

By Email

Our Ref: S3176/TCRN/25/007Lg

27 March 2026

Secretary, Town Planning Board
15/F, North Point Government Offices
333 Java Road
North Point
Hong Kong



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Dear Sir/Madam,

**Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use
Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
(Section 16 Planning Application No. A/I-TCTC/71)**

- Further Information No. 1 -

Reference is made to the captioned s.16 Planning Application scheduled for consideration by the Town Planning Board on 17 April 2026 and the departmental comments conveyed by the Sai Kung and Islands District Planning Office, Planning Department during the period between February and March 2026.

Upon review, the proposed development scheme has been refined, while also considering the enhanced facilitation measures for buildings adopting MIC under Joint Practice Notes No. 8. The proposed building height has been adjusted to an increase of no more than 4% in the total storey height of MiC floors. For ease of reference, the revised development parameters are set out below. In summary, there are no material changes to other key development parameters. The only revisions are a reduction in number of storeys from 14 to 13 storeys (i.e. the removal of the previously top floor, while maintaining the storey height and spot levels of the remaining floors) and a decrease in the total no. of units from 290 to 269 (with corresponding adjustment in the average flat size and population). These changes remain within the 10% variation permitted under the TPB PG-No. 32B.

Development Parameter	Proposed Development
Site Area	About 5,400m ²
Plot Ratio	Not more than 2
Total GFA ⁽¹⁾	Not more than 10,800m ²
Site Coverage	Not more than 37%
Building Height (main roof)	Not more than +55.9mPD
No. of Blocks - Residential Tower - Clubhouse	3 2 1
No. of Storeys ⁽²⁾ - Residential Tower - Clubhouse - Basement Carpark	14 13 3 1
No. of Units	269
Average Flat Size	About 40.15m ²

Development Parameter	Proposed Development
Estimated Population ⁽³⁾	754
Private Open Space	Not less than 754m ²
Internal Transport Facilities	
- Private Car Parking Spaces	74 (incl. 2 accessible parking spaces)
- Motorcycle Parking Spaces	3
- Bicycle Parking Spaces	18
- Loading/unloading Bays for Heavy Goods Vehicle	2

Remarks:

- (1) Excluding GFA for clubhouse facilities (not more than 5% of the total domestic GFA)
- (2) Including basement
- (3) Based on persons per occupied flat ("PPOF") ratio of 2.8

With regard to land registration, please be kindly confirmed that in view of the execution of land lease, subject lots that are involved in the current application have been renamed to Tung Chung Town Lot 49. The total site area remains 5,400m². No Government land falls within the application site.

We hereby submit this Further Information No. 1 to reflect the aforementioned revision and address the departmental comments received. This FI submission consists of:

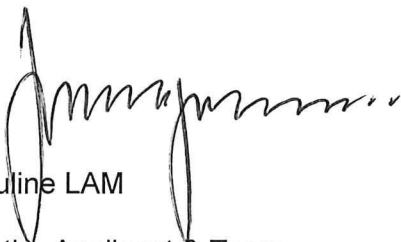
Response-to-Comment Table

- Annex A – Replacement Pages of Application Form
- Annex B – Updated Supporting Planning Statement
- Annex C – Updated Schematic Architectural Drawings
- Annex D – Updated Traffic Impact Assessment
- Annex E – Updated Environmental Assessment
- Annex F – Updated Drainage Impact Assessment
- Annex G – Updated Sewerage Impact Assessment
- Annex H – Email Correspondences with DSD
- Annex I – Updated Landscape Master Plan
- Annex J – Updated Tree Felling and Preservation Proposal
- Annex K – Updated Visual Appraisal

Should you have any queries in relation to the above or attached, please do not hesitate to contact Mr. Benjamin TUNG at [REDACTED] or the undersigned.

Thank you for your kind attention.

Yours faithfully
For and on behalf of
KTA PLANNING LIMITED



Pauline LAM

cc. the Applicant & Team

PL/BT/vy