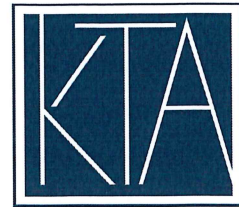


By Email

Our Ref: S3176/TCRN/25/010Lg

27 May 2026

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



PLANNING LIMITED
規劃顧問有限公司

UNIT K, 16/F, MG TOWER,
133 HOI BUN ROAD,
KWUN TONG, KOWLOON, HK.
九龍觀塘海濱道133號
萬兆豐中心16樓K室

電話TEL: (852) 3426 8451
傳真FAX: (852) 3426 9737
電子郵件EMAIL: KTA@KTAPLANNING.COM

Dear Sir/Madam,

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

- Further Information No. 3 -

Reference is made to the captioned s.16 Planning Application and the comments from the Sai Kung and Islands District Planning Office, Planning Department in May 2026.

We hereby submit this Further Information to better reflect the building height of the proposed development. This FI submission consists of updated schematic architectural drawings, updated landscape drawings and replacement pages of the supporting planning statement in relation to the above. Please note that these updated schematic architectural drawings shall replace those enclosed in the submitted technical assessments.

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

A handwritten signature in black ink, appearing to read 'Pauline Lam', with a large, stylized flourish at the end.

Pauline LAM

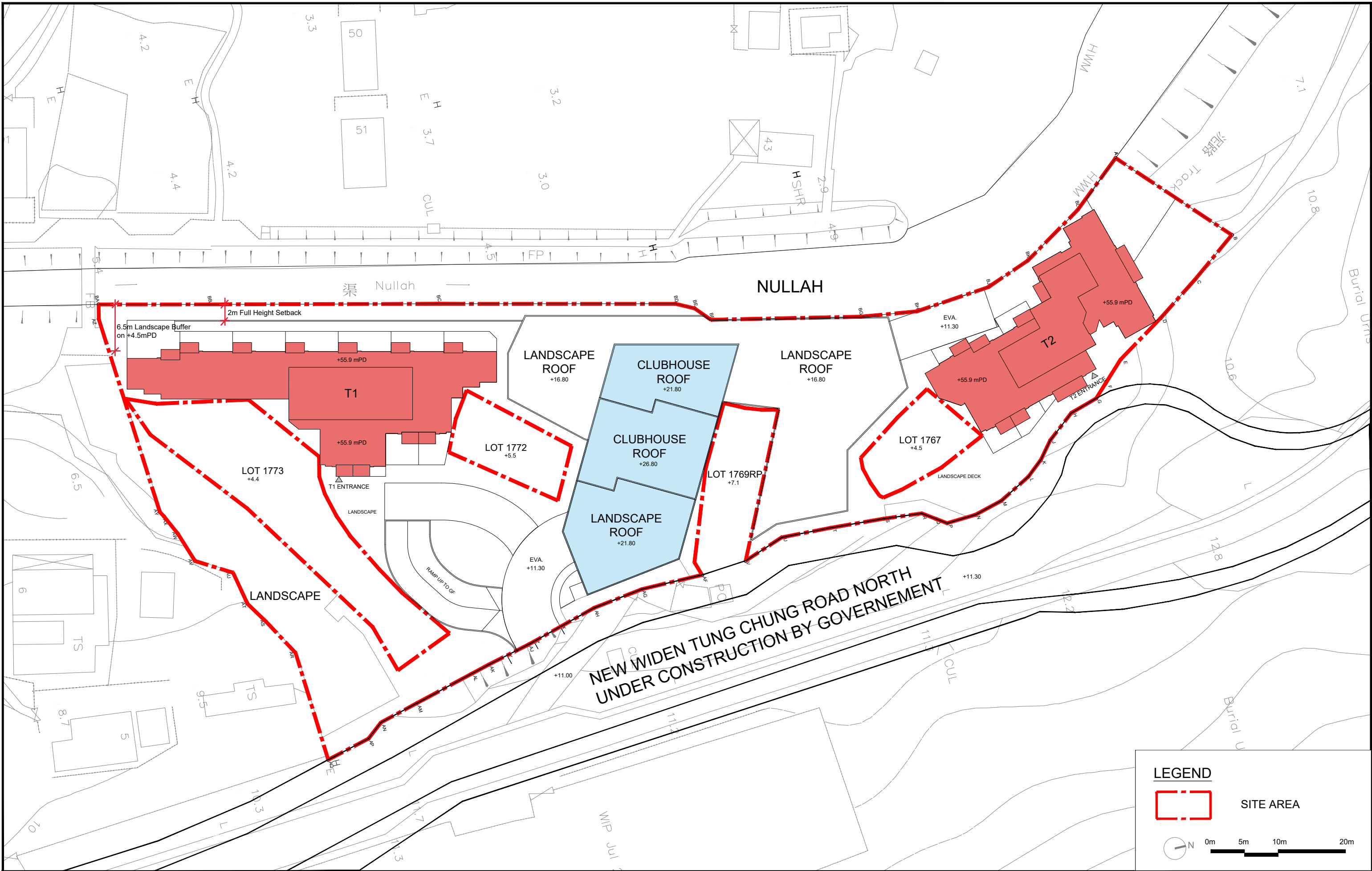
Encl. Updated Schematic Architectural Drawings
Updated Landscape Drawings
Replacement Pages of Supporting Planning Statement

