

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Islands (DLO/Is), Lands Department (LandsD):

- any proposed tree works at the two non-building areas under the SC(42)(a)(i)(I) of C/S, Drainage Services Department and Development Control Section of LandsD shall be consulted.

2. Building Matters

Comments of the Chief Building Surveyor/New Territories East 1 and Licensing, Buildings Department (CBS/NTE1&Licencing, BD):

- the principles of disregarding the GFA calculation as mentioned under PNAP APP-2 are applicable to the major revision of General Building Plan (GBP) submitted to the Building Authority for approval.

3. Traffic

Comments of the Commissioner for Transport (C for T):

- no objection in principle to the proposed carparking areas on G/F and 1/F at this planning stage, provided that the design complies with prevailing design manuals and practice notes. We reserve our further comments upon receiving the detailed design of the car park under GBP submission.

Recommended Advisory Clauses

- (a) to note the comments of Director-General of Civil Aviation that:
- he reminds that residents in Tung Chung area are generally concerned on aircraft noise. As a good practice to minimize the potential aircraft/helicopter noise nuisance to future residents, appropriate noise mitigation measures (e.g. use of acoustic insulation) should be considered, and future residents should be duly alerted of the potential noise caused by aircraft; and
 - that applicant shall further consider the installation of better insulation for the proposed development at the detailed design stage and inform prospective buyers and future residents of the potential noise impact, the applicant is reminded to incorporate the potential aircraft noise situation at the proposed development location and recommendations/conclusion from the Further Information submission on 20.3.2026 into the Supplementary Planning Statement.
- (b) to note the comments of Director of Electrical and Mechanical Services that:
- the applicant shall liaise with the Hong Kong and China Gas Company Limited in respect of the exact locations of existing or planned gas pipes/gas installations within/in the vicinity of the Site and any required minimum setback distance away from them during the design and construction stages of development; and
 - the applicant is required to observe the requirements of the Electrical and Mechanical Services Department's Code of Practice on 'Avoiding Danger from Gas Pipelines' 2nd Edition.

Urgent Return receipt Expand Group Restricted Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年02月17日星期二 4:19
收件者: tpbpd/PLAND
主旨: A/I-TCE/7 Tung Chung Town Lot No. 55
類別: Internet Email

A/I-TCE/7

Tung Chung Town Lot No. 55, Tung Chung Area 106B, Lantau Island

Site area: About 10,648sq.m

Zoning: "Res (Group B) 3"

Applied development: MR BHR / 2 Blocks / 745 Units / PR 3.5 / 76.9mPD (70) / OS 1,937sq.m /214 Vehicle Parking

Dear TPB Members,

Strong Objections. It is clear from the foto montages that the additional height would deprive a significant number of homes behind the two blocks of a harbour view.

The administration introduced the parking above ground concept without any public consultation. This will trigger an avalanche of applications for additional height.

In this case the parking will be on the two podium floors that would not be used for residential units. There are no original plans to refer to but there is no indication that providing the parking above ground would impact in any way the layout of the units. Nor can it be determined if the parking was originally proposed to be under or over ground.

So, the developer is taking advantage of the government initiative to increase the number of units.

Once again, the administration has resorted to back door and sneaky adjustments to approved regulations that circumvent the approved OZP via the Policy Address that benefit developers to the detriment and quality of living to folk who have invested their life savings and paid a premium to buy a home with a view.

The application should be rejected.

Mary Mulvihill