

## ***Appendix 6***

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### **Landscape Master Plan**

**Proposed Flat with Minor Relaxation of Building Height  
Restriction at Various Lots in D.D. 3 TC and Adjoining  
Government Land, Tung Chung Road North, Tung Chung,  
Lantau Island**



**LANDSCAPE MASTER PLAN  
(Amendment)**

**February 2026**

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Registered Landscape Architect**

**H Plus Limited  
Ms. Hung Yee Man (R095)**

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## 1.0 Introduction

- 1.1 This Landscape Master Plan, based on the latest Master Layout Plan (**Appendix A**), is submitted in support of Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island.
- 1.2 The Application Site, with an approx. area of 5,400m<sup>2</sup>, is located strategically at Tung Chung Road North. To the East and Southeast are the public community services such as the Evangelical Church of HK Tao Yan Lutheran Church Tao Yan Youth Camp, Tung Chung Community Services Complex and the North Lantau Hospital. Residential buildings are located to the from South to West of the Site such as the Yat Tung Estate. Tung Chung Bay is to the far West of the Site. Please refer to **Figure 1**.

**Figure 1 Location Plan**



## 2.0 Assessment of the Potential Impacts on Existing Trees

- 2.1 There are a total of **48** nos. of trees are identified Within the Development Site Boundary and Outside the Development Site Boundary but within the Application Site Boundary.
- 2.2 Within the Development Site Boundary, **41** nos. of trees are identified. Among these 41 nos. of existing trees, there are 12 species identified exclude dead trees. *Celtis sinensis* is the dominant species with 15 nos. (29%), *Clausena lansium* come to the second with 6 nos. respectively (15%) are recorded as dead. Majority of the trees within the Site are in 'fair' to 'poor' health condition and form.
- 2.3 Outside the Development Site Boundary but within the Application Site Boundary, **7** nos. of existing trees are identified. 2 species are identified. *Mallotus paniculatus* is the dominant species with 4 nos. (57%) and *Microcos nervosa* is the second with 3 nos. (43%) and no tree is recorded as dead.
- 2.4 There are **no** "Champion" trees or "Old and Valuable" trees (OVT) observed within the works area or its periphery during the undertaking of this survey.

### **3.0 Landscape Objectives**

3.1 The primary landscape objectives are:

- 3.1.1 To integrate the proposed development from a landscape and visual perspective with the existing and planned landscape context;
- 3.1.2 To use landscape measures to soften the form of the proposed architectural scheme;
- 3.1.3 To provide visual integration, screening and softening effects of the built-form;
- 3.1.4 To provide a quality and sustainable living environment for future occupants;
- 3.1.5 To provide adequate open space for the future residents;
- 3.1.6 To maximize opportunities for the planting of new trees and shrubs;
- 3.1.7 To provide compensation for the proposed felling of trees required to accommodate the new development.

### **4.0 Landscape Master Plan**

This section provides a broad description of the design, function and amenity provisions for the landscape components. Please refer to **Appendix B** for details.

#### **4.1 Development Schedule**

The proposed development components of the LMP are categorized and listed in the Development Schedule. Refer to **Table 1** below:

**Table 1 Development Schedule**

<b>Development Parameters</b>	<b>Area (m<sup>2</sup>) / Total</b>
<b>Site Area</b>	About 5,400 m <sup>2</sup>
<b>Gross Floor Area</b>	Not more than 10,800 sq.m
<b>Plot Ratio</b>	Not more than 2
<b>Site Coverage</b>	Not more than 37%
<b>Building Height</b>	Not more than +58.9PD
<b>No. of Blocks</b>	<b>3</b> (2 Residential Blocks & 1 Block for Clubhouse)
<b>No. of Residential Storeys</b>	
i) T1	15 (including 1 level of basement)
ii) T2	15 (including 1 level of basement)
<b>No. of Units</b>	<b>290</b>
<b>Average Unit Size</b>	About 37.2 m <sup>2</sup>
<b>Estimate Population</b>	<b>812</b>
<b>Internal Transport Facilities</b>	
i) Private Car Parking	57 (include accessible parking spaces)
ii) Motorcycle Parking	3
iii) Loading/ Unloading Space	2
iv) Bicycle	20

\*Accessible parking spaces will be provided in accordance to the requirements of HKPSG.

## 4.2 Residential Units

4.2.1 The proposed scheme consists of 2 residential towers of 15-storeys (including 1 level of basement) for pure residential development.

## 4.3 General Landscape Area

4.3.1 The landscape proposal within the Site is summarised as follows (refer to **Appendix B**):

- Landscape Area at G/F – This is the arrival floor of the development. To enhance visual appeal and provide a welcoming environment for residents, landscaped leisure seating areas are thoughtfully positioned near the entrances of both towers. Additionally, bicycle parking facilities are conveniently located nearby to support easy pick-up and drop-off for residents.
- Vertical Green Wall – Vines are proposed for planting at the top edge planter of the tall walls of the adjacent sites to soften the solid wall of the development. In addition, vertical green wire system is proposed on portions of the boundary fence to provide a visual relief to the local residents in vicinity.
- Streetscape – To provide a pleasant walking experience, there will be a planting strip along the boundary adjacent to Tung Chung Road North to increase the visual amenity and match with the surroundings.
- Landscape Area at Clubhouse Roof – It is the primary communal landscape area within the Site. It features a variety of passive recreational amenities, including a timber viewing deck, sculptural garden, and a feature seating lawn. In addition, active

recreational facilities such as a jogging path and a playground activity lawn are thoughtfully integrated to promote wellness and engagement among residents.

#### 4.4 EVA/ Access Road

- 4.4.1 Vehicular access to the proposed development will be via Tung Chung Road North from the East.
- 4.4.2 The internal access road forms the central spine of the proposed development. The road has been designed to create a streetscape type character with decorative paving.

### 5.0 Hard Landscape (Paving Materials / Finishes)

This section provides a description of the hardscape design together with general information on hardscape related aspects of the design which relate to all phases, including lighting, levels and technical standards. Hardscape elements of the landscape include: paving; walls; site structures; site furniture and lighting.

#### 5.1 Hard Landscape Materials

- 5.1.1 Hardscape materials and design are chosen to compliment the building finishes, add character to the development and provide variety to the circulation areas.
- 5.1.2 Natural stone materials and/ or artificial granite tiles, all suitable for outdoor uses are proposed for outdoor paving materials and wall finishes.
- 5.1.3 The use of varied finishes to granite and/ or artificial granite tiles provide for safe application through varied textures in the paving pattern design, including ripple texture, brush and hammered finishes.
- 5.1.4 Natural material textures exhibit a natural variation in material colour, adding interest to the patterns and helping to highlight entrances to different functional zones.
- 5.1.5 A summary of the hardscape materials is listed in the Preliminary Finishes Schedule for Hardscape. Please refer to **Table 2** below:

**Table 2 Preliminary Finishes Schedule for Hardscape**

Preliminary Finishes Schedule for Hardscape	
Pedestrian walkway	Artificial granite and concrete block punctuated by natural granite banding and accents
Internal roads	Concrete blocks punctuated by artificial granite paving
Landscape gardens and open spaces	Natural granite or artificial granite paving
Planter walls	Natural granite stones or artificial granite tiles
Playground	Safety mat
Pool Deck	Non-slippery homogeneous tiles

## **5.2 Landscape Lighting**

- 5.2.1 The landscape lighting design for all areas will follow an aesthetic and functional approach. Generally, lighting will be provided for the safety and security of pedestrian circulation as well as highlighting specific landscape features. Lighting will be designed in accordance to the intended use of an area, such as seating areas or play areas.
- 5.2.2 The desired effect for general landscape lighting in amenity areas is indirect, non-glaring and subtle, with occasional accent lighting to highlight points of interest.
- 5.2.3 Accent landscape lighting will be soil-recessed up-lights for trees. Signage and feature walls will be spot lit to give prominence. Surface mounted fixtures and burial up-lighters will be employed to highlight the entrance areas.

## **5.3 Design Codes, Technical Standards & Safety Provision**

- 5.3.1 Hard landscape design works shall be in compliance with, or better than, government ordinances, codes and regulations, and relevant international standards. Criteria for the selection of hard landscape materials include: durability, sustainability, low maintenance, reasonable cost, contemporary theme and specific criteria for themed areas as necessary.
- 5.3.2 Criteria for the selection of soft landscape materials include: salinity tolerance, low maintenance, seasonal interest and appropriately selected plant stock in good health.
- 5.3.3 All paved areas will have adequate gradient falls for proper drainage and positive fall to drain inlets, gullies or covered channels, in accordance with accepted surface water run-off drainage practices.
- 5.3.4 Design of disabled access shall be in compliance with the Barrier Free Access 2008.