cc. the Applicant & Team

PL/BT/vy

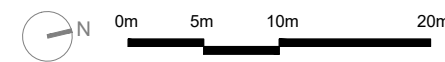
Annex A

Updated Schematic Architectural Drawings



LEGEND

 SITE AREA



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MASTER LAYOUT PLAN

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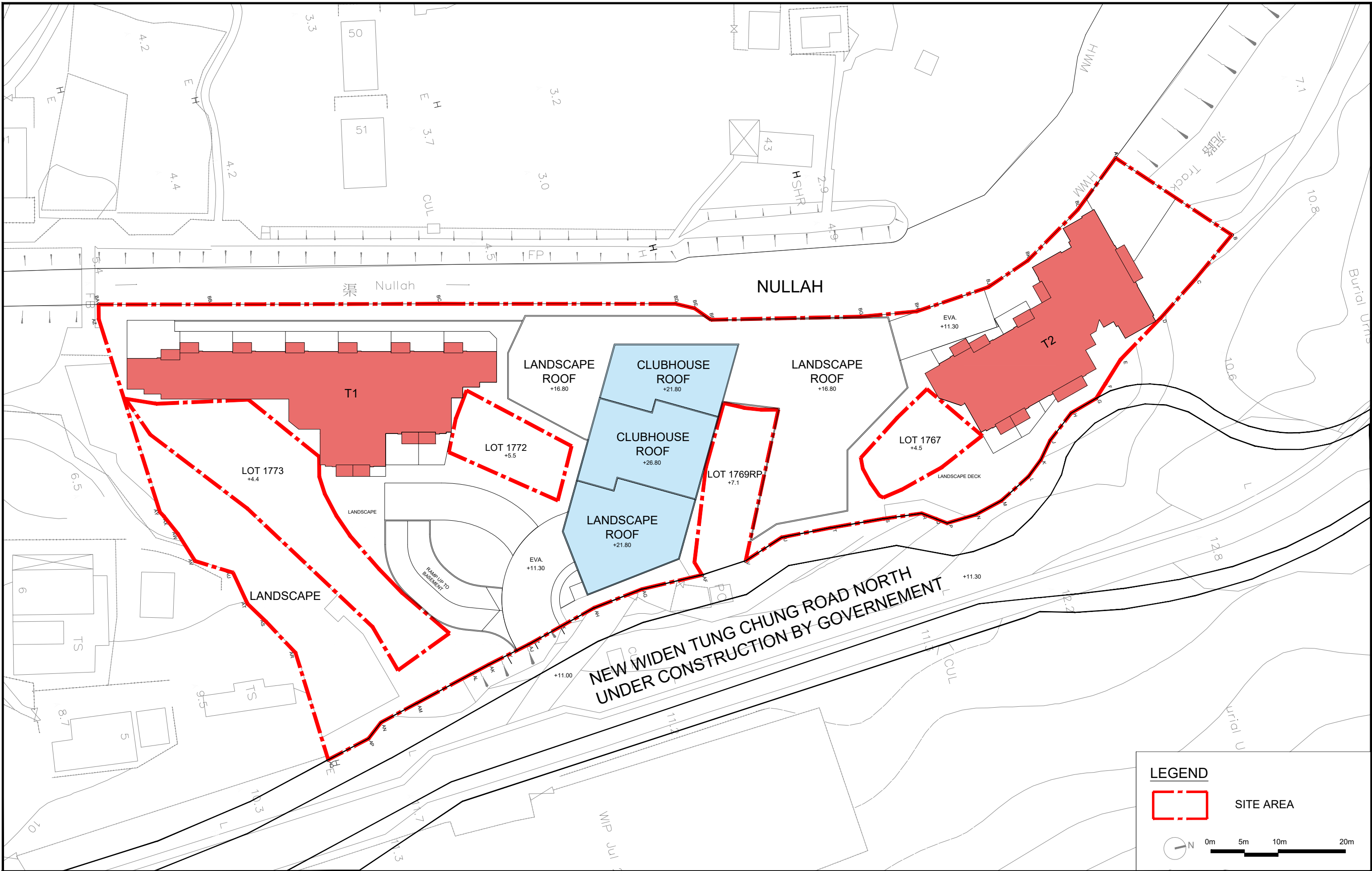
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20/5/2026

Project
A-2517
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT
RESTRICTION FOR PERMITTED FLAT USE AT
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH,
LANTAU ISLAND

Job No.
A-2517

Dwg No.
MLP-01





Drawing Title
TYPICAL LAYOUT PLAN

Scale
1:500 (A3)


Date
20/5/2026


Project
A-2517
 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT
 RESTRICTION FOR PERMITTED FLAT USE AT
 TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH,
 LANTAU ISLAND

Job No.
A-2517

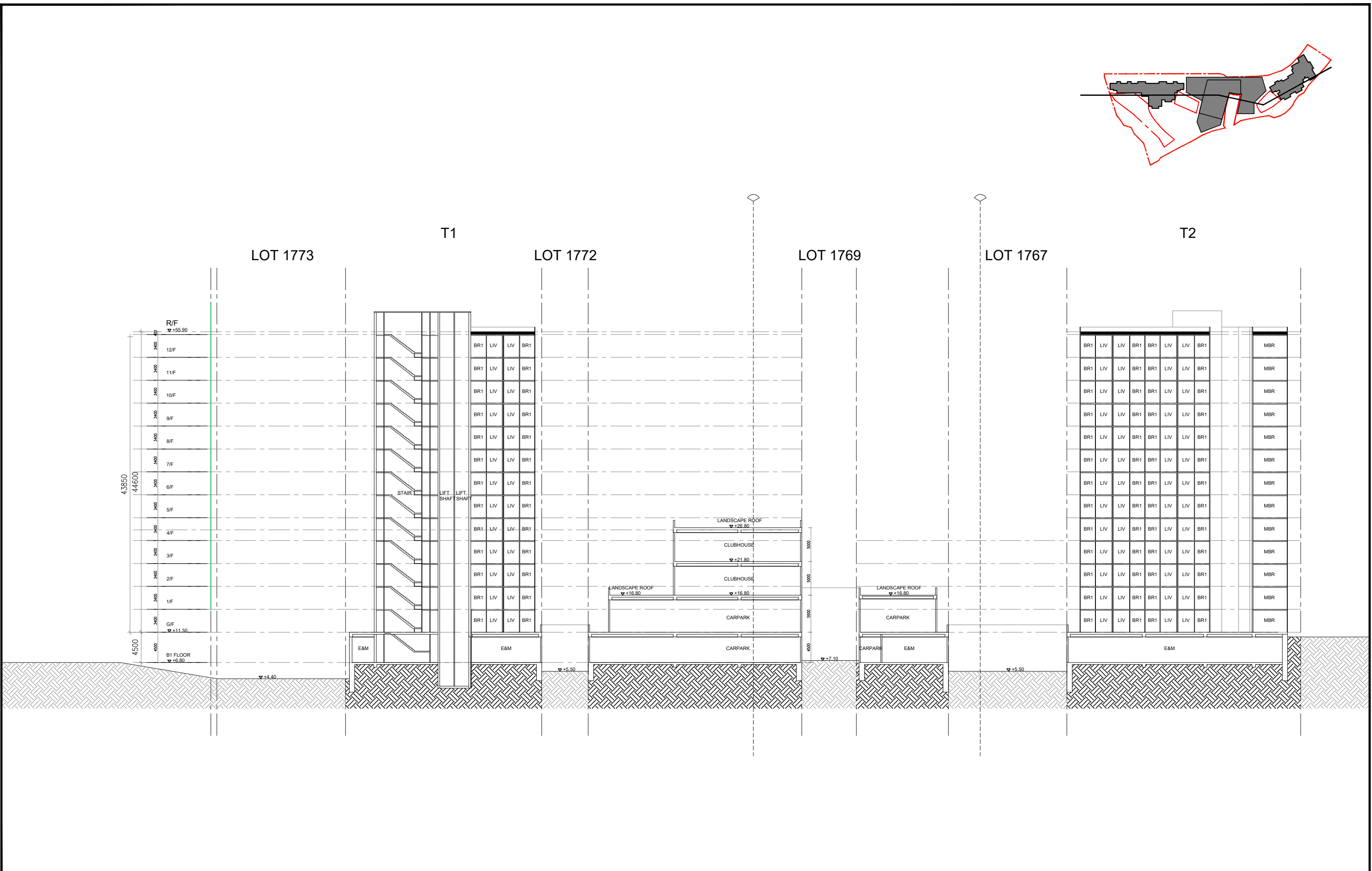
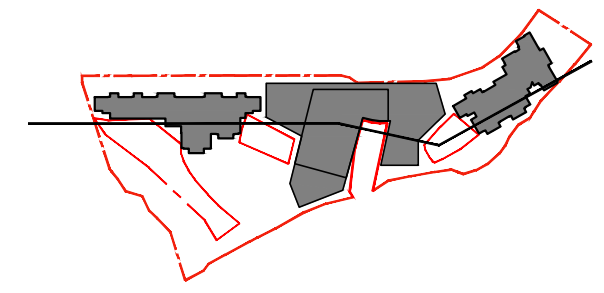
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LEGEND

