

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/I-TCV/1
(for 1st Deferment)

<u>Applicant</u>	: Coral Ching Limited represented by Llewelyn-Davies Hong Kong Limited
<u>Site</u>	: Various Lots in D.D.1 TC and Adjoining Government Land (GL), Tung Chung, Lantau Island
<u>Site Area</u>	: About 33,808m ² (including about 7,225m ² (about 21.4%) of GL)
<u>Lease</u>	: <u>Lot 3017 in D.D. 1, Tung Chung</u> New Grant No. 6605 for non-industrial purposes <u>The remaining 122 Private Lots</u> Block Government Lease (demised for agricultural use)
<u>Plan</u>	: Approved Tung Chung Valley Outline Zoning Plan No. S/I-TCV/2
<u>Zoning</u>	: “Residential (Group C) 2” (“R(C)2”) [Restricted to a maximum plot ratio of 1 and a maximum building height of 20 metres above Principal Datum]
<u>Proposed Amendment</u>	: To rezone the application site from “R(C)2” to “Residential (Group B)” (“R(B)”)

1. Background

On 16.1.2025, the applicant submitted the current application to rezone the application site from “R(C)2” to “R(B)” (**Plan Z-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 7.3.2025, 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 allow more 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 justifications for deferment meet 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 to the Committee for consideration at the next meeting.

5. Attachment

Appendix I
Plan Z-1

Letter dated 7.3.2025 from the applicant's representative
Location Plan

PLANNING DEPARTMENT
MARCH 2025