

21 January 2026

The Secretary
Town Planning Board
c/o Planning Department
15/F North Point Government Offices
333 Java Road
Hong Kong

By Hand and Email

Dear Sir

**Proposed Residential Development at Area 106B, Tung Chung, TCTL No. 55
Section 16 Planning Application for Proposed Minor Relaxation of Maximum Building
Height Restriction for Permitted Flat Use in “Residential (Group B) 3” Zone**

We refer to the captioned application submitted to the Town Planning Board (the Board) on 9 January 2026.

Upon further review, we would like to provide 4 sets of hard copies of the replacement pages of Planning Statement (**Figures 3.2 to 3.5, 3.7 & 3.9**) for the Board's consideration. The replacement pages have incorporated several graphical updates of the Proposed Scheme, which are listed below:

1. The Indicative G/F Plan has been updated to indicate the location of the Refuse Storage and Material Recovery Chamber (RSMRC). The level of the subject RSMRC has a height level of +6.50mPD;
2. The indicative 1/F Plan has been revised to update the height level of the M&E area above the subject RSMRC on G/F from +11.20 to +12.90mPD;
3. The Indicative 1/F Plan has been updated to indicate the location of the M&E services at high level (as shown in the part plan), which has a level height of +14.90mPD; and
4. The indicative sections and legends of relevant drawings have been updated to reflect the above graphical updates.

The enclosed replacement pages of the Planning Statement serves only for the purpose of minor graphical updates with no change to the major development parameters of the Proposed Scheme as indicated in the submission on 9 January 2026.

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Town Planning Board
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Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at 2957 9602 or our Mr Arnold Koon at 2957 9667/ Mr Edison Law at 2957 9650.

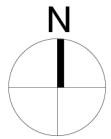
Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/AK/el
Encl

S:\85202 Tung Chung Town Lot 55\0_Clarification 2\20260121_letter to TPB_S16 submission_Tung Chung Town Lot 55



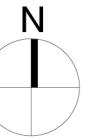
Legend

- Application Site Boundary
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- M&E
- Refuse Storage & Material Recovery Chamber
- EVA / Driveway
- Carpark
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

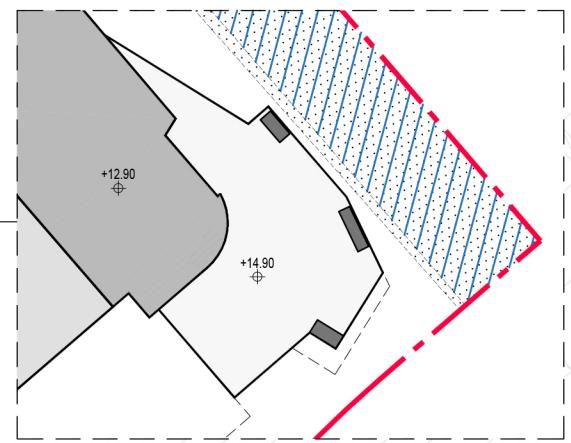
Title

Indicative G/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2026
Scale		Figure	3.2



Part Plan at High Level



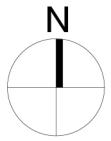
Legend

- Application Site Boundary
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- Clubhouse
- M&E
- M&E Services at High Level
- Carpark
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