 **SITE AREA**

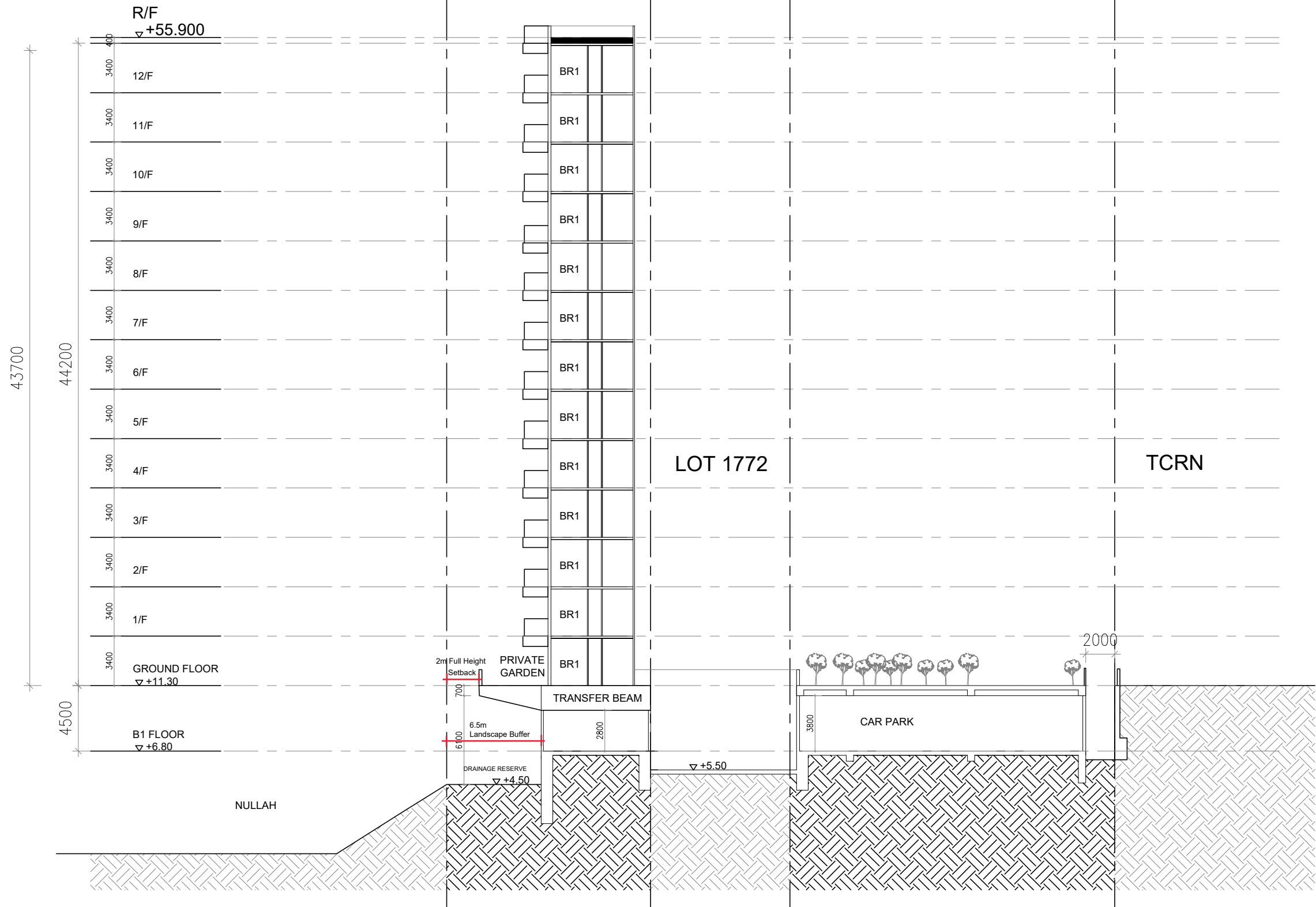
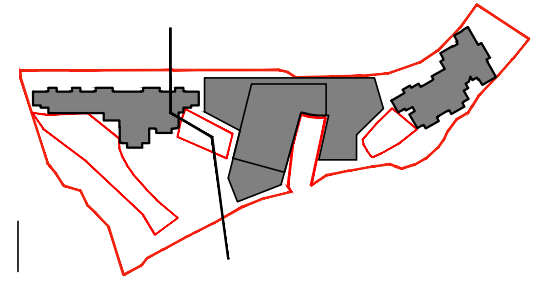
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ALKF+
 ANDREW LEE KING FUN &
 ASSOCIATES ARCHITECTS LTD



Drawing Title LONG SECTION	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517
	Date 20/5/2026		Dwg No. SEC-01





Drawing Title
**SECTION (3400 FLOOR TO FLOOR)
1 BASEMENT SCHEME**

Scale
1:300 (A3)

