average flat size from 57.8m² to about 40.2m² in response to the market trends. In this regard, the applicant has submitted updated relevant technical assessments to demonstrate that there are no adverse impact in drainage, environmental, traffic and visual terms arising from the development with increased BH and number of units. Relevant departments including C for T, PM(SSLO), CEDD, CE/HK&I, DSD and

CE/C, WSD have no objection/no comment on the application. Relevant approval conditions addressing their concerns are stated in paragraph 12.2 below.

- 11.9 While it is noted that the subject areas will be subject to aircraft/helicopter noise, relevant mitigation measures will be implemented in accordance with the requirements set out in the HKPSG. DEP and DGCA have no comment on the application.

Previous Application for Proposed Flat Use

- 11.10 There has been no major change in the planning circumstances since the approval of the previous approved application for proposed flats on 14.1.2022 as mentioned in paragraph 5.1 above. Approving the current application is in line with the Committee's previous decision.

Public Comments

- 11.11 Regarding the opposing views or other views on the application, departmental comments in paragraph 9 above and the planning assessments in the paragraphs 11.1 to 11.10 above are relevant. It should also be noted that the Site does not fall within any permitted burial ground and there is no known fung shui area/fung shui line covering/in proximity of the Site.

12. Planning Department's Views

- 12.1 Based on the assessments made in paragraph 11 above and having taken into account the public comments in paragraph 10, the Planning Department has no objection to the application.
- 12.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid until ~~8.5.2030~~5.6.2030, and after the said date, the permission shall cease to have effect unless before the said date, the development permitted is commenced or the permission is renewed. The following condition of approval and advisory clauses are also suggested for Members' reference:

Approval Conditions

- (a) the design and provision of vehicular access, car parking and loading/unloading facilities to the satisfaction of the Commissioner for Transport or of the Town Planning Board;
- (b) the implementation of the flood mitigation measures identified in the submitted drainage impact assessment to the satisfaction of the Director of Drainage Services or of the Town Planning Board; and
- (c) the submission of a water supply impact assessment and the provision of water supply facilities identified therein to the satisfaction of the Director of Water Supplies or of the Town Planning Board.

Advisory Clauses

The recommended advisory clauses are attached at **Appendix IV**.

12.3 There is no strong reason to recommend rejection of the application.

13. Decision Sought

13.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant permission.

13.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the date when the validity of the permission should expire.

13.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

14. Attachments

Appendix I	Application Form with SPS with Schematic Drawings, Landscape Master Plans, and technical assessments received on 3.3.2026
Appendix Ia	SI received on 9.3.2026
Appendix Ib	FI received on 30.3.2026
Appendix Ic	FI received on 30.4.2026
Appendix Id	FI received on 27.5.2026
Appendix II	Previous Application
Appendix III	Public Comments
Appendix IV	Recommended Advisory Clauses
Drawing A-1	Master Layout Plan
Drawings A-2 to A-5	Section Plans
Drawing A-6	Landscape Plan
Drawing A-7	Plan Showing Building Separation and Building Setback
Drawings A-8 to A-9	Plans Showing the Right-of-Way of Third-party Lots
Drawings A-10 to A-12	Photomontages
Plan A-1	Location Plan and Similar Application
Plan A-2	Site Plan
Plan A-3	Aerial Photo
Plans A-4a and A-4b	Site Photos
Plan A-5	Building Height Profiles Plan
Plan A-6 to A-8	Comparison of MLP, Landscape Section Plan and Landscape Plan between the approved Application No. A/I-TCTC/59 and the proposed scheme