

Attachment 1

	RESPONSES-TO-COMMENTS TABLE
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Proposed Minor Relaxation of Building Height Restriction for Permitted Flat (Police Married Quarters) in “Government, Institution or Community (1)” Zone and Proposed Flat (Police Married Quarters) in “Government, Institution or Community” Zone in Government Land at Tung Chung Areas 134 And 135, Tung Chung, Lantau Island [TPB Ref: A/I-TCE/6]

Responses to Comments Table

Comments/ Suggestions		Applicant's Responses
A.	Comments from Urban Design Unit of Planning Department received from Planning Department on 27.10.2025: (Contact person: Mr. LAM Sau Yin, Timothy, Tel no.: 3565 3940)	
	Please find below our comments from visual impact perspective for your consideration:	
1.	Para 6.5.1 (M2) – The meaning of the sentence is not clear, it is advised to revise as “A row of new trees will be provided <u>on at</u> the ground floor along the north side, serving as a greenery backdrop <u>when viewed from the podium floor</u> and creating a further green buffer to adjacent lots.	Noted and revised accordingly (Attachment 2 refers).
2.	Para 6.5.2 (M3) – It is suggested revising the paragraph as “Specifically, the proposed development's height strategically falls between the <u>adjacent surrounding</u> higher buildings (Areas 133A, 133B, 133C <u>to the northwest and Areas 129 and 130 to the south and southwest</u>) and the lower buildings to the <u>north (Areas 135 and 141) and east (Areas 136, 137, and 138)</u> . This graduated approach directly aligns with the TCE concept of creating a stepped height profile <u>across the development zone</u> that <u>the building height reduced from the mountain backdrop in the south to the waterfront area in the north as stated in the ES of the OZP paragraph 7.1.6.</u> ”	Noted and revised accordingly (Attachment 2 refers).
3.	Para 6.5.2 (M5) – It is suggested providing the dimension of the setback in this paragraph.	Noted and revised accordingly (Attachment 2 refers).

Date: October 2025
File Ref: ASD/TCNTE