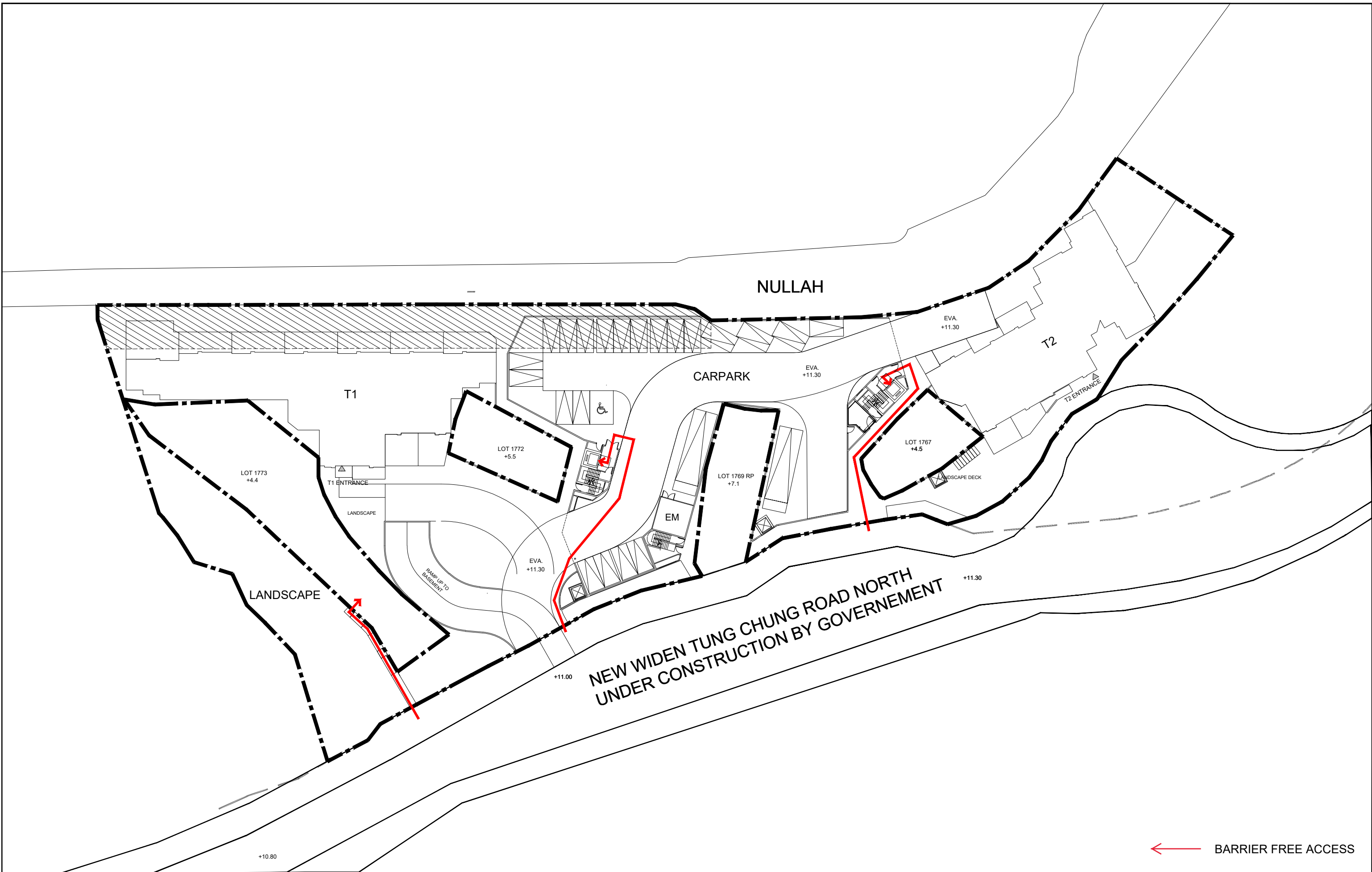
Date
20/5/2026

Project
A-2517
PROPOSED MINOR RELAXATION OF BUILDING HEIGHT
RESTRICTION FOR PERMITTED FLAT USE AT
TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH,
LANTAU ISLAND

Job No.
A-2517

Dwg No.
SEC-02

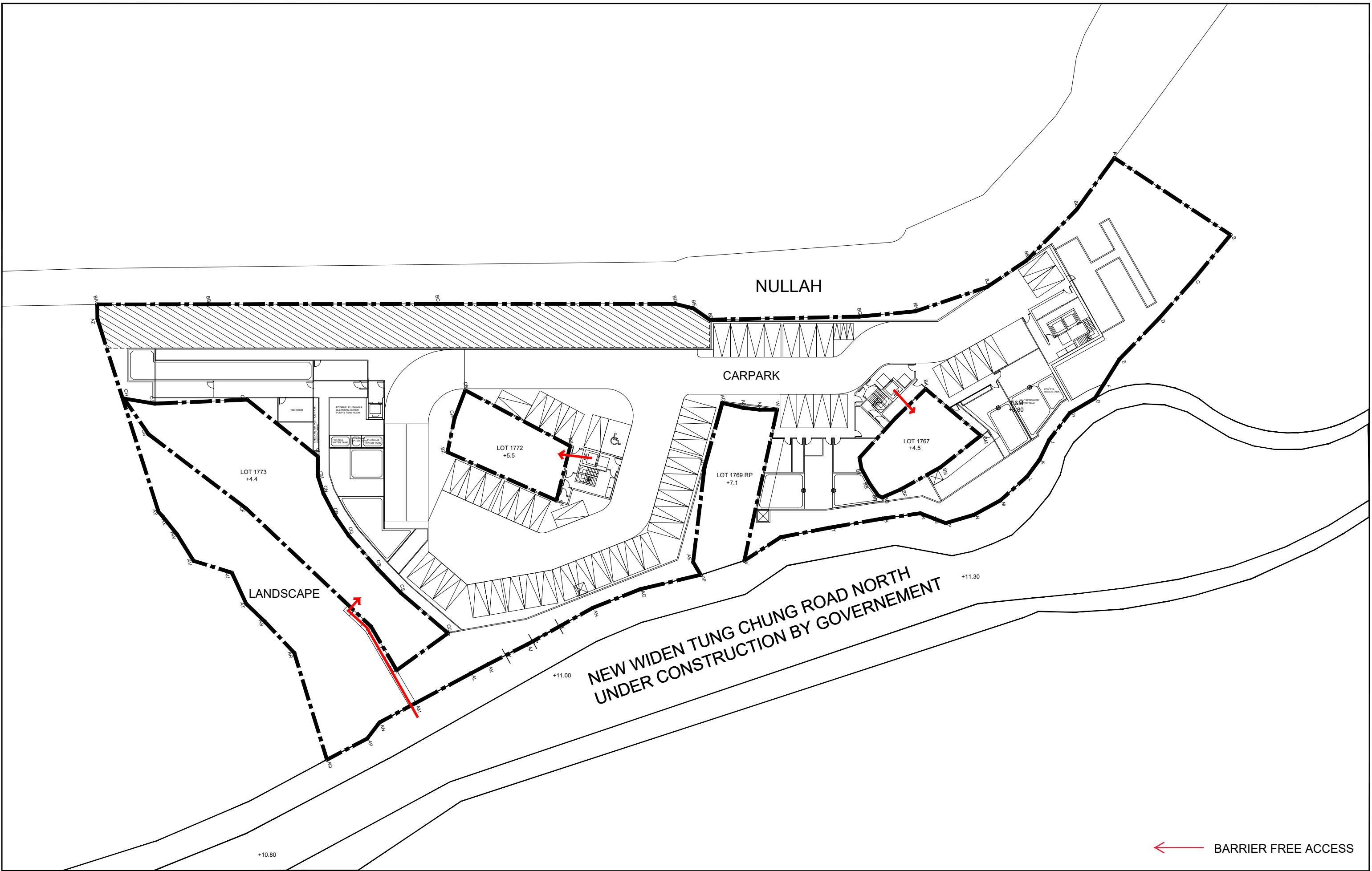




← BARRIER FREE ACCESS

Drawing Title GROUND FLOOR PLAN ACCESS TO PRIVATE LOTS	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517
	Date 20/5/2026		Dwg No. SK-01





← BARRIER FREE ACCESS

Drawing Title BASEMENT 1 FLOOR PLAN ACCESS TO PRIVATE LOTS	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517
	Date 20/5/2026		Dwg No. SK-02



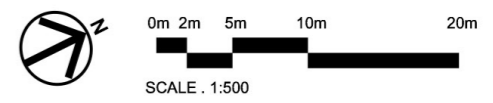
Annex B

Updated Landscape Drawings



LEGEND:

- LOT BOUNDARY - AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- 2M BUFFER FROM THE LOT BOUNDARY
- BUILDING
- PRIVATE GARDEN
- HARD PAVED AREA
- PLAYGROUND
- JOGGING PATH
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- BENCH
- FEATURE SEATING
- SCULPTURE
- RETAINED TREES (7 nos.)
- NEW TREE (71 nos.)
- NEW TREE (HEDGE FORM) (62 nos.)
- VERTICAL GREEN (WIRE TYPE)
- VINES PLANTING FACING ADJACENT LOT
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL

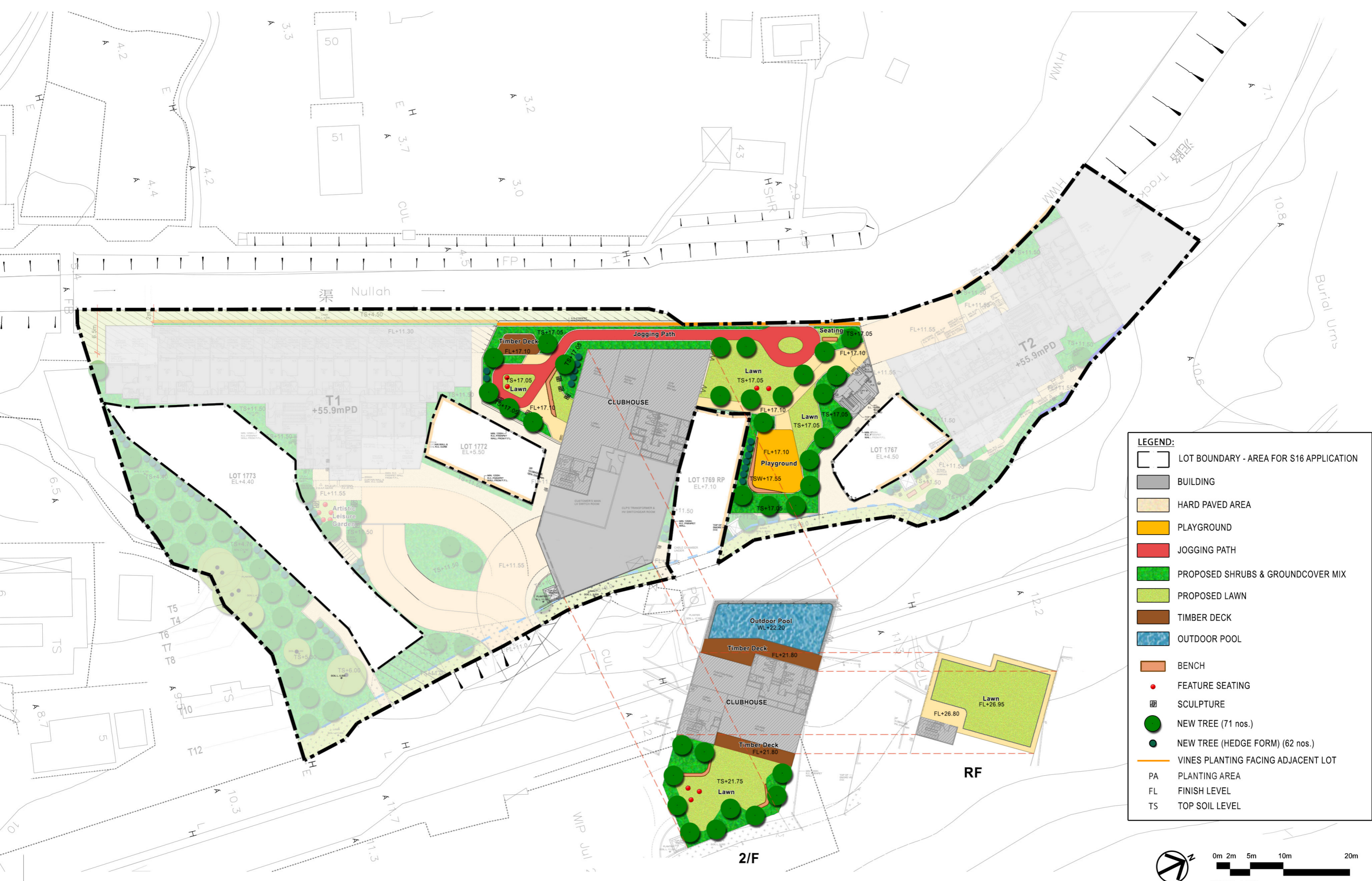


Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Landscape Plan - G/F

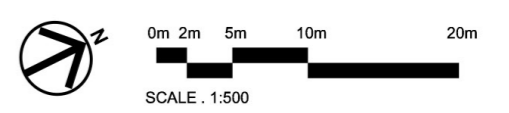
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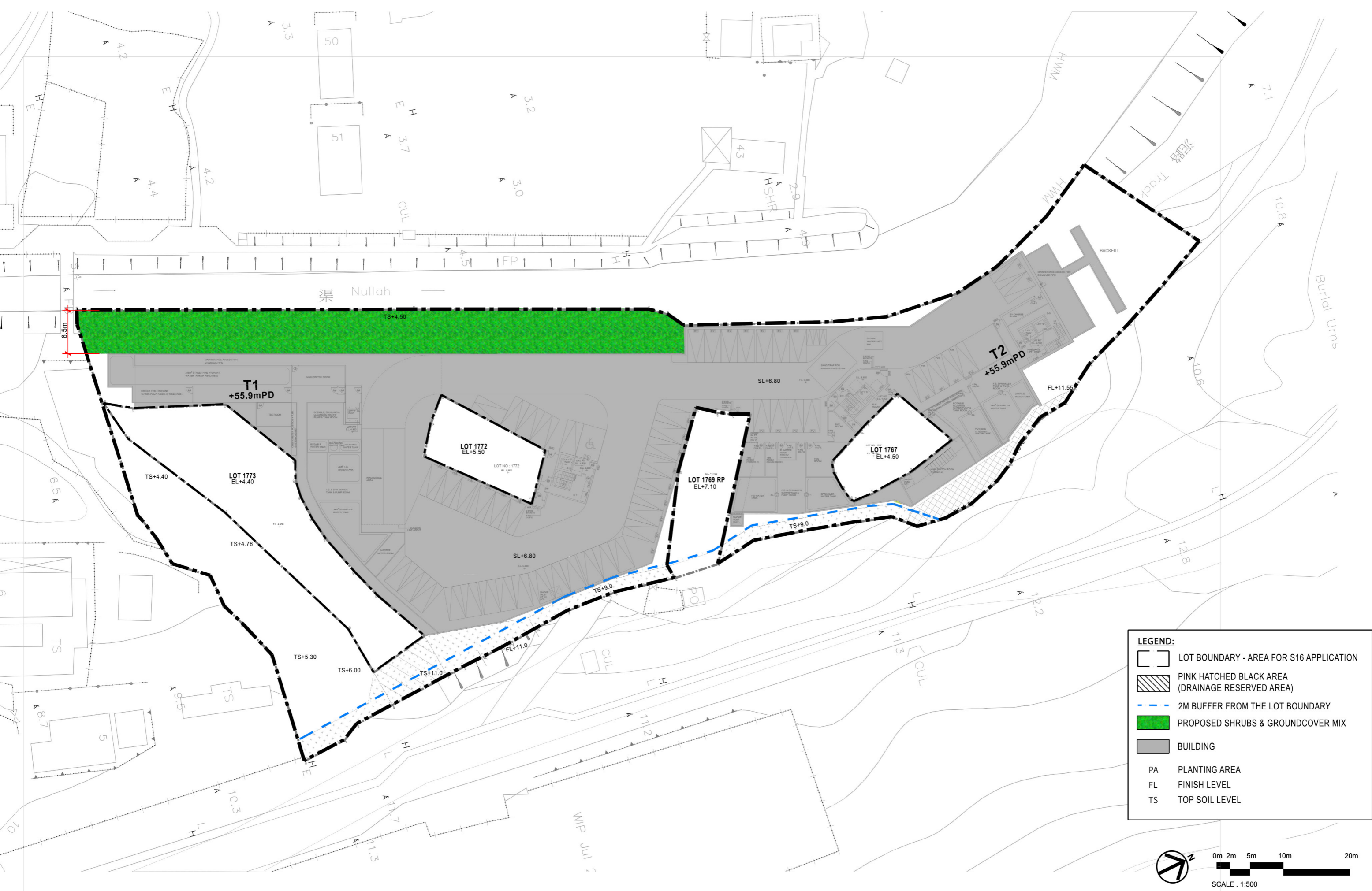