## **6.0 Soft Landscape (Planting Design / Materials)**

This section provides a description of the soft landscape design and softscape elements together with general information on softscape related aspects of design, including irrigation and maintenance. Softscape elements of the landscape include plantings, planting soil and sub-surface drainage materials. The hierarchy of landscape planting within the development is summarized as follows:

### **6.1 Soft Landscape Materials**

- 6.1.1 The design incorporates a varied planting palette to yield changing variety and seasonal interest. Evergreen trees, flowering trees and shrubs, variegated foliage plants and groundcover are selected.
- 6.1.2 In general, shrubs and groundcovers will be mass planted in specific colour groupings, and designed to provide an engaging flowering under-storey layer beneath trees. Integral to any good landscape planting design, colour, texture and contrast of foliage will be articulated to best showcase the planting design. Flowers and fragrance are important elements to enhance the planting design for this area. Fragrant species will be utilized alongside pathways and adjacent to seating areas to tease and raise the human sensory awareness.
- 6.1.3 Carefully selected species will ensure maximum greening effect with minimum maintenance requirements. Specimen trees of various sizes will be used in combination with ornamental shrub planting to create a year-round display.
- 6.1.4 A summary of softscape materials (categories of planting, species list, and size) is provided in section 6.2 below.

## 6.2 Plant Material Tables

6.2.1 The following list indicates the proposed combination of native and exotic tree species along with suitable ornamental evergreen and flowering species to strengthen the greening/ conservation.

6.2.2 The summary schedule of key plant material listed below is subject to further refinement and plant availability upon detail design stage. Please refer to **Table 3A, 3B** and **3C** below:

**Table 3A Proposed Tree Planting Schedule**

Quantity	Proposed Species	Chinese Name	Quantity/ Size
<b>Compensatory Tree Planting</b>			
15	* <i>Cinnamomum camphora</i>	樟樹	4.5m-5m High; 3m Spread; 4m Spacing; DBH 0.1m
19	<i>Camellia japonica</i>	茶花	
18	* <i>Liquidambar formosana</i>	楓香	
19	<i>Osmanthus fragrans</i>	桂花	
<b>Compensatory Tree in Hedge Form</b>			
62	<i>Ficus benjamina</i> (Hedge)	垂葉榕柱	2.5m (H) x 0.8m (S) x 0.06m DBH

Remarks: \* Native Species

**Table 3B Proposed Shrub and Groundcover Species**

Botanical Name	Chinese Name	Height x Spread (mm)	Spacing (mm)
<b>Shrub Species</b>			
<i>Aglaia odorata</i>	米仔蘭	600 x 500	400
<i>Bougainvillea spectabilis</i>	簕杜鵑	600 x 600	500
<i>Codiaeum variegatum</i>	灑金榕	400 x 400	300
<i>Cordyline australis</i>	朱蕉	800 x 600	500
* <i>Desmos chinensis</i>	假鷹爪	500 x 500	400
<i>Duranta repens</i> 'golden leaves'	金連翹	300 x 300	250
* <i>Ilex asprella</i>	梅葉冬青	400 x 400	350
<i>Ixora coccinea</i> 'Lutea'	黃花龍船花	400 x 300	200
* <i>Melastoma candidum</i>	野牡丹	400 x 300	300
<i>Murraya paniculata</i>	九里香	800 x 600	500
* <i>Raphiolepis indica</i>	車輪梅	800 x 600	500
<i>Rhododendron mucronatum</i>	白花杜鵑	600 x 500	400
<i>Rhododendron periclymenoides</i>	粉紅杜鵑	600 x 500	400
* <i>Rhodomyrtus tomentosa</i>	桃金娘	500 x 500	400
<i>Schefflera arboricola</i> 'variegatum'	花葉八葉	600 x 500	400
<b>Ground Cover Species</b>			
* <i>Asparagus cochinchinensis</i>	天門冬	300 x 300	200
<i>Cuphea hyssopifolia</i>	細葉雪茄花	300 x 300	200
<i>Lantana montevidensis</i>	小葉馬纓丹	300 x 300	200
<i>Nephrolepis exaltata</i> "Bostoniensis"	波斯頓腎蕨	350 x 400	300
<i>Ophiopogon japonicus</i>	沿階草	100 x 150	100
<i>Rhoeo discolor</i> dwarf	矮種蚌花	200 x 250	200

Remarks: \* Native Species

**Table 3C Proposed Vines Species**

Botanical Name	Chinese Name	Height x Spread (mm)
* Ficus pumila	薜荔	250 x 250
* Lonicera japonica	金銀花	250 x 250
* Quisqualis indica	使君子	300 x 250
Vernonia elliptica	光耀藤	1000 x 250
* Wisteria sinensis (Sims) Sweet	紫藤	250 x 250

Remarks: \* Native Species

### 6.3 Open Space Provision

- 6.3.1 Not less than 1m<sup>2</sup> communal open space per person will be provided in accordance with HKPSG. Therefore, not less than 812m<sup>2</sup> communal open space will be provided for a design population of 812.
- 6.3.2 Active and Passive Landscape Provision – **Table 4** show the active and passive landscape provision of the current scheme (**Appendix D**).

**Table 4: Active and Passive Landscape Provision**

Landscape Element	Area (m <sup>2</sup> )
<b>Landscape Garden (Total)</b>	
- Active Uses	216.434
- Passive Uses	596.154
<b>Total</b>	<b>812.588</b>

### 6.4 Greening

The proposed development site has an application site area of approx. 5,400m<sup>2</sup> where there will be not less than 1,080m<sup>2</sup> open green area is proposed in this scheme. In addition to the unaffected retained trees, a variety of shrubs, groundcover, vines, new trees, and hedges are proposed, where possible, to maximize greenery, enhance visual amenity, and integrate the development with the hillside surroundings. (refer to **Appendix E**).

### 6.5 Soil Depth and Drainage Provision for the Planted Area

- 6.5.1 The need for adequate soil depths to ensure proper plant growth is taken into account for all planting areas. The appropriate soil depths (approximate and excluding drainage layers) are:
- Trees: 1200mm
  - Shrub / groundcover: 600mm
  - Grass / vines: 300mm
- 6.5.2 Structural engineers have made sufficient allowances to accommodate the necessary planting components, i.e., plant stock, soil volume and sub-surface drainage materials loading.
- 6.5.3 Closed bottom planters will have proper and adequate subsoil drainage system and drain outlets to the storm water drainage system.
- 6.5.4 The landscape works are designed to avoid obstruction of the maintenance of drainage works. Adequate clearance between drainage works and landscape works will be maintained so as to prevent any potential damage to drainage works.

## 6.6 Irrigation and Proposed Source of Water Supply

6.6.1 Water points (not more than 40m apart c/c) are located throughout the Site for irrigation.

## 6.7 Future Maintenance and Management

Maintenance and establishment works to soft landscape areas within Site shall be undertaken by the softworks contractor for an Establishment Period of a minimum of 12 months following Practical Completion. This will ensure the proper establishment of the planted material. Tree risk assessment will be conducted at appropriate time for appropriate tree as instructed by the owner.

### Soft Landscape Maintenance Schedule

**Watering:** Water all plants as necessary, adjusted to rainfall, to ensure adequate water supply for plant consumption during the establishment period.

**Pruning:** Cut back annuals after flowering period. Healthy cuttings may be used for propagation. Prune shrubs and groundcover in early March to encourage flowering. Prune woody shrubs and trees selectively according to species (annually). Remove dead fronds from palm trees. Utilise established and approved tree surgery techniques as necessary and seal all sharp cut wounds with approved material to resist disease attack.

**Fertilizing:** Two to three times annually, emphasis shall be in the March application. Test soil in January to analyse quality ameliorates as necessary.

**Fungicide /  
Insecticide:** Spray only as necessary with approved chemical.

**Weeding:** Manually or use selective non-toxic, biodegradable herbicide to keep the weed growth and its establishment under control.

**Securing:** Adjust tree stakes in spring and as necessary to taut up the staking. Care shall be applied to avoid chaffing of tree bark.