Title

Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Jan 2026
Scale		Figure	3.3



TUNG CHUNG BAY

PROMENADE

TRANSFER PLATE

OUTDOOR POOL

POOL DECK

WU TUNG STREET

COVERED LANDSCAPE

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TRANSFER PLATE

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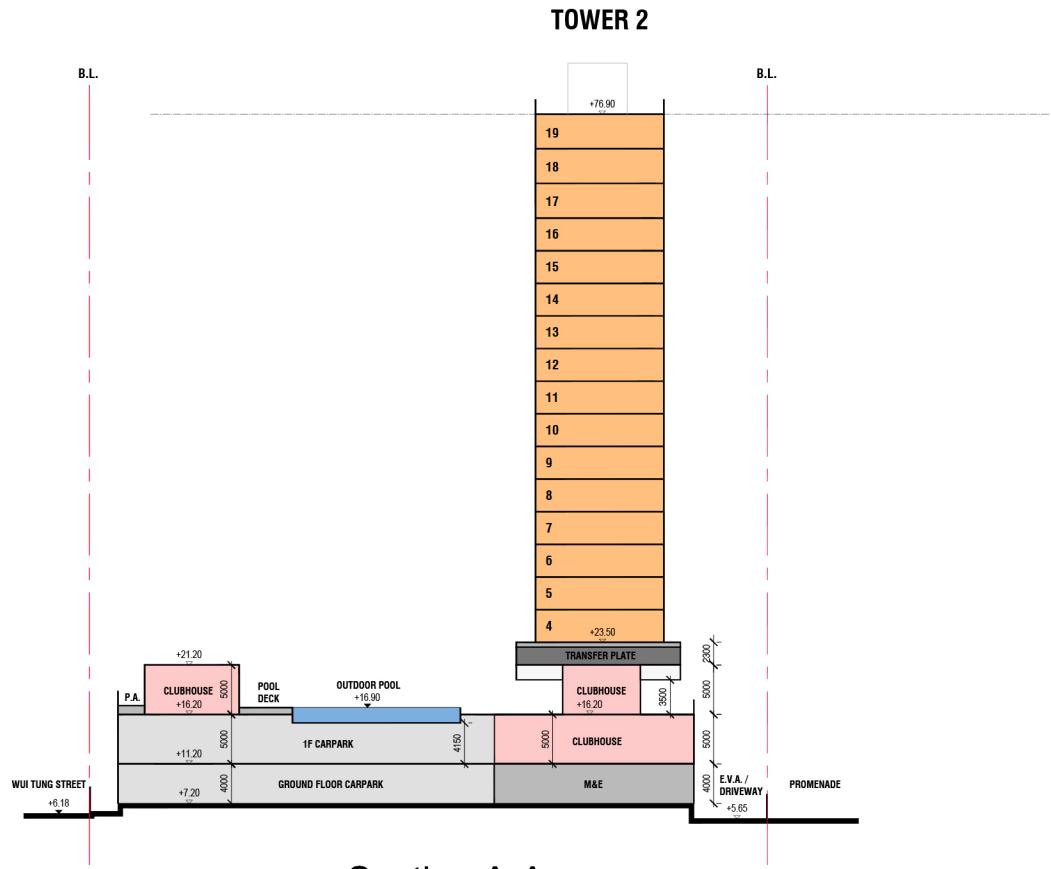
Legend

- Application Site Boundary
- Covered Walkway
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- Clubhouse
- Pool
- M&E
- Transfer Plate
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