LEGEND:

- LOT BOUNDARY - AREA FOR S16 APPLICATION
- BUILDING
- HARD PAVED AREA
- PLAYGROUND
- JOGGING PATH
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- OUTDOOR POOL
- BENCH
- FEATURE SEATING
- SCULPTURE
- NEW TREE (71 nos.)
- NEW TREE (HEDGE FORM) (62 nos.)
- VINES PLANTING FACING ADJACENT LOT
- PLANTING AREA
- FINISH LEVEL
- TOP SOIL LEVEL





LEGEND:

- LOT BOUNDARY - AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- 2M BUFFER FROM THE LOT BOUNDARY
- PROPOSED SHRUBS & GROUNDCOVER MIX
- BUILDING
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL



Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Landscape Plan - B/F

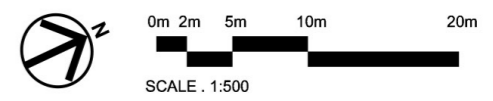
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 (A3-size)





LEGEND:

GREENERY AREA: NOT LESS THAN 1,080 SQM (NOT LESS THAN 20% OF THE DEVELOPMENT SITE AREA)



Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Greenery Demarcation Plan - G/F

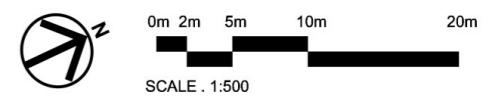
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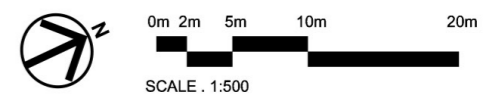
GREENERY AREA: NOT LESS THAN 1,080 SQM (NOT LESS THAN 20% OF THE DEVELOPMENT SITE AREA)





LEGEND:

 GREENERY AREA: NOT LESS THAN 1,080 SQM
(NOT LESS THAN 20% OF THE DEVELOPMENT SITE AREA)



Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island

Greenery Demarcation Plan - B/F

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 Date : MAY 2026
 (A3-size)



Annex C

Replacement Pages of Supporting Planning Statement

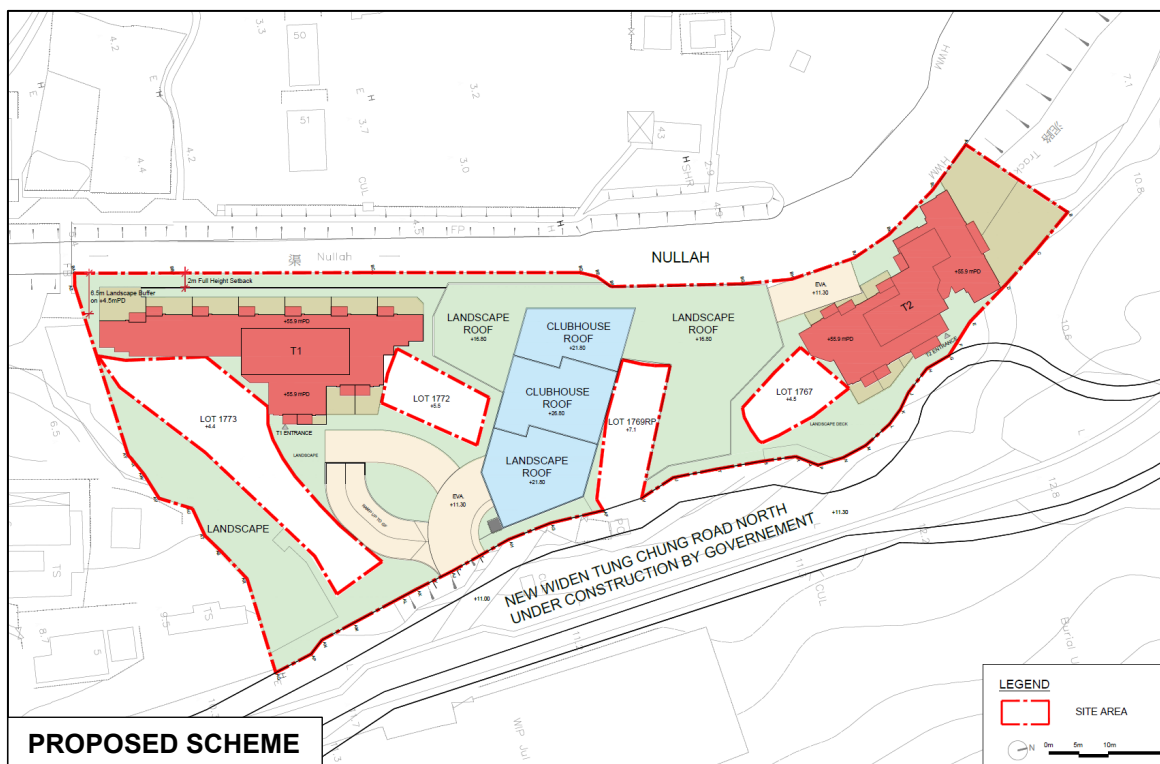
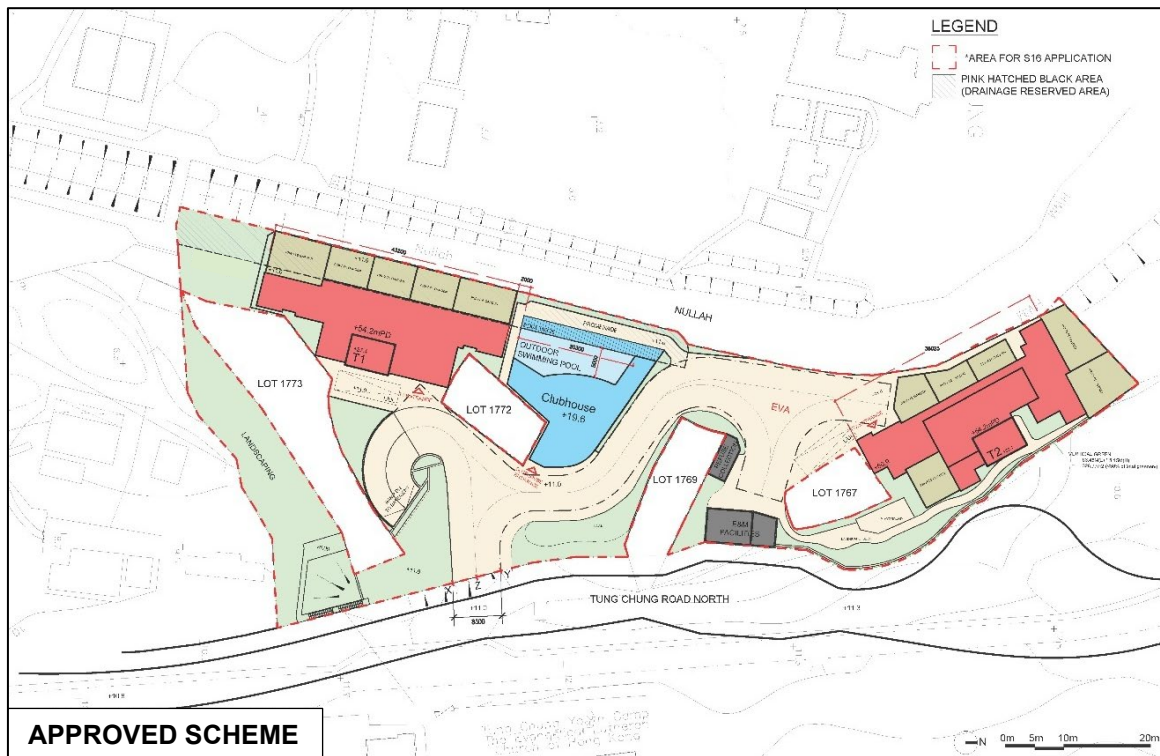
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Appendix 4	Drainage Impact Assessment
Appendix 5	Sewerage Impact Assessment
Appendix 6	Landscape Master Plan
Appendix 7	Tree Felling and Preservation Proposal
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Master Layout Plan



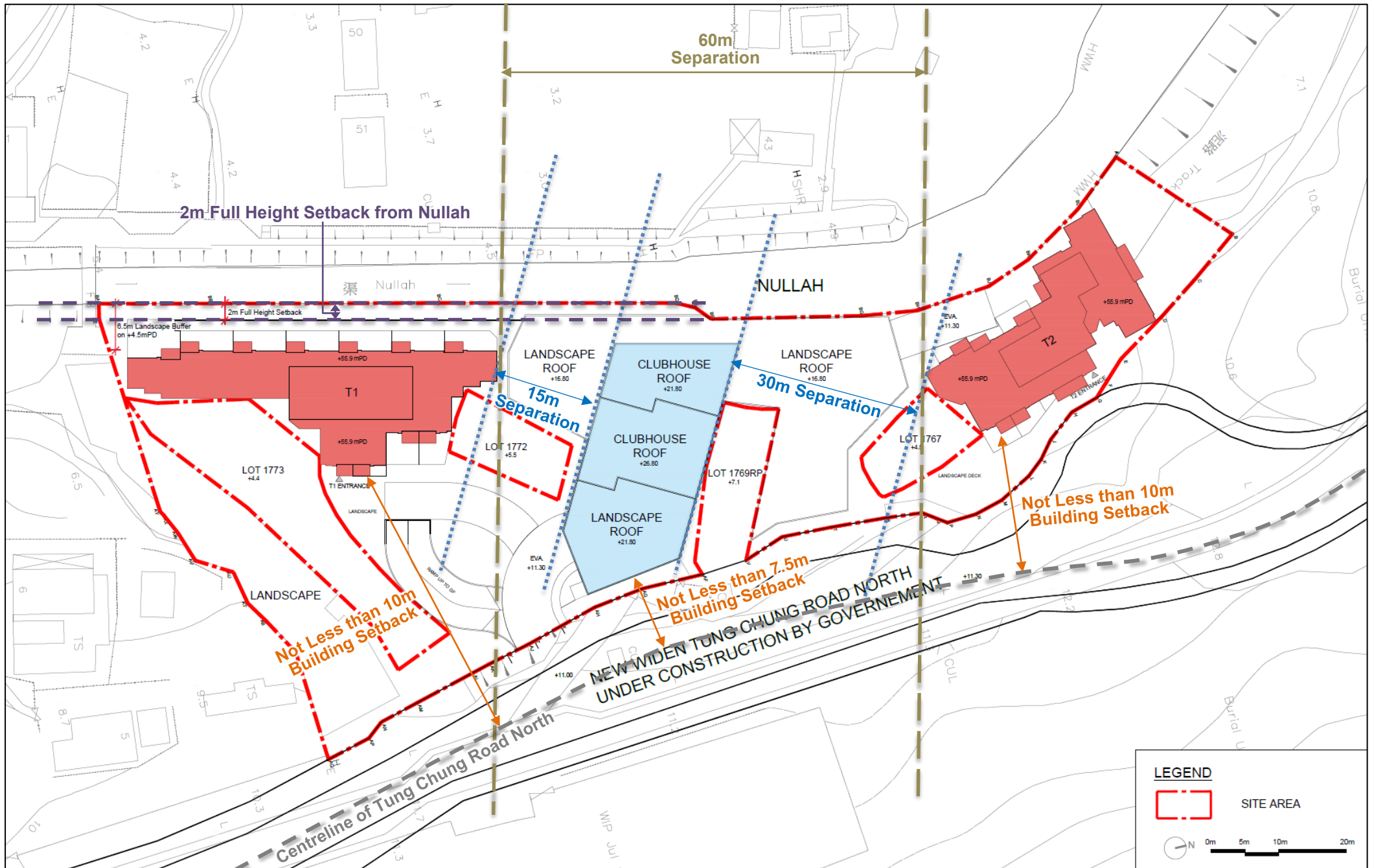


Figure 3.2: Building Separation and Building Setback (Tung Chun Road North Level)

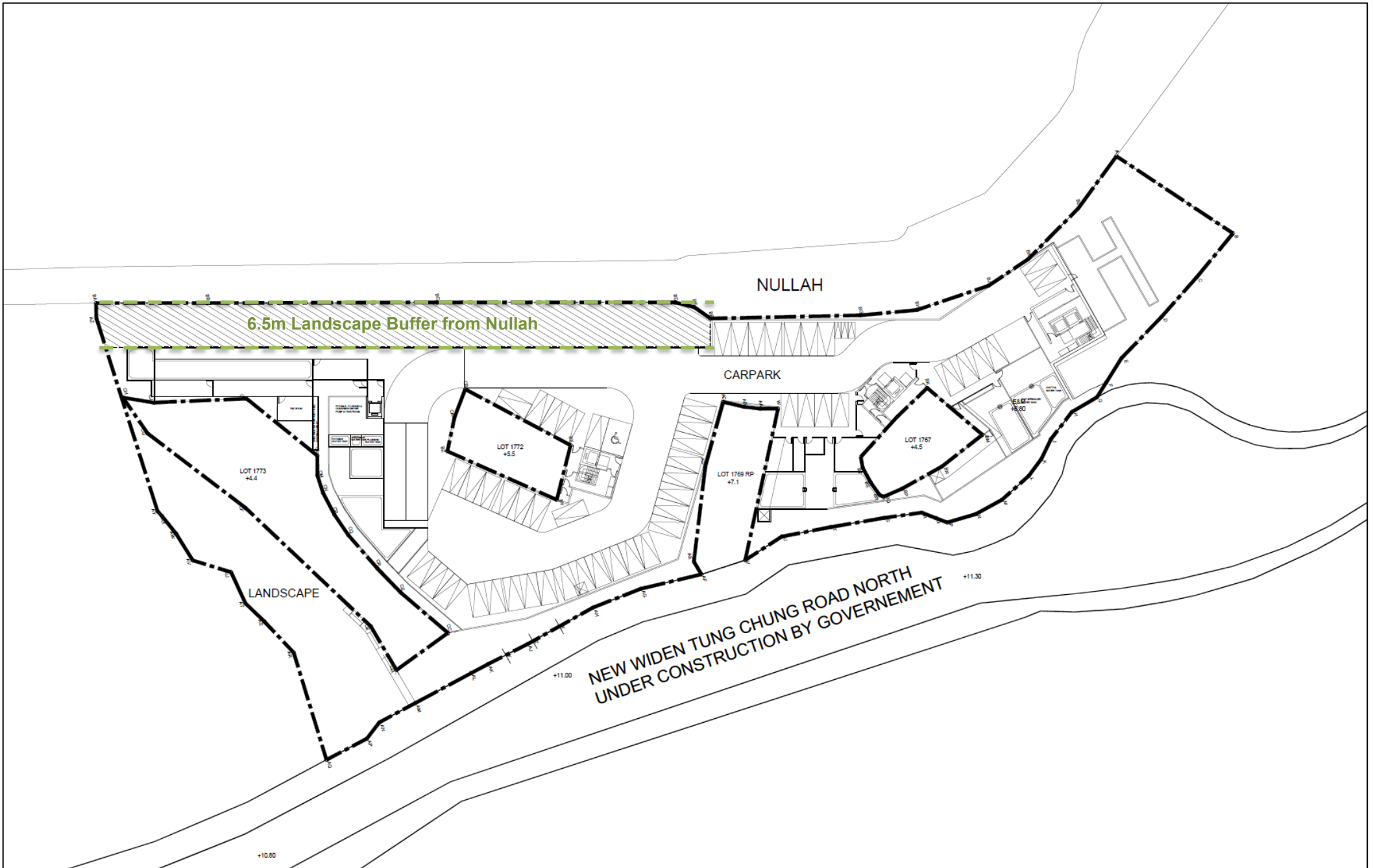


Figure 3.3: Building Setback (Nullah Level)

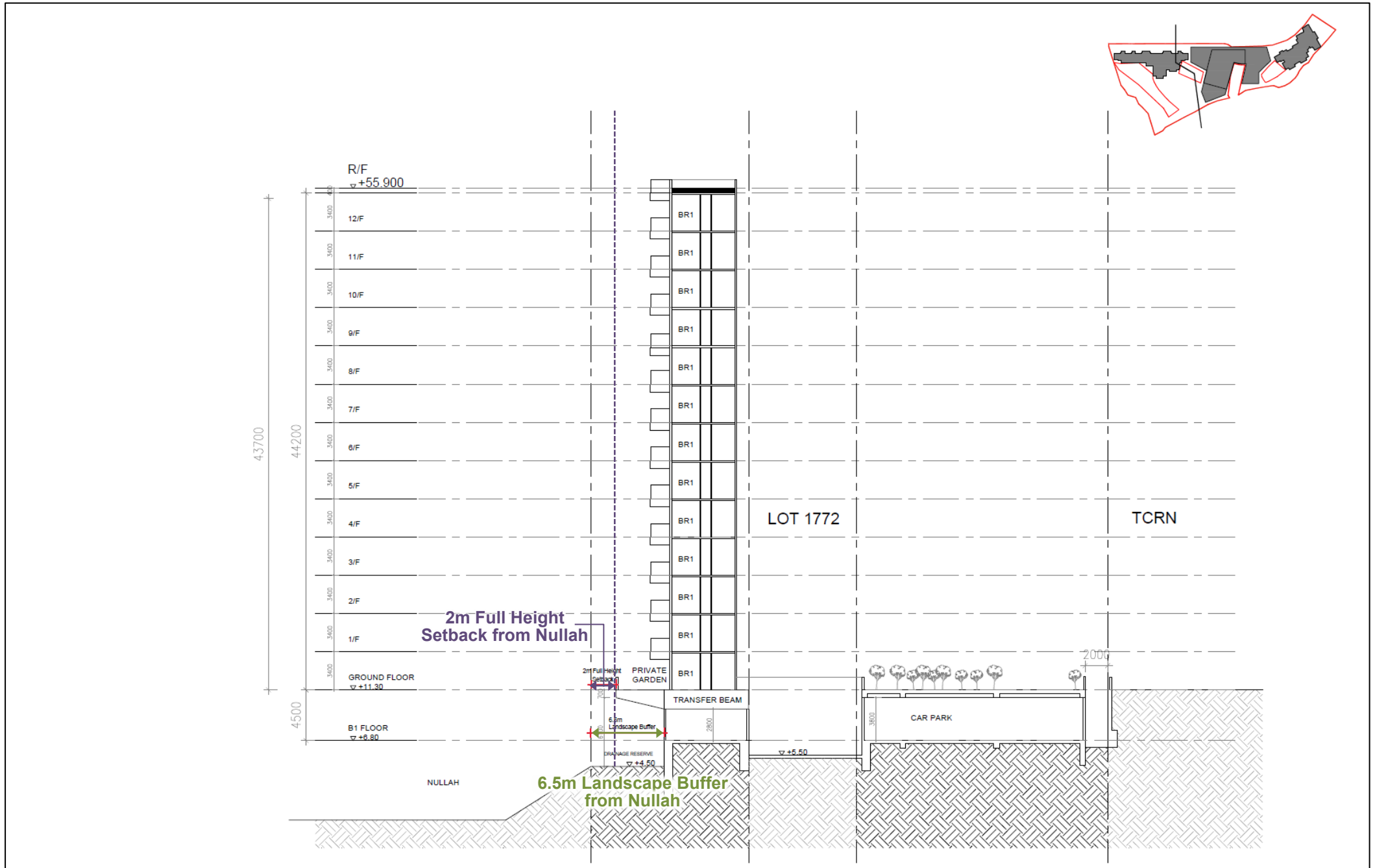


Figure 3.4: Building Setback (Tower 1)