**Mulching:** Top up the mulching inside all planting beds twice a year and as necessary.

**Thinning:** Reduce overcrowding and transplant as necessary at selected periods:

- Evergreens: Spring
- Deciduous: Winter
- Palms: June to August

**Table 3 Maintenance Schedule**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Watering	●	●	●	●	●	●	●	●	●	●	●	●
Pruning		D	GC									
Fertilizing	soil test		X								X	
Fungicide / Insecticide			X						X			X
Weeding		X	X	X	X	X	X	X		X		X
Securing			X									
Thinning			EG								D	

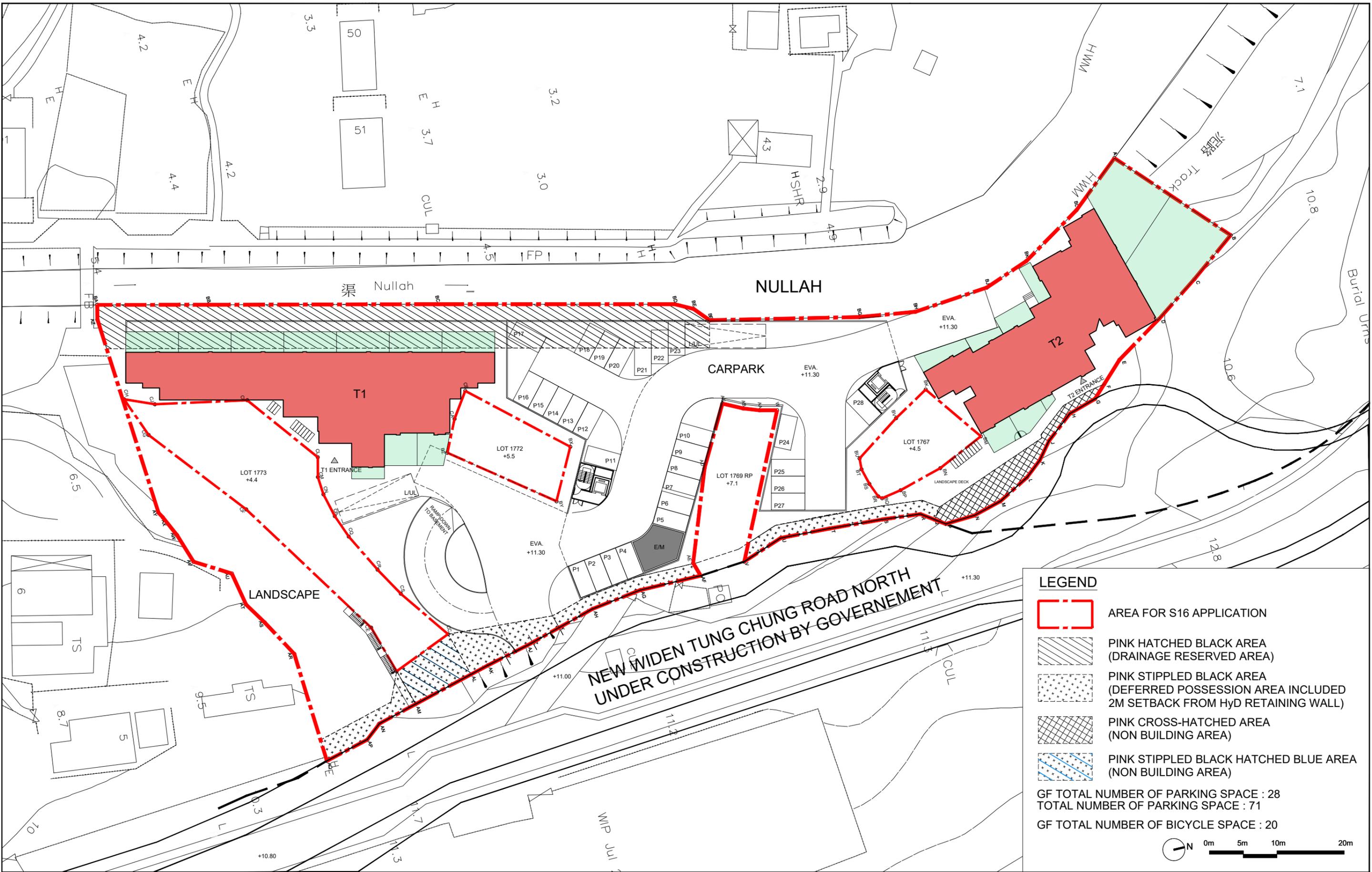
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 D Deciduous  
 X Application

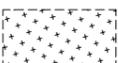
EG Evergreen  
 ● Size proportional to quantity

# **APPENDIX A**

## **Master Layout Plan**



**LEGEND**

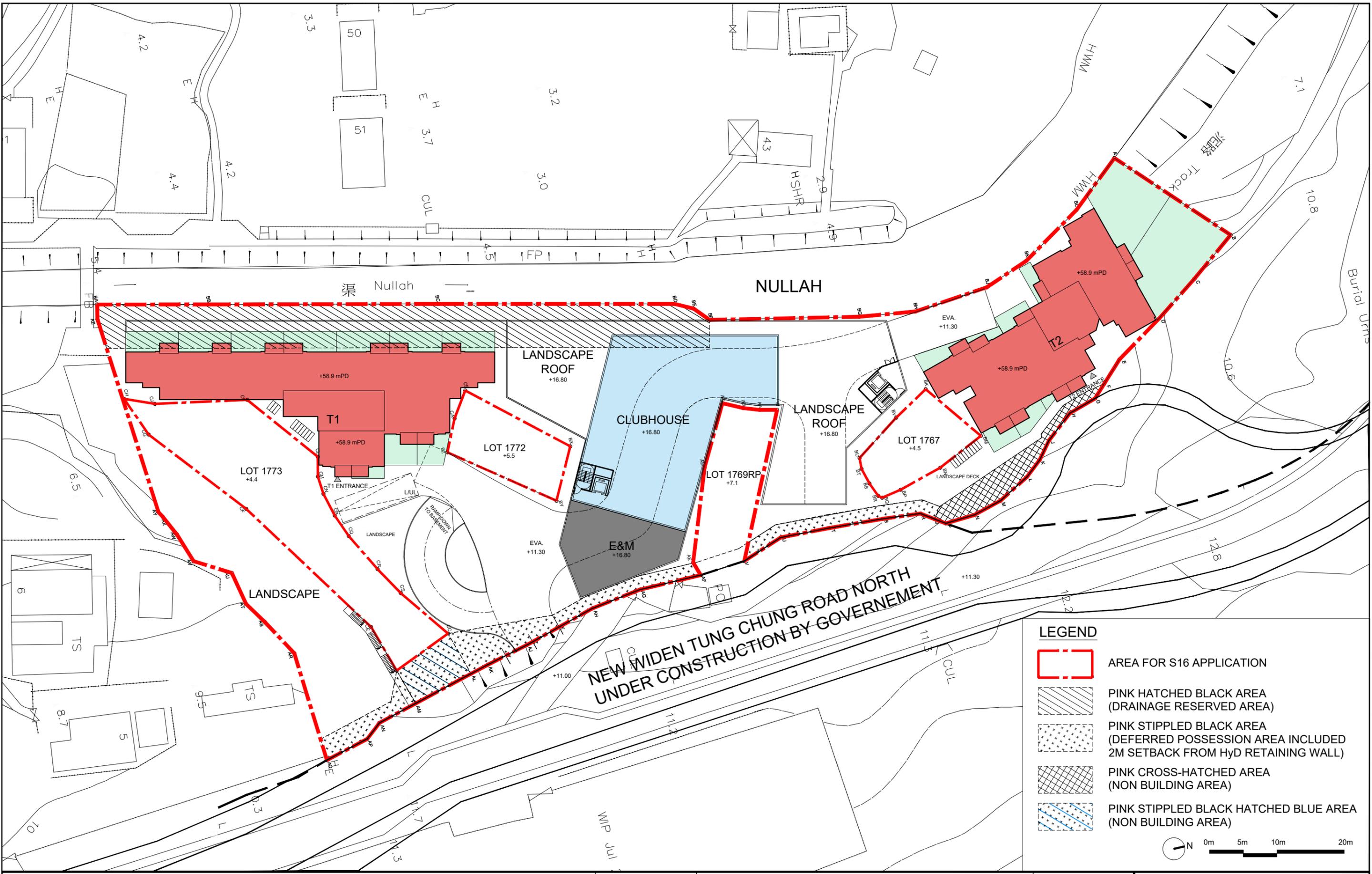
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-  PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
-  PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM Hyd RETAINING WALL)
-  PINK CROSS-HATCHED AREA (NON BUILDING AREA)
-  PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)

GF TOTAL NUMBER OF PARKING SPACE : 28  
 TOTAL NUMBER OF PARKING SPACE : 71  
 GF TOTAL NUMBER OF BICYCLE SPACE : 20

0m 5m 10m 20m

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	Date <b>30/1/2026</b>	PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Dwg No. <b>GP-01</b>





**LEGEND**

-  AREA FOR S16 APPLICATION
-  PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
-  PINK STIPPLED BLACK AREA (DEFERRED POSSESSION AREA INCLUDED 2M SETBACK FROM Hyd RETAINING WALL)
-  PINK CROSS-HATCHED AREA (NON BUILDING AREA)
-  PINK STIPPLED BLACK HATCHED BLUE AREA (NON BUILDING AREA)


 0m 5m 10m 20m

Drawing Title <b>MASTER LAYOUT PLAN</b>	Scale <b>1:500 (A3)</b>	Project <b>A-2517</b> PROPOSED FLAT WITH MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION AT VARIOUS LOTS IN D.D. 3 TC AND ADJOINING GOVERNMENT LAND, TUNG CHUNG ROAD NORTH, TUNG CHUNG, LANTAU ISLAND	Job No. <b>A-2517</b>
	Date <b>24/2/2026</b>	Dwg No. <b>MLP-01</b>	 <b>ANDREW LEE KING FUN &amp; ASSOCIATES ARCHITECTS LTD</b>

