

Annex D

Response-to-Public Comment Table

**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. 2 –

Item	Public Comments	Responses
1	Concerns on Planning Intention	
1.1	The “Residential (Group B) 3” zone is intended for low-density residential development, the relaxation of building height restriction deviates from its planning intention.	According to the approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 (“the OZP”), the “Residential (Group B)” zone is intended primarily for medium-density residential developments with a maximum building height of 55mPD. ‘Flat’ use with a maximum plot ratio of 2 at the Application Site was approved by the Town Planning Board in 2022 under Application No. A/I-TCTC/59. The proposed relaxation of building height restriction solely caters the building height increase due to the adoption of Modular Integrated Construction promoted by the Government.
2	Concerns on Visual Impact	
2.1	The development will hinder the magnificent sunset view and obstruct the views between the planned town park and Ma Wan Chung Village.	<p>Considering the proposed maximum building height of +55.9mPD for the Proposed Development is still significantly lower than the maximum building height of the public housing development (+75mPD) across Tung Chung Road North, the proposed building height is considered not incompatible with the surroundings.</p> <p>As demonstrated by the Visual Appraisal, the overall visual impact from the proposed scheme on the surroundings is negligible as compared to the OZP compliance scheme with building height of 55mPD. The proposed development will not obstruct the magnificent sunset view from Ma Wan Chung Pier and Village.</p> <p>The disposition of residential towers of the current application is similar to the previous approved scheme. More than 60m wide building separation is provided between the two residential towers. Within that, a building separation of about 15m between Tower 1 and the clubhouse and a separation of about 30m between Tower 2 and the clubhouse is designed.</p>

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		<p>This help to breakdown the building mass and reduce visual obstruction, if any, between the planned town park and Ma Wan Chung Village.</p>
2.2	<p>The proposed towers will hinder the <i>Fung Shui</i> of the nearby indigenous inhabitants' graves.</p>	<p>The Application Site is primarily zoned “Residential (Group B) 3” after the endorsement of the Tung Chung New Town Extension development proposal; while most of the nearby graves fall within “Open Space” zone. Interfacing issue between the graves and the proposed residential development has been considered during the formulation of development proposal.</p> <p>No graves and burial urns will be surrounded by the proposed development. The distance between the nearest Permitted Burial Ground Site and the Application Site is more than 60m.</p> <p>Last but not least, this Application will not result in an increase in plot ratio mor gross floor area to the approved development. Negligible visual and landscape impact to the surroundings is anticipated.</p>
3	Concerns on Environmental Impact	
3.1	<p>The development will negatively impact the habitat of the abutting nullah near Ma Wan Chung.</p>	<p>According to the RNTPC Paper No. A/I-TCTC/59A for consideration by the Rural and New Town Planning Committee on 14.1.2022, Director of Agricultural, Fisheries and Conservation have no adverse comment to previous approved application from nature conservation point of view.</p> <p>To better complement the adjacent nullah in terms of biodiversity, the Applicant has taken a proactive approach in refining the proposal beyond the 2022 approved scheme.</p> <p>Enhanced landscape treatments have been incorporated into the proposed scheme under this Application, including:</p> <p>1) Providing a 6.5m landscape buffer from the adjacent nullah at +4.5mPD level. As the landscape buffer sits on the drainage reserve area, according to Hong Kong Planning Standards and Guidelines Chapter 4, 'Planting of trees or shrubs with penetrating roots should be avoided within 3m from the centre line of any existing or proposed watermains and 3m from the edge of</p>

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		<p>drainage pipes', therefore, shrubs without penetrating roots, ground cover and lawn are proposed to be planted at the landscape buffer; and</p> <p>2) Providing a 2m full height setback between T1 and the nullah to avoid human disturbance to the nullah.</p> <p>After consulting the South Development and Sustainable Lantau Office, the Applicant has further incorporated the following features: 1) More native and nectar plant species will be used; and 2) Vine planting will be added on the west-facing façade to enhance landscape buffering at ground level (+11.3mPD) and landscape roof level (+16.8mPD). The selection of planting species of the proposed landscape buffer at +4.5mPD will take into account the limited sunlight available and future horticultural maintenance requirement. Also, bird-friendly design such as glazing treatment, visual markers, building integrated structures, UV-reflective configuration or low-E coating will be considered to be adopted at the façade of the clubhouse block in the next stage of detailed design.</p> <p>The above landscape and architectural design measures will significantly reduce the negative impact to the habitat of the abutting nullah near Ma Wan Chung.</p>

Compiled by: KTA

Date: 29 April 2026

File Ref: 20260429_S3176_FI(2)_R-to-PC