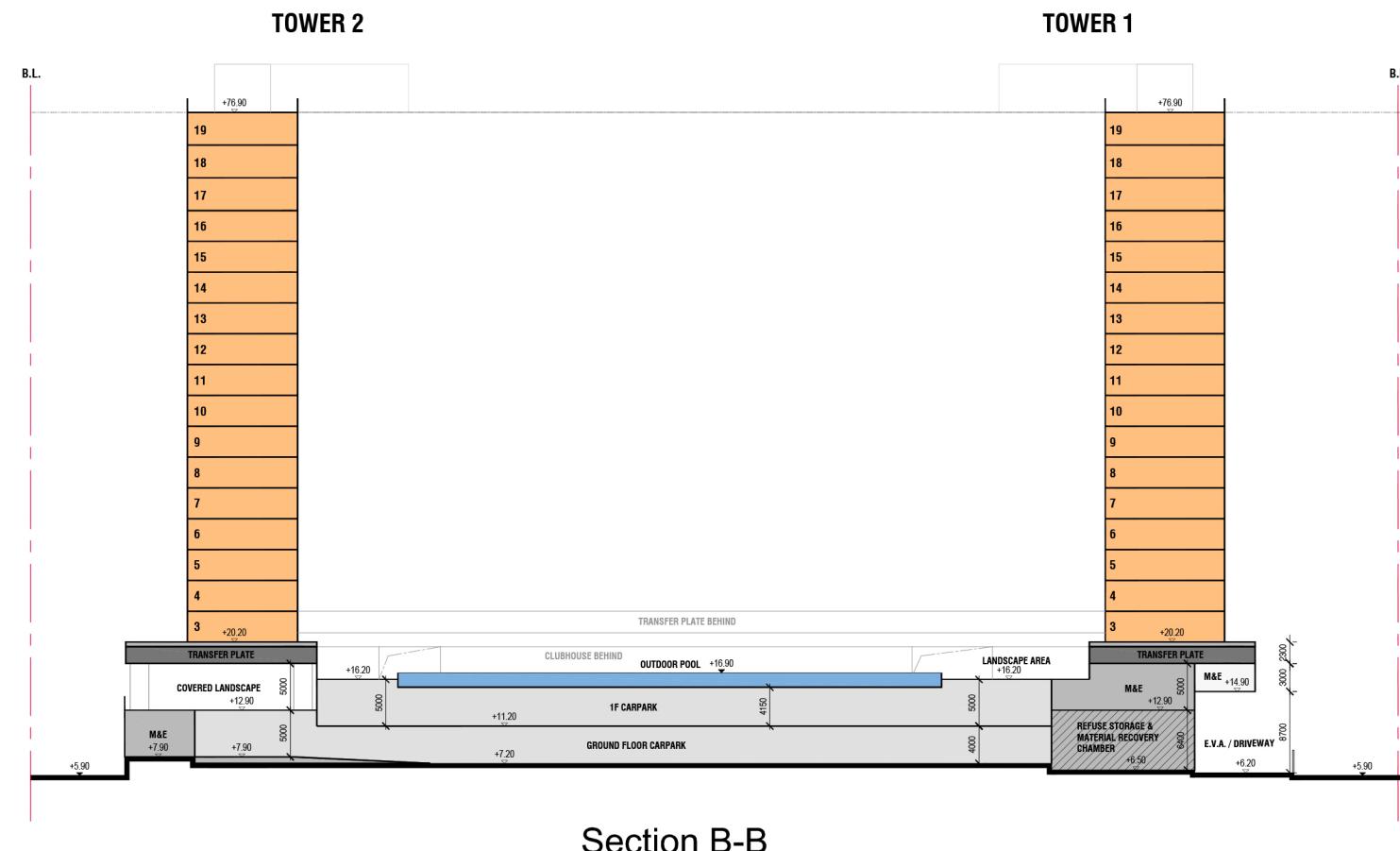
Title

Indicative 2/F Plan

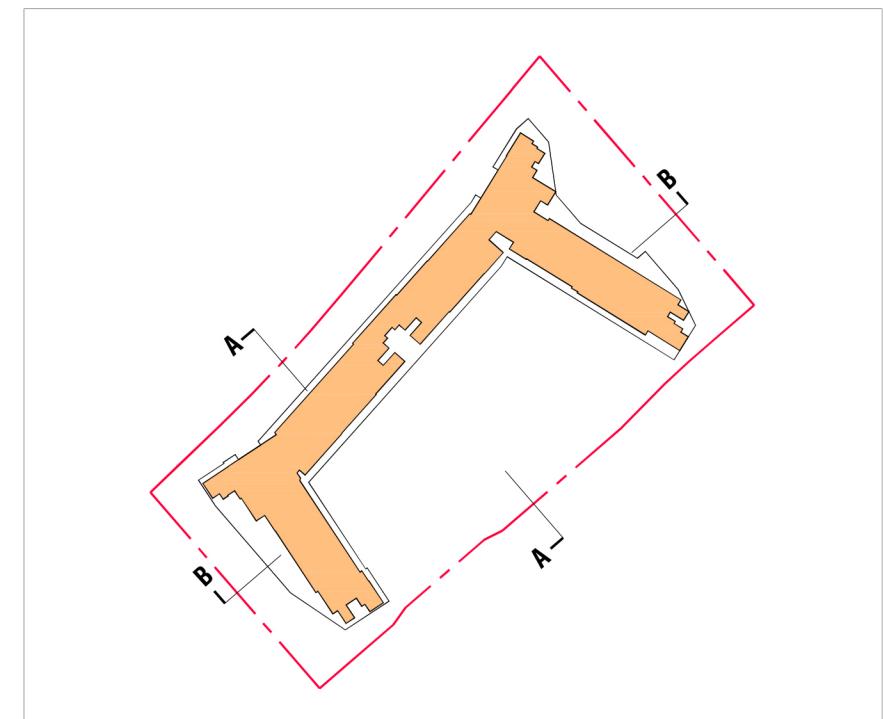
Checked	DH	Drawn	PW
Rev	0	Date	Jan 2026
Scale	Figure 3.4		



