

RNTPC Paper No. A/I-TCTC/59  
For Consideration by the  
Rural and New Town  
Planning Committee  
on 29.10.2021

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**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/I-TCTC/59**

*(for 1<sup>st</sup> Deferment)*

- Applicant** : Full Fame Development Limited represented by PlanArch Consultants Limited
- Site** : Lots 1766 RP, 1768 (Part), 1770 (Part), 1771 RP (Part), 1774 (Part) in D.D.3 TC and Adjoining Government Land (GL), Tung Chung, Lantau Island
- Site Area** : About 5,400m<sup>2</sup> (including GL of about 2,767m<sup>2</sup>)
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24
- Zonings** : “Residential (Group B)3” (about 86.4%)  
- restricted to a maximum plot ratio of 2 and maximum building height of 55mPD  
  
an area shown as ‘Road’ (about 13.6%)
- Application** : Proposed Flat

**1. Background**

On 31.8.2021, the applicant submitted the subject planning application to seek planning permission for proposed flat at the application site (**Plan A-1**). The application is scheduled for the 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 20.10.2021, the applicant’s representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for one month so as to allow time to address departmental comments (**Appendix I**).

### **3. Planning Department's Views**

- 3.1 The Planning Department has no objection to the request of deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the applicant needs more time to respond to departmental comments, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.
- 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 further information (FI) from the applicant. If the FI submitted by the applicant is not substantial and can 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 a period of one month for preparation of 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**

<b>Appendix I</b>	Letter of 20.10.2021 from the applicant's representative
<b>Plan A-1</b>	Location Plan

**PLANNING DEPARTMENT  
OCTOBER 2021**