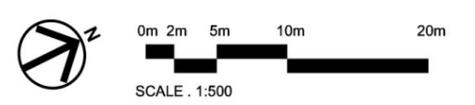
## **APPENDIX B**

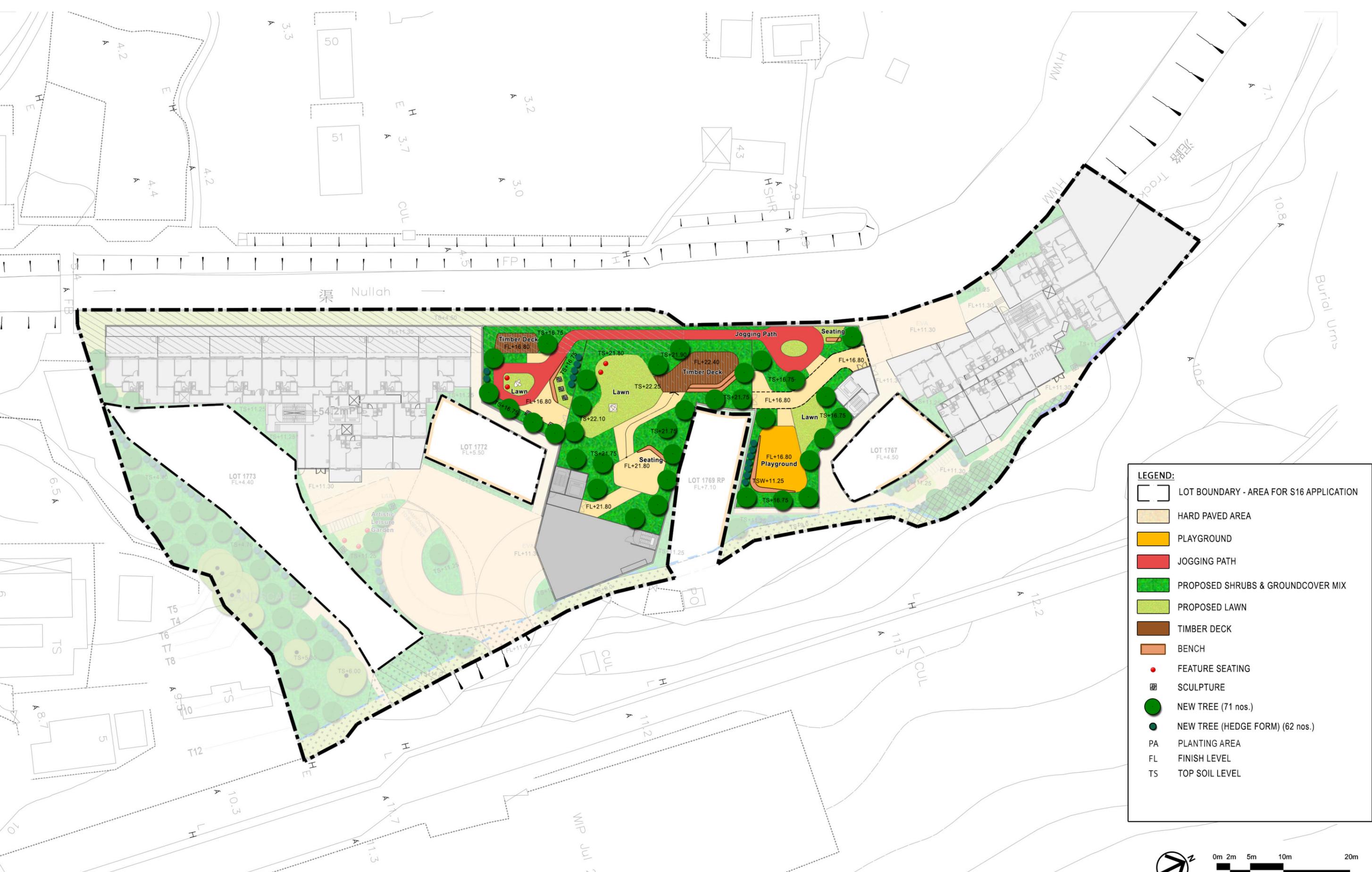
### **Landscape Plan**



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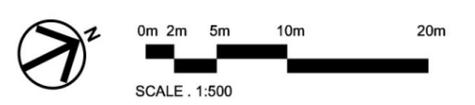
- LOT BOUNDARY - AREA FOR S16 APPLICATION
- PINK HATCHED BLACK AREA (DRAINAGE RESERVED AREA)
- 2M BUFFER FROM THE LOT BOUNDARY
- HARD PAVED AREA
- PLAYGROUND
- JOGGING PATH
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- BENCH
- FEATURE SEATING
- SCULPTURE
- RETAINED TREES (7 nos.)
- 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





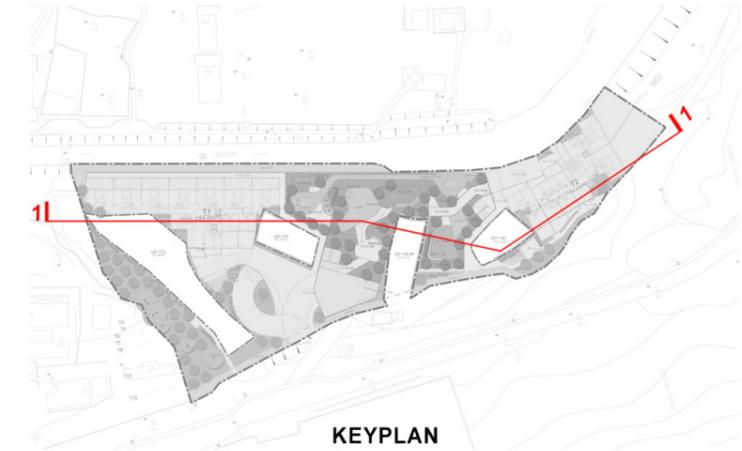
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- LOT BOUNDARY - AREA FOR S16 APPLICATION
- HARD PAVED AREA
- PLAYGROUND
- JOGGING PATH
- PROPOSED SHRUBS & GROUNDCOVER MIX
- PROPOSED LAWN
- TIMBER DECK
- BENCH
- FEATURE SEATING
- ⊠ SCULPTURE
- NEW TREE (71 nos.)
- NEW TREE (HEDGE FORM) (62 nos.)
- PA PLANTING AREA
- FL FINISH LEVEL
- TS TOP SOIL LEVEL



## **APPENDIX C**

### **Landscape Sections**



LOT 1773

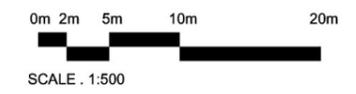
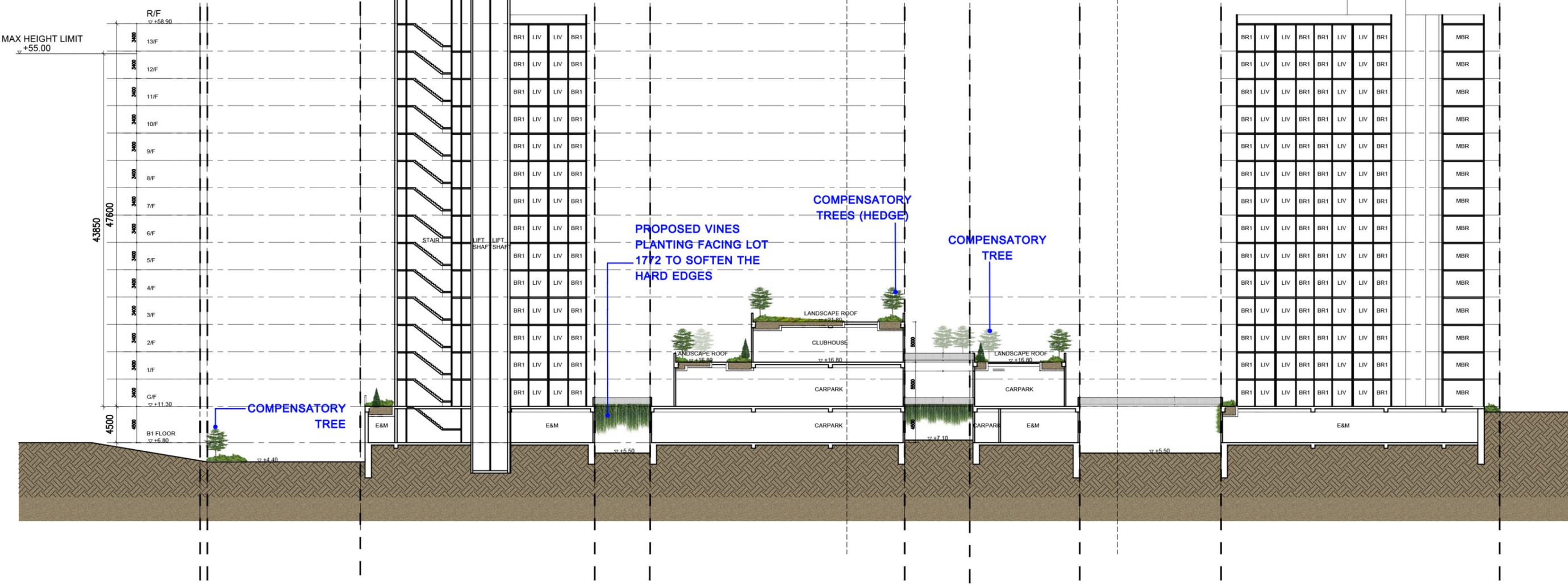
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LOT 1772

