

8 April 2025

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

By Hand and By Email

Dear Sir,

Section 12A Planning Application for Proposed Amendments to the Tung Chung Valley Outline Zoning Plan to Rezone "Residential (Group C)2" Zone to "Residential (Group B)" Zone in Support of Private Residential Development at Various Lots in D.D. 1 TC and Adjoining Government Land, Tung Chung, Lantau Island (Application No. Y/I-TCV/1)

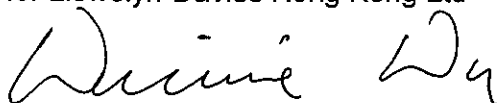
Reference is made to the Further Information submitted to the Town Planning Board (the Board) on 21 March 2025.

In response to the Planning Department (PlanD) – Landscape Section's comments, the Applicant would like to submit herewith the responses-to-comments (RtoC) table in **Attachment 1** of the current submission for consideration.

Please note that the enclosed information only serves to provide technical clarifications with no change to the application particulars as submitted on 21 March 2025.

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 / Ms Samantha Chuang at 2957 9601.

Yours faithfully
for Llewelyn-Davies Hong Kong Ltd



Winnie Wu
Planning Director

WW/AK/sc
Encl.



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cc (w/ encl)
DPO/SKI

- Ms Kirstie Law / Mr Steve Cheung

(by email)

	Departmental Comments	Responses to Comments
1.	Comments of Planning Department – Landscape Unit	
5.1	<p>Noting that total 670 existing trees are proposed to be felled but only 272 new trees are proposed within the Site, the compensation ratio of 1:0.4 is below the 1:1 level. Please explore tree planting opportunities, in particular roadside at-grade tree planting along the planters adjacent to Chung Mun Road, to mitigate the loss of trees due to the development. Justification should be provided if 1:1 compensation ratio cannot be met.</p>	<p>Our landscape master planning will base on the concept of maximizing new tree planting opportunity without compromising long-term tree health, safety and maintainability. Tree planting will be provided:</p> <ul style="list-style-type: none"> • at ground level (e.g. along internal driveways and at recreational open spaces) • at podium level (e.g. at sitting gardens) • at perimeter for buffering (e.g. interfacing with the adjacent, future DSD flood attenuation pond outside the Application Site) • along Chung Mun Road for ensuring roadside greenery interfacing with the general public while not hindering traffic requirements such as sightlines <p>A total of 338 nos. new trees in suitable spacing depending on species will be planted within the Application Site [See attached revised Landscape Master Plan (identical to the one submitted to the Board on 21.3.2025 and herewith attach again for easy reference)].</p> <p>(Note: Among the 670 nos. existing trees, 615 nos. are fruit crops cultivated on agricultural land. With or without the current Application, these crops may be harvested, removed or replaced with other crops (e.g. Chinese New Year's Cherry Trees or even vegetables) from time to time under standard agricultural practices. These fruit crops have been planted in an exceptionally overcrowded manner, causing them to have potential long-term health and/ or structural issues). Only 55 nos. existing trees are not fruit crops and are considered as relevant. Our landscape master planning for new trees does not utilize the concept of tree compensation ratio.)</p>