Section A-A



Section B-B



KEY PLAN

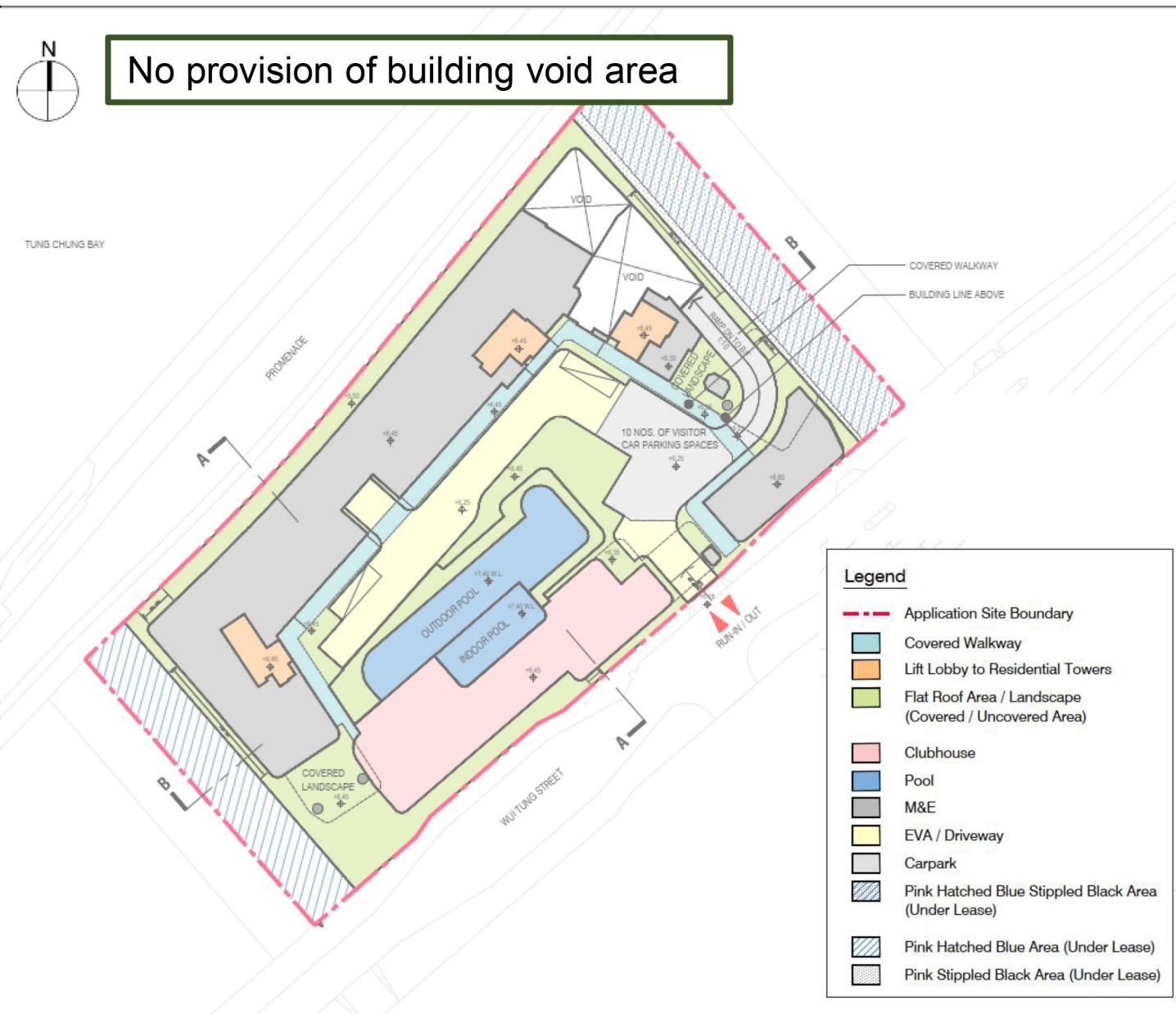
Legend



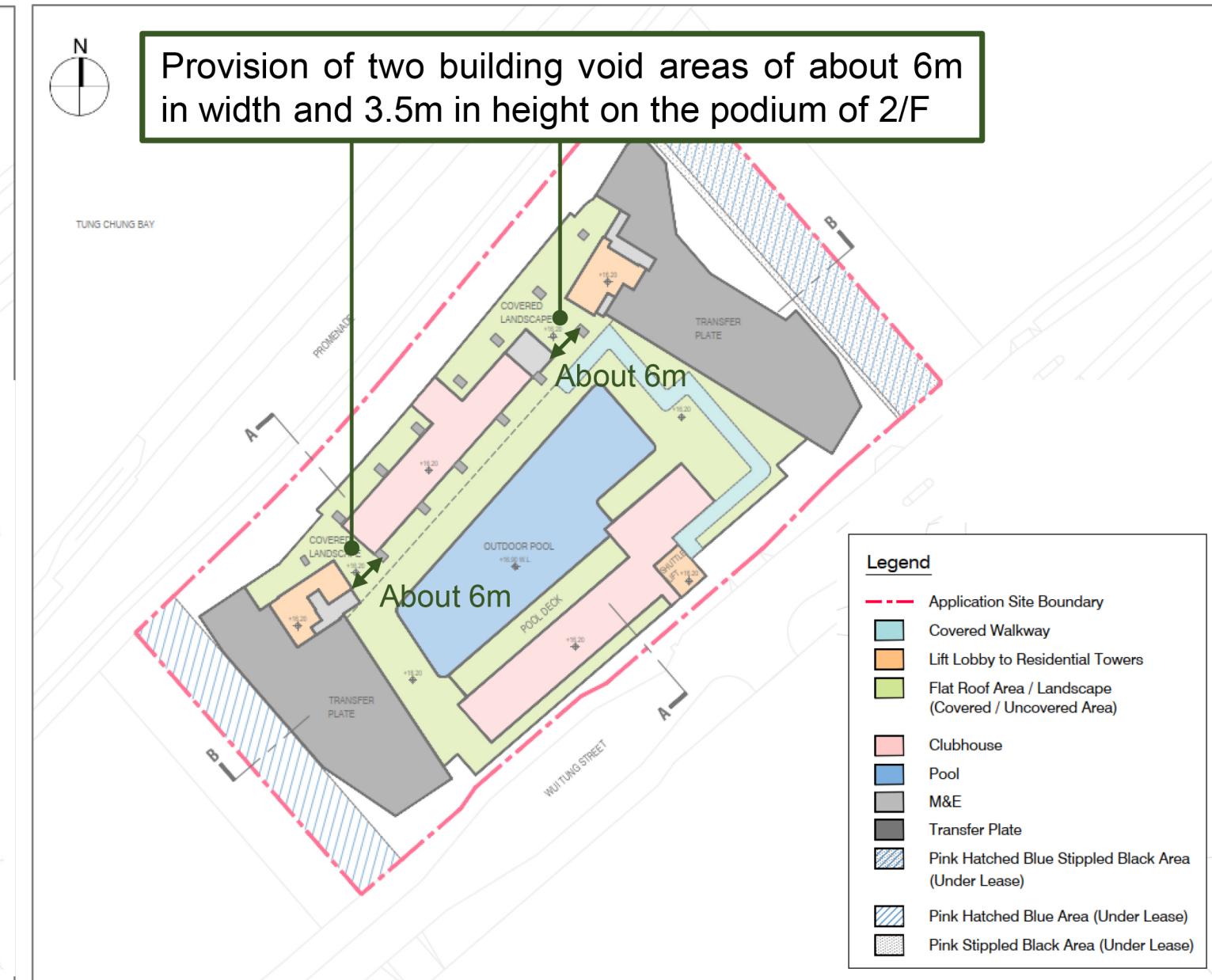
Legend for the Site Plan:

- Application Site Boundary:** Red dashed line.
- Residential:** Orange square.
- Clubhouse:** Pink square.
- Pool:** Blue square.
- M&E:** Grey square.
- M&E Services at High Level:** White square.
- Refuse Storage & Material Recovery Chamber:** Hatched square.
- Carpark:** Light grey square.
- Transfer Plate:** Dark grey square.

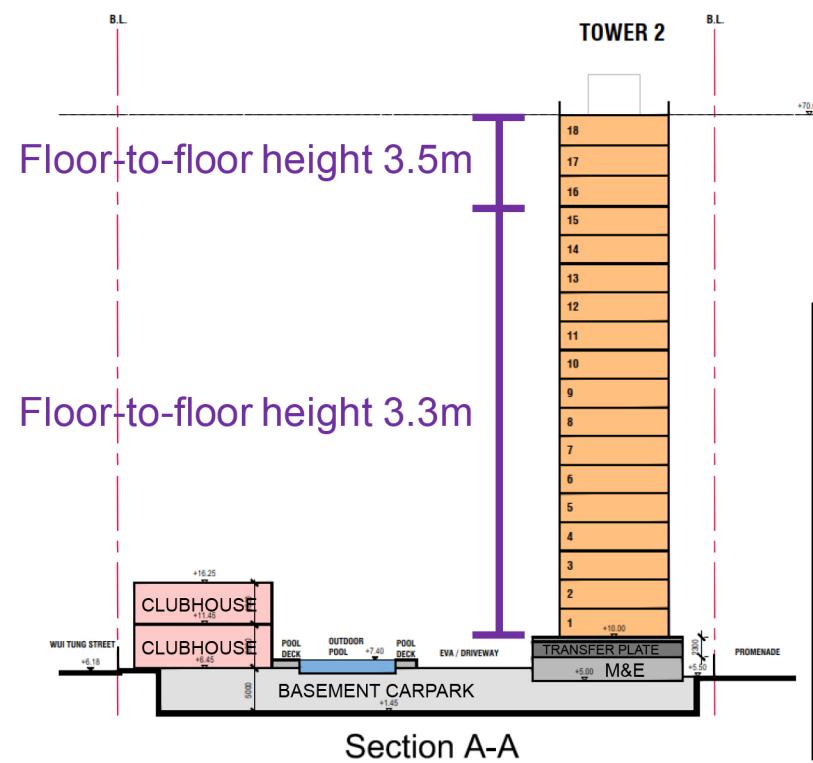
Title	Indicative Section Plans	Checked	DH	Drawn	PW
		Rev	0	Date	Jan 2026
		Scale	Figure	3.5	



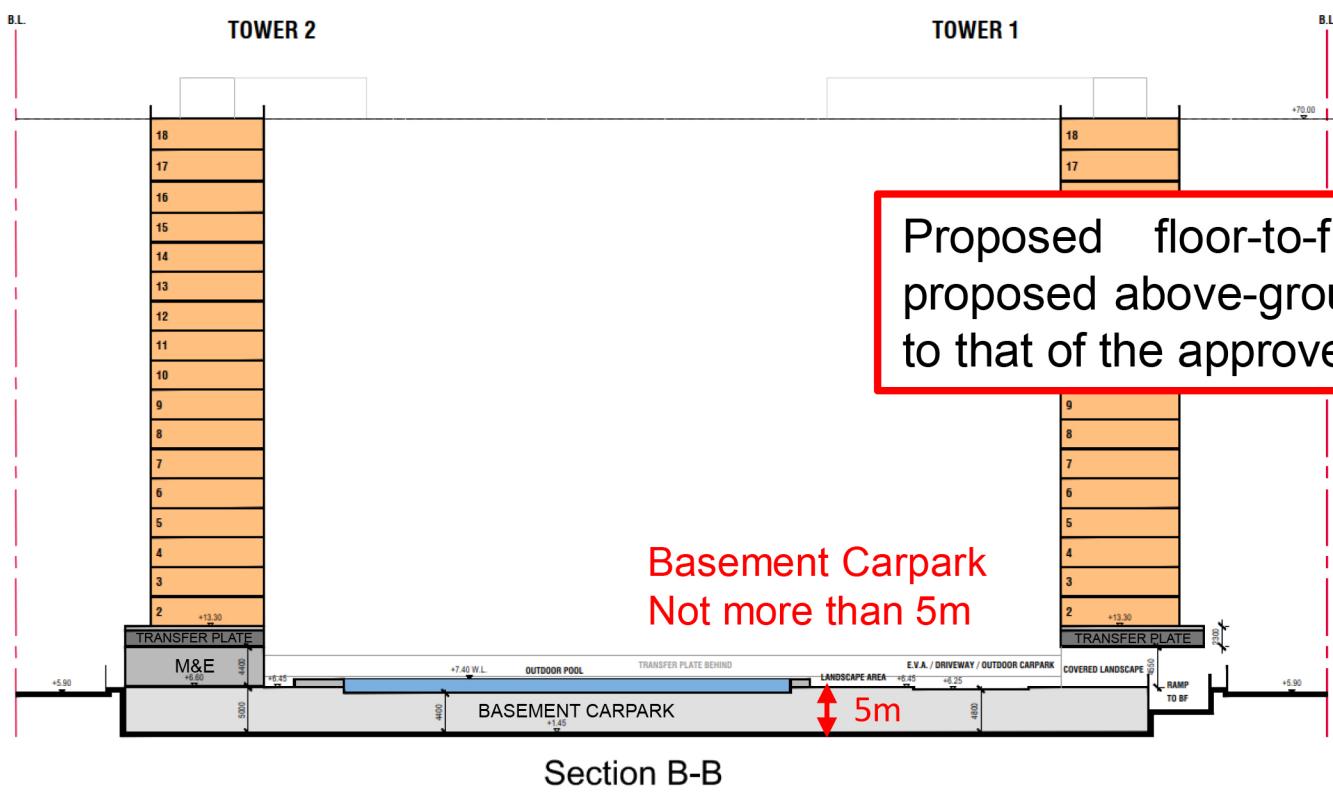
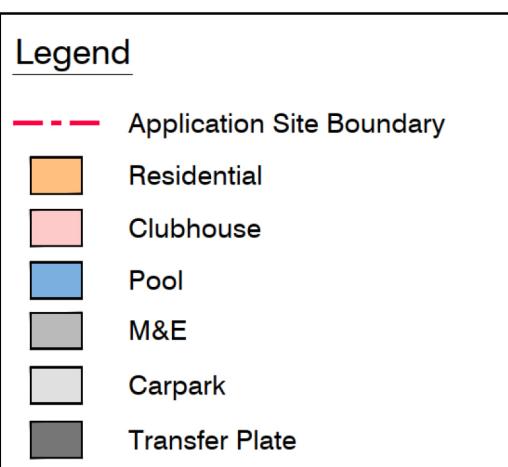
Approved GBP Scheme (G/F Plan)



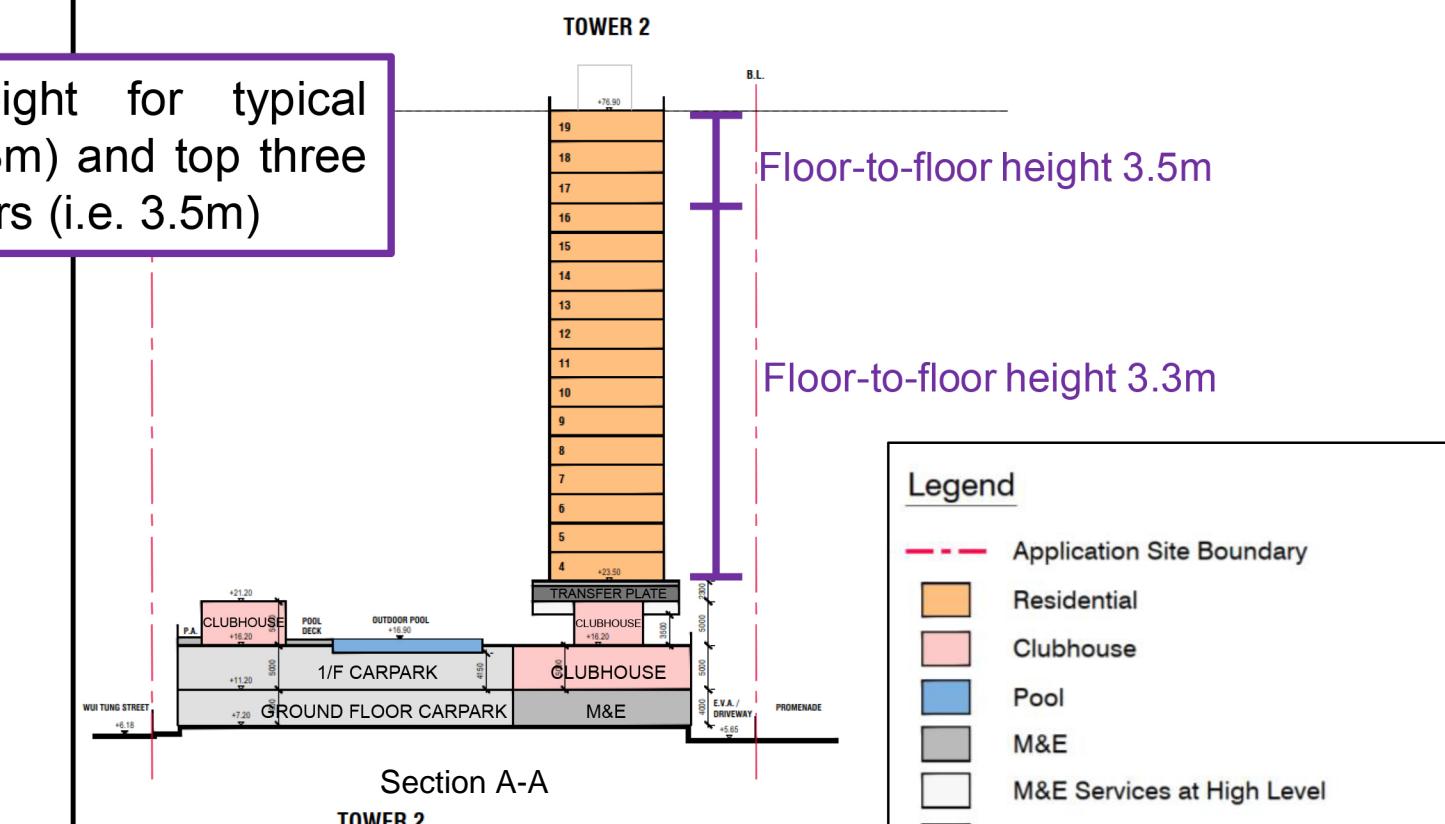
Proposed Scheme (2/F Plan)



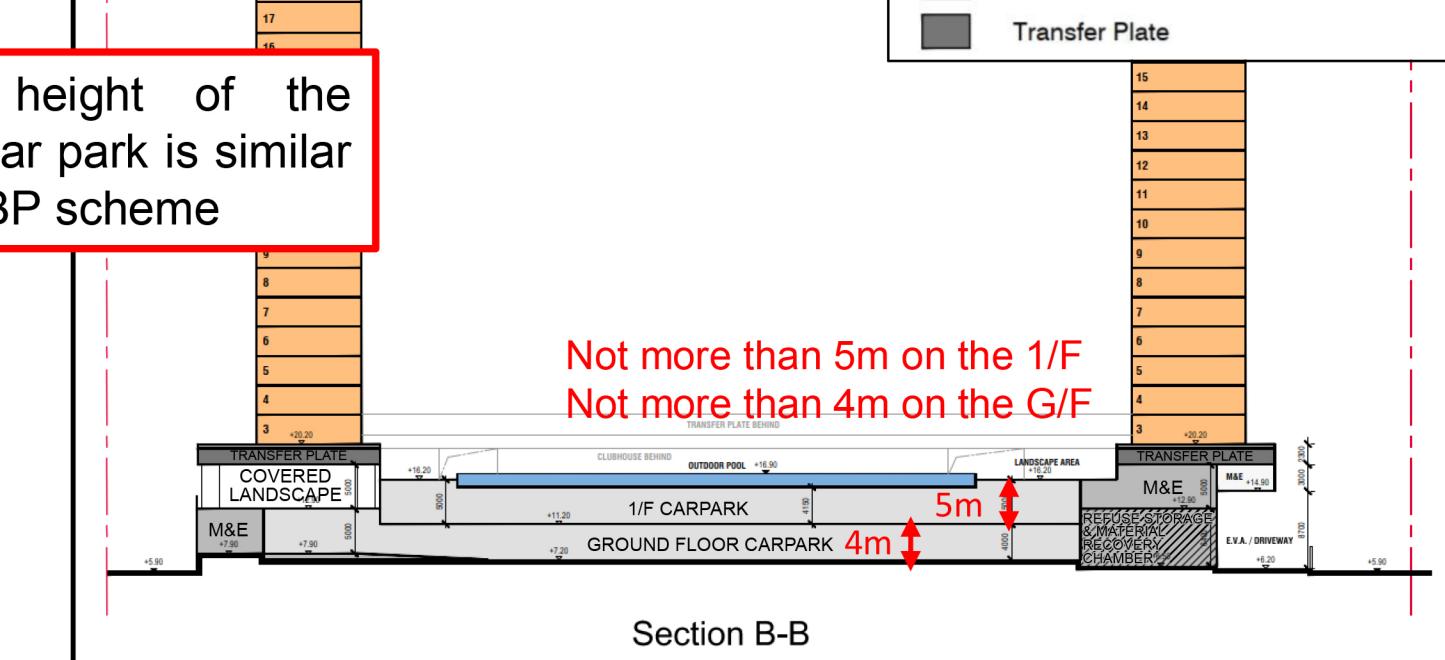
Same floor-to-floor height for typical residential floors (i.e. 3.3m) and top three storeys of residential floors (i.e. 3.5m)



Approved GBP Scheme (Section)



Proposed floor-to-floor height of the proposed above-ground car park is similar to that of the approved GBP scheme



Proposed Scheme (Section)