LOT 1769

LOT 1767

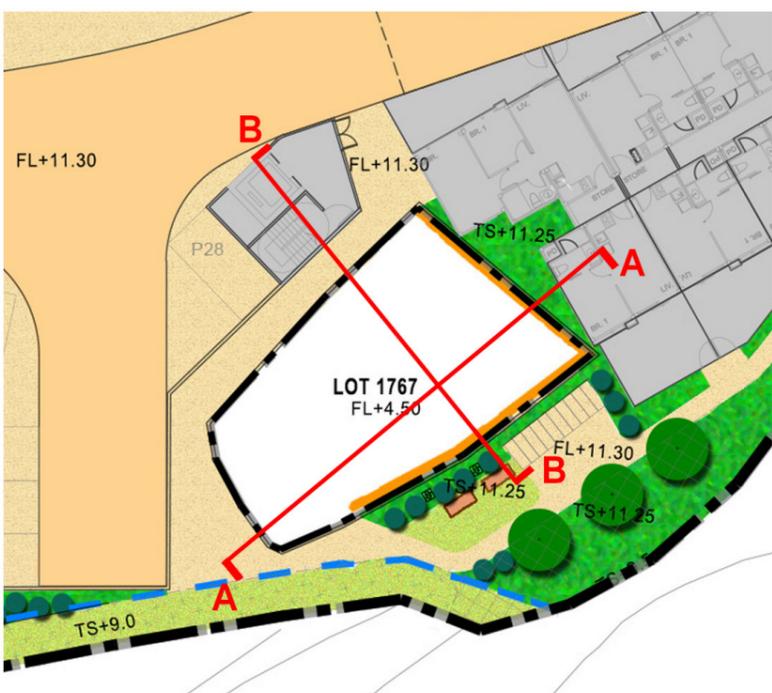
T2



**Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island**  
**Landscape Section 01**

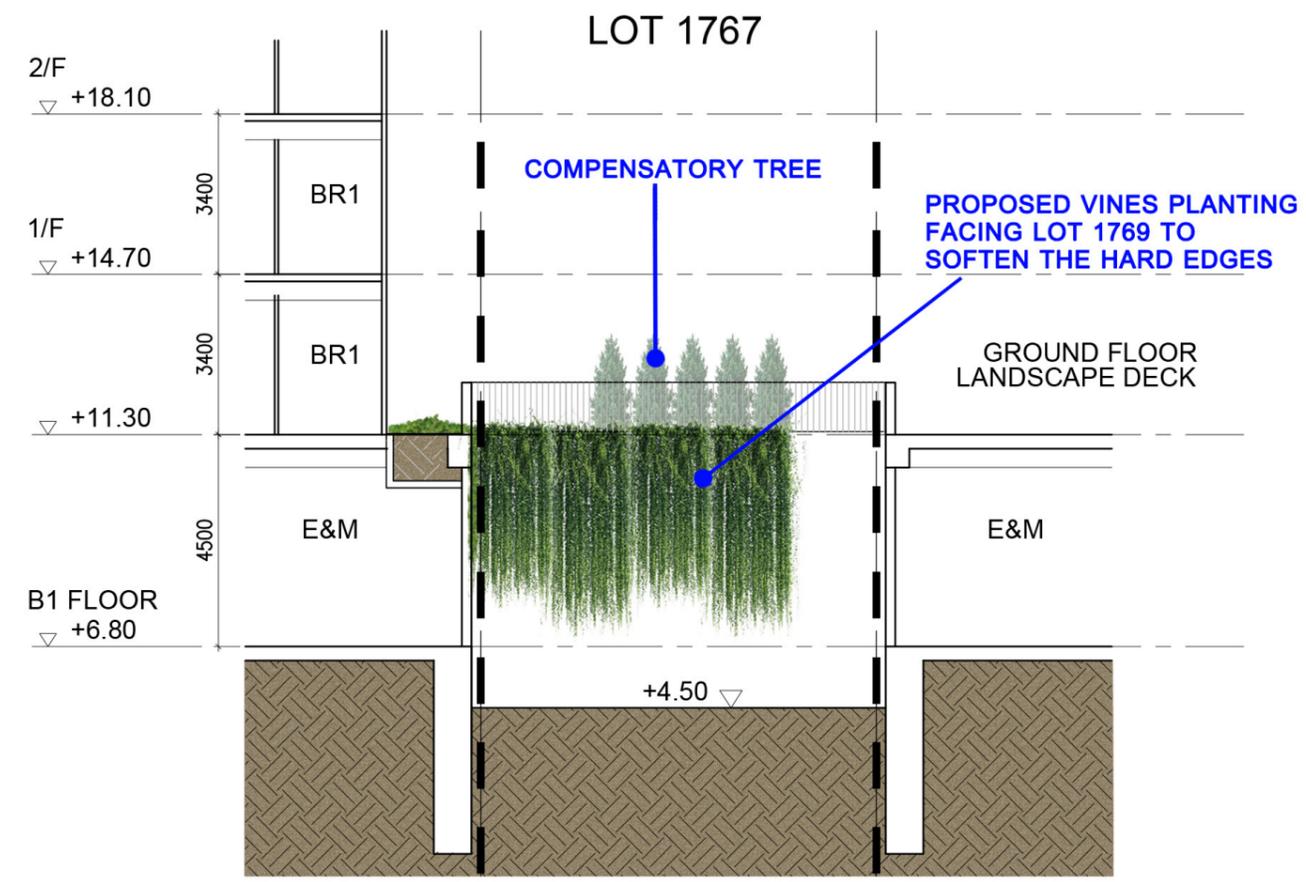
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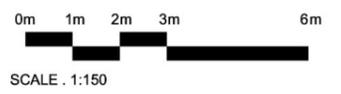
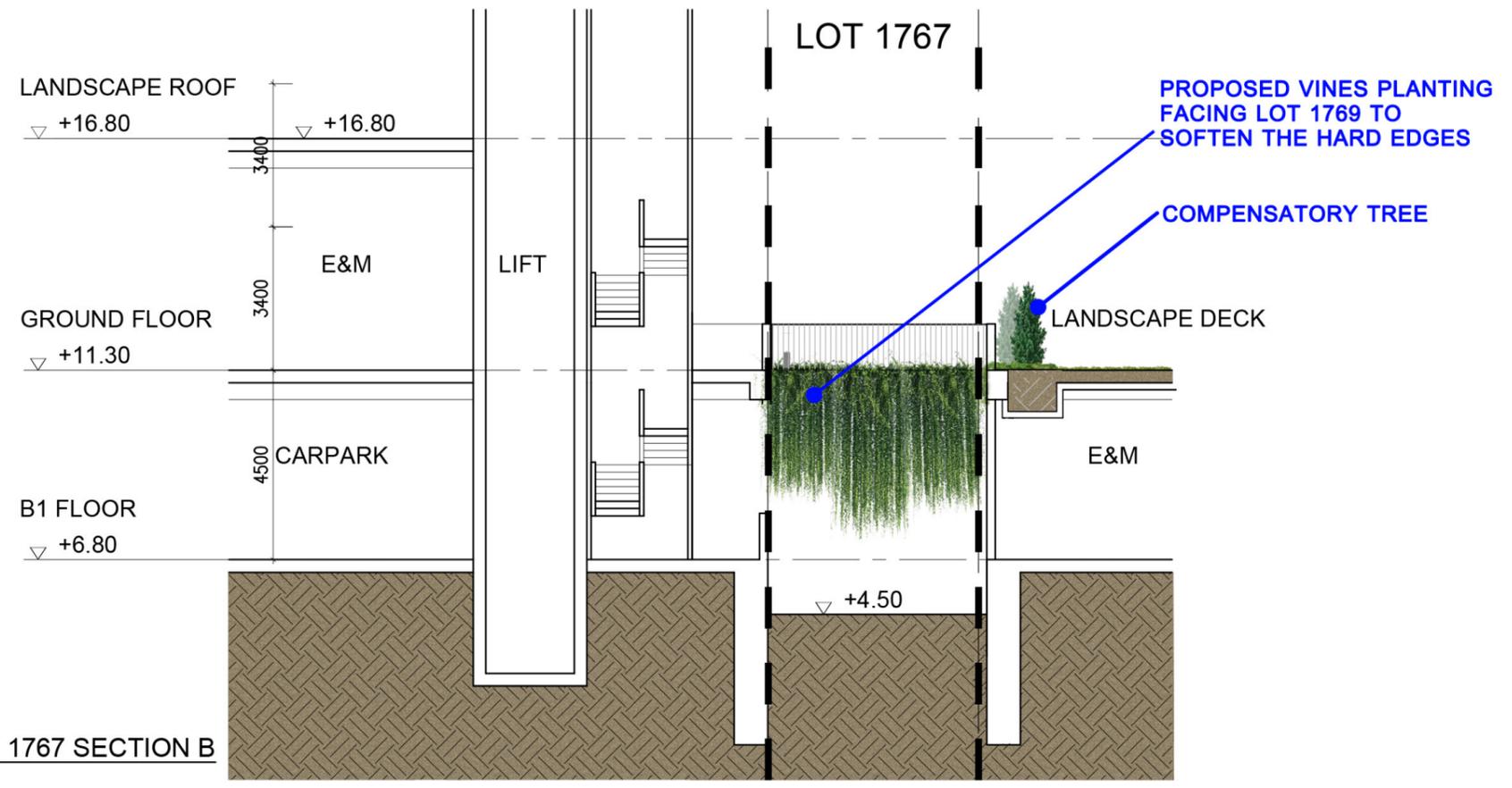
**BLOWUP PLAN**

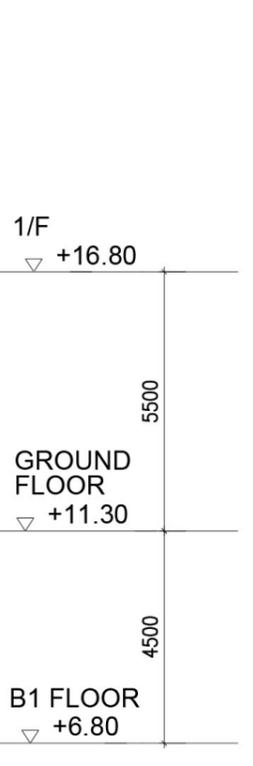
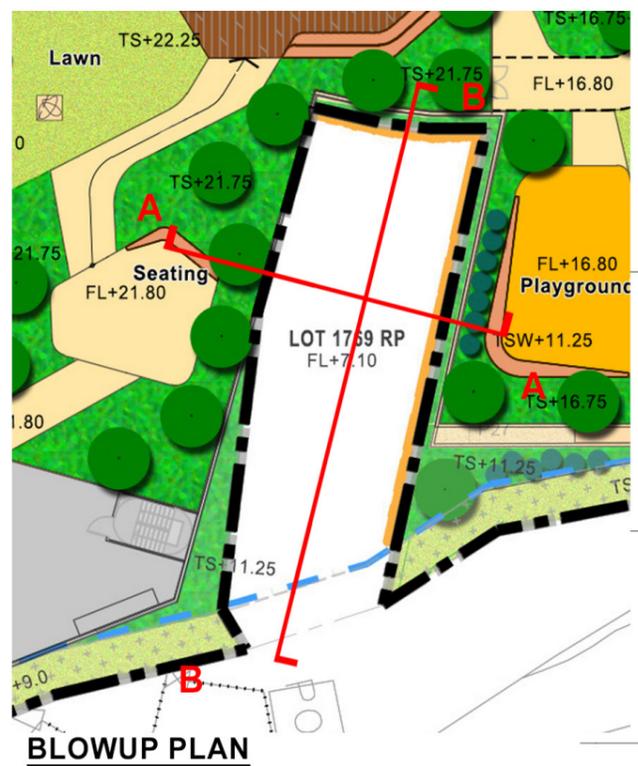
**A LOT 1767 SECTION A**



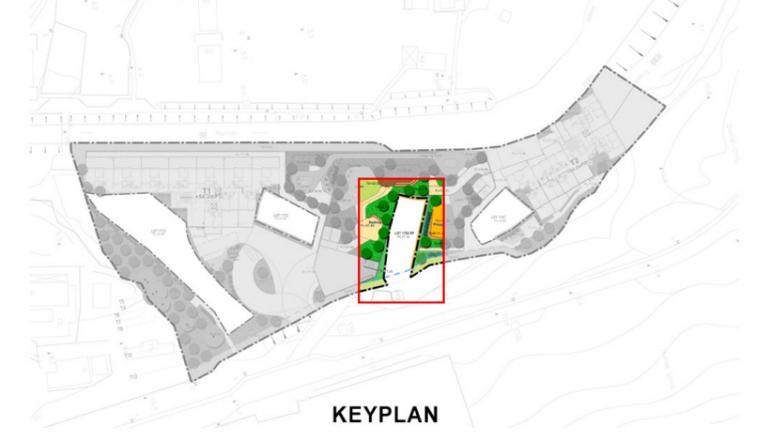
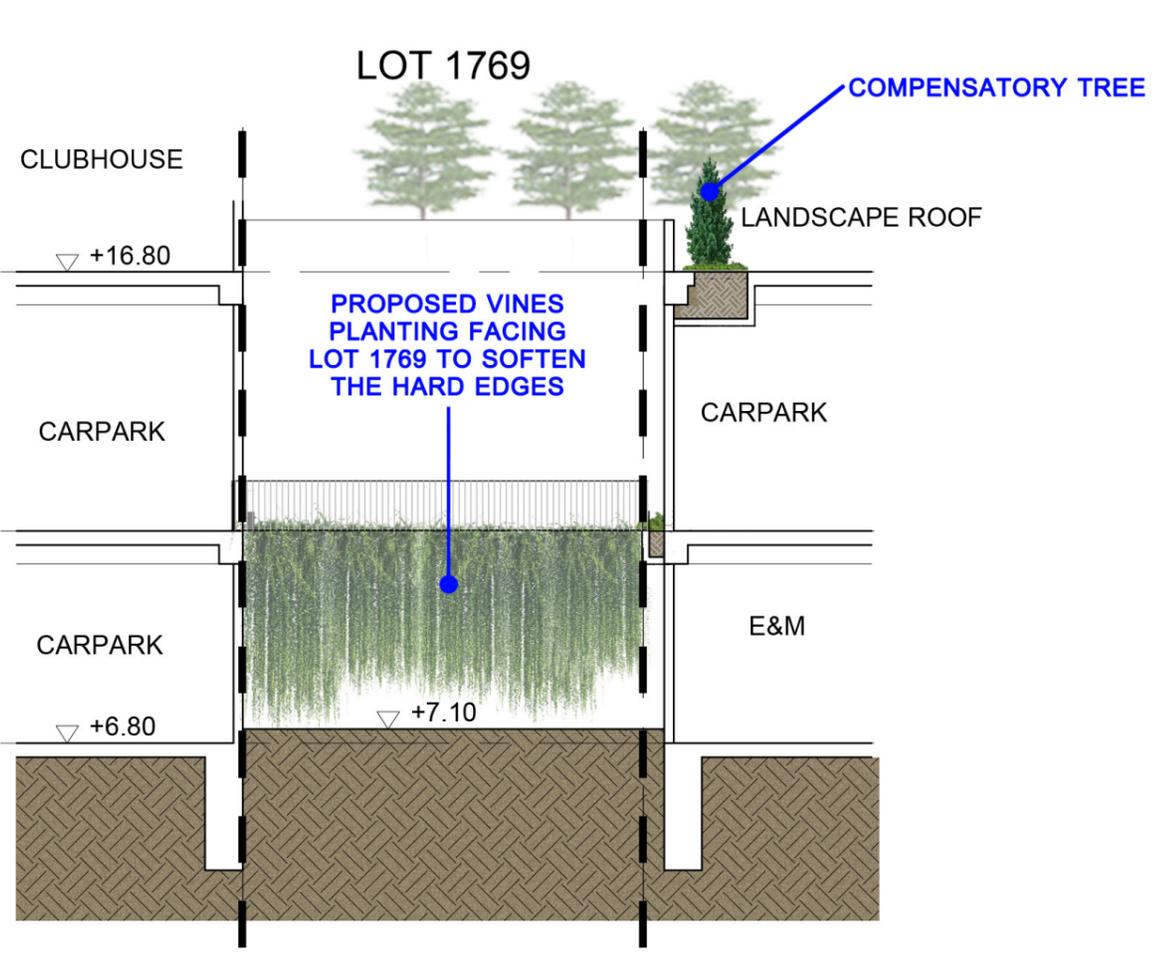
**KEYPLAN**

**B LOT 1767 SECTION B**

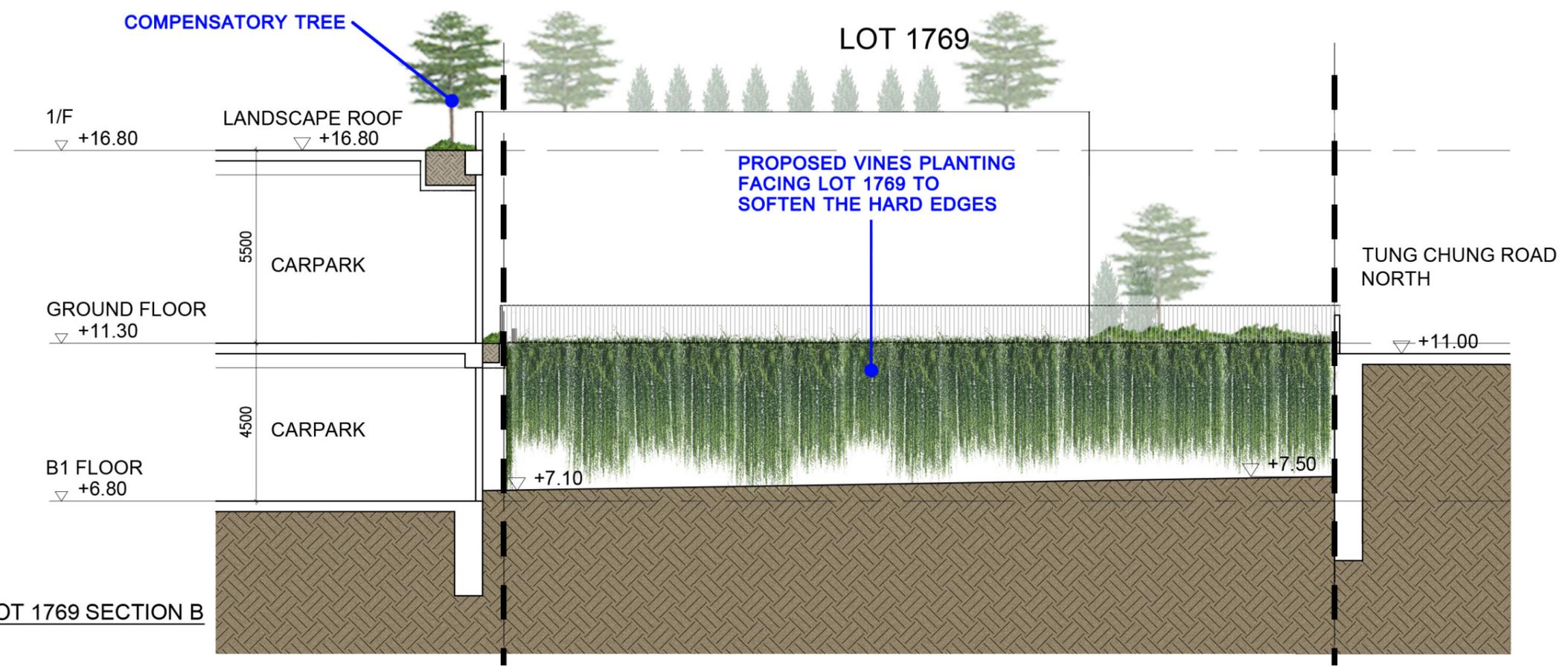




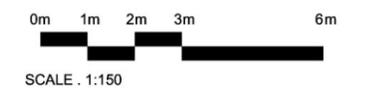
**A LOT 1769 SECTION A**

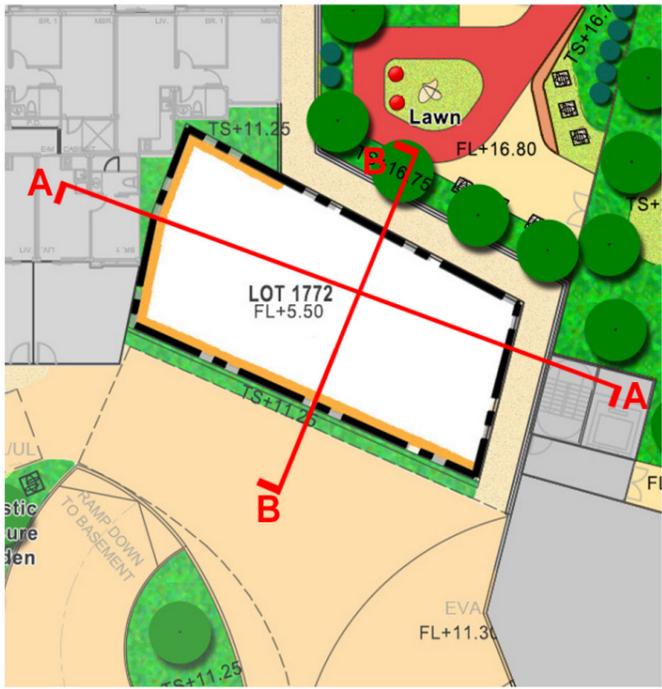


**COMPENSATORY TREE**



**B LOT 1769 SECTION B**



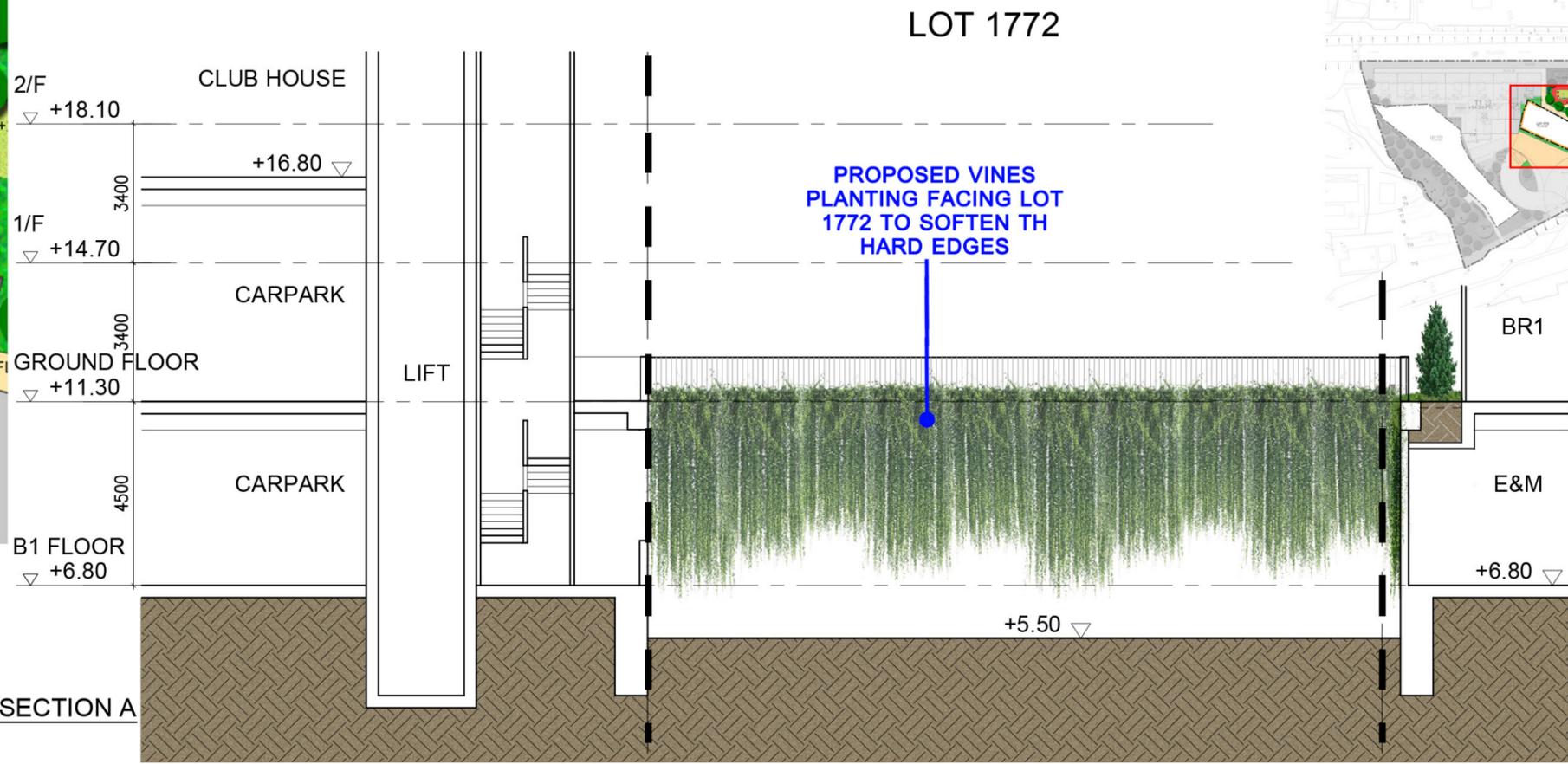


**BLOWUP PLAN**

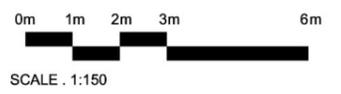
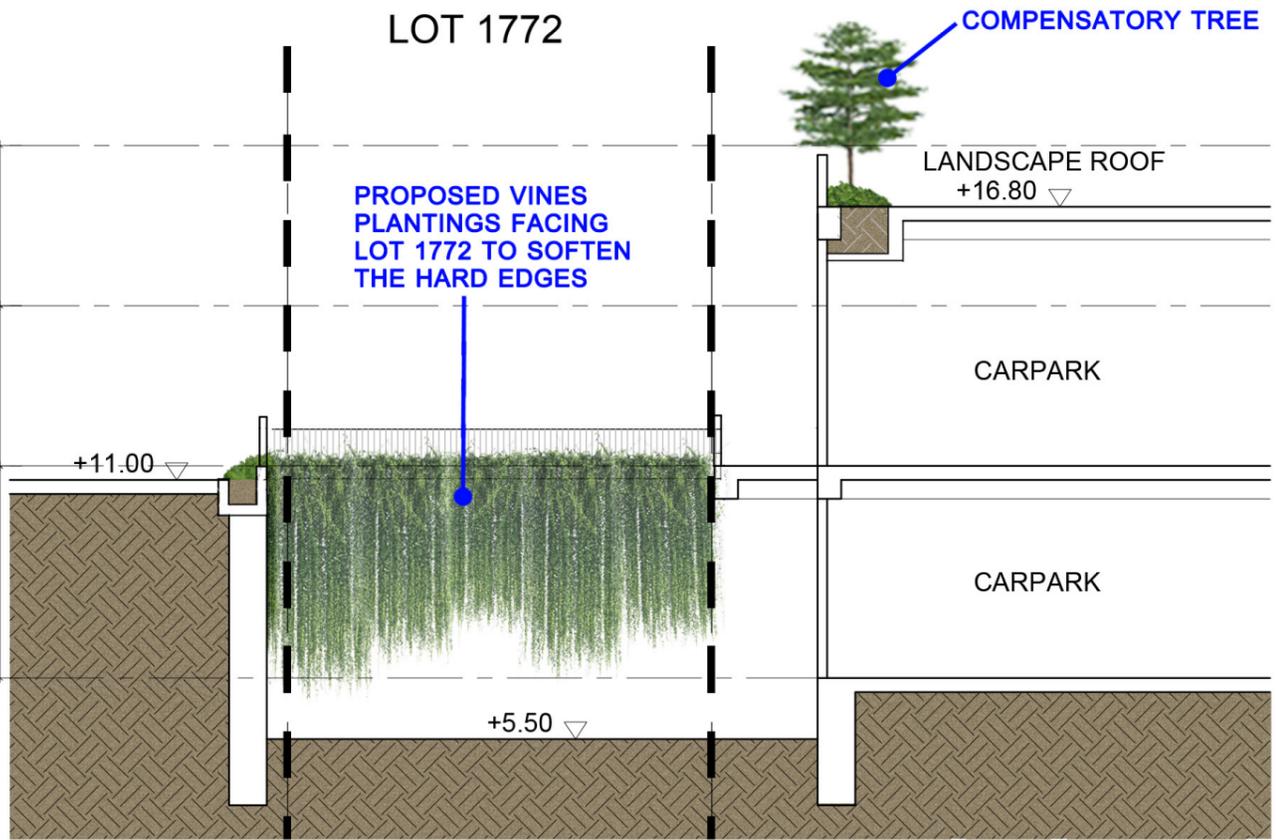


**KEYPLAN**

**A LOT 1772 SECTION A**

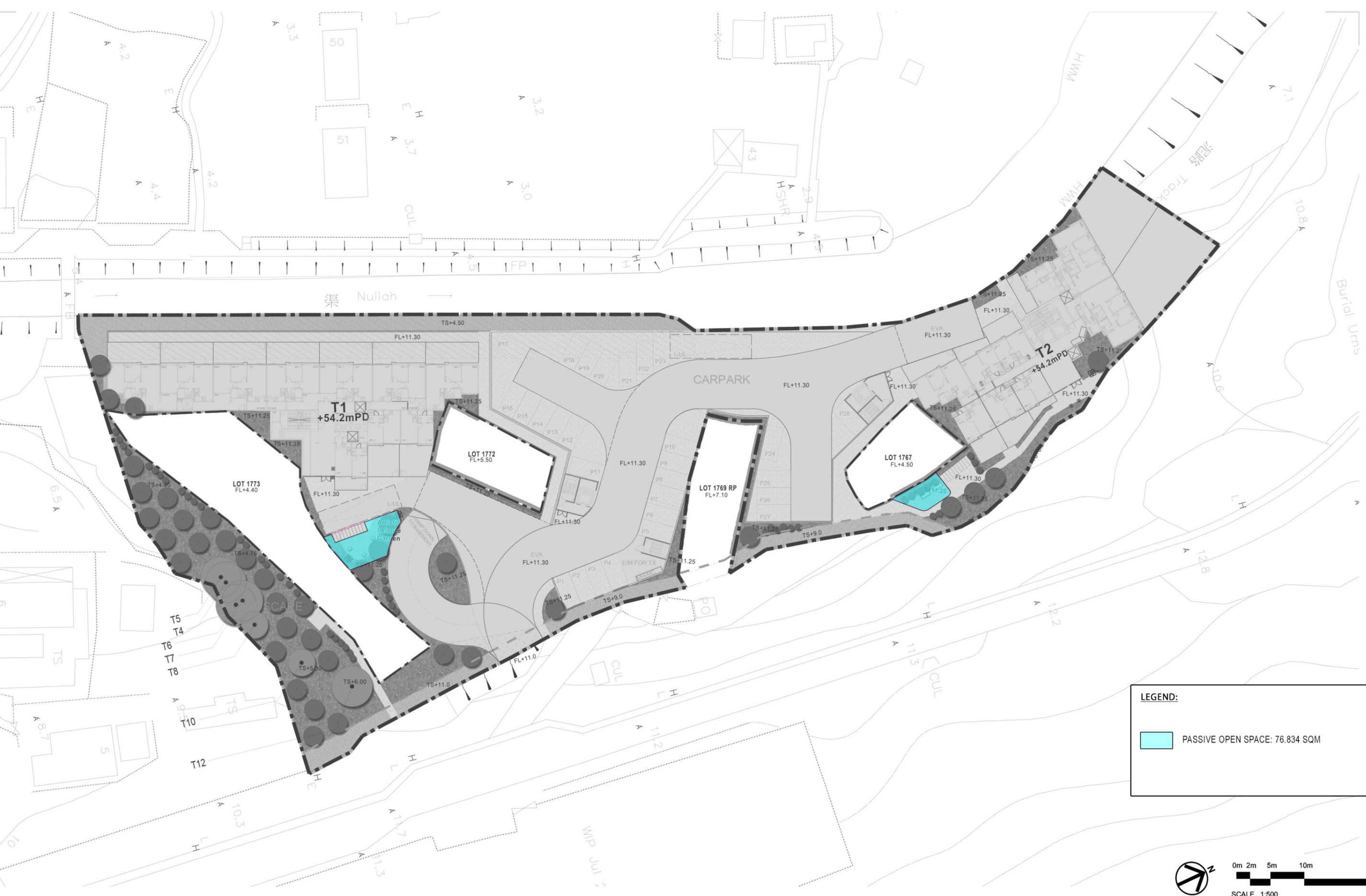


**B LOT 1772 SECTION B**



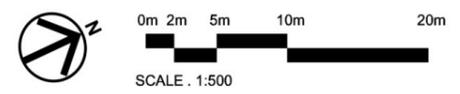
# **APPENDIX D**

## **Open Space Demarcation Plan**



**LEGEND:**

PASSIVE OPEN SPACE: 76.834 SQM



**Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island**  
**Open Space Demarcation Plan - G/F**

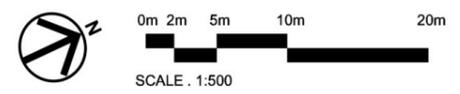
Dwg. No. : 2025311-OS-GFe  
 Scale : 1:500  
 Date : FEB 2026  
 (A3-size)





**LEGEND:**

- ACTIVE OPEN SPACE: 216.434 SQM
- PASSIVE OPEN SPACE: 519.320 SQM



**Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island**  
**Open Space Demarcation Plan - 1/F**

Dwg. No. : 2025311-OS-1Fa  
 Scale : 1:500  
 Date : FEB 2026  
 (A3-size)



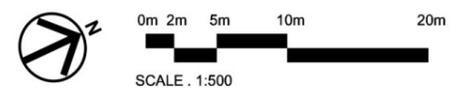
# **APPENDIX E**

## **Greenery Demarcation Plan**



**LEGEND:**

GREENERY AREA: NOT LESS THAN 1,080 SQM



**Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island  
Greenery Demarcation Plan - G/F**

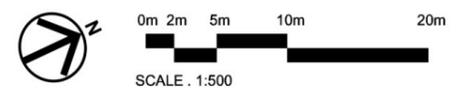
Dwg. No. : 2025311-GDP-GFa  
 Scale : 1:500  
 Date : FEB 2026  
 (A3-size)





**LEGEND:**

GREENERY AREA: NOT LESS THAN 20% OF THE DEVELOPMENT SITE AREA



**Proposed Flat with Minor Relaxation of Building Height Restriction at Various Lots in D.D. 3 TC and Adjoining Government Land, Tung Chung Road North, Tung Chung, Lantau Island  
Greenery Demarcation Plan - 1/F**

Dwg. No. : 2025311-GDP-1Fa  
Scale : 1:500  
Date : FEB 2026  
(A3-size)

