



**Legend**

- Application Site Boundary
- Covered Walkway
- Residential
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- Pool
- EVA / Driveway
- Carpark
- Transfer Plate
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

Title

Indicative Block Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2026
Scale	Figure 3.1		

(來源:申請人於2026年4月30日提交)  
 (SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

參考編號  
 REFERENCE No.  
**A/I-TCE/7**

繪圖  
**DRAWING  
 A-1**



**Legend**

- - - Application Site Boundary
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- M&E
- Refuse Storage & Material Recovery Chamber
- EVA / Driveway
- Carpark
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

Title	Indicative G/F Plan	Checked Rev Scale	DH 0	Drawn Date	PW Apr 2026	Figure 3.2
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(來源:申請人於2026年4月30日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

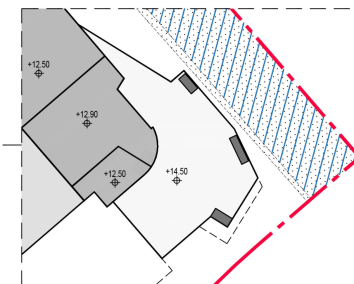
參考編號 REFERENCE No. <b>A/I-TCE/7</b>	繪圖 <b>DRAWING</b> <b>A-2</b>
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TUNG CHUNG BAY

PROMENADE

Part Plan at High Level



**Legend**

- Application Site Boundary
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- Clubhouse
- M&E
- M&E Services at High Level
- Carