

20 March 2026

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

***By Email and Hand***

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  
(Application No. AI-TCE/7)**

We refer to the captioned application submitted to the Town Planning Board (the Board) on 9 January 2026, the clarification submitted to the Board on 21 January 2026, the Further Information submitted to the Board on 29 January 2026 and the departmental comments received from the District Planning Office/ Sai Kung & Islands (DPO/SKIs) in February 2026

Further to our request for deferment on 27 February 2026, we would like to reactivate the captioned application by submitting herewith 4 copies of the Further Information comprising an Response-to-Comments (RtoC) table in **Attachment 1** as well as revised set of drawings, development schedule and supplementary drawings for the Proposed Scheme in **Attachments 2 and 3** of the current submission respectively for the Board's consideration.

In response to the comments from DPO/SKIs regarding the proposed site formation level, taking into account the impact of potential flood risk and the road level of Wui Tung Street, there is scope to reduce the site formation level from 7.2mPD to 6.8mPD (-0.4m). Accordingly, **the maximum building height of the Proposed Scheme is reduced from 76.9mPD to 76.5mPD (-0.4m)**. Apart from the slight reduction in maximum building height and the corresponding adjustments in levels for various floors, there is no change to the layout of the Proposed Scheme. The revised key development parameters and relevant supplementary drawings are in **Attachments 2 and 3** of the current submission.

Thank you for your kind attention. Should there be any queries, please do not hesitate to contact the undersigned at [REDACTED]

Yours faithfully  
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu  
Planning Director

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Encl