

21 March 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 captioned application submitted to the Town Planning Board (the Board) on 17 December 2024 and subsequent departmental comments received via District Planning Office / Sai Kung and Islands District of Planning Department in February 2025.

In response to departmental comments, the Applicant would like to submit herewith 4 copies of responses-to-comments (RtoC) table (**Appendix A**) with replacement page of Sewerage Impact Assessment, revised Environmental Assessment, revised Traffic Impact Assessment, revised Landscape Design Proposal, Landholding Plan, replacement pages of Air Ventilation Assessment and replacement pages of Planning Statement enclosed herewith in **Attachments 1 to 7** for the Board’s consideration.

In particular, the indicative Master Layout Plan, G/F Plan and Section Plans have been refined to incorporate the minor change to the internal road alignment near the ingress/egress point of the proposed development in response to the Transport Department’s comments. Moreover, in response to the comments from the Planning Department, additional compensatory trees are proposed on the indicative Landscape Master Plan. The relevant plans and replacement pages of Planning Statement are appended in **Attachment 7** of the current submission.

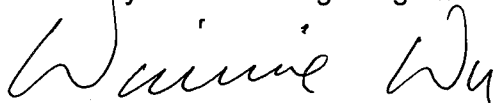
Please note that the current submission is mainly made for providing technical clarifications and responses to departmental comments. While there is minor adjustment in internal road alignment near the ingress/egress point, there are no changes to the proposed block layout and development parameter.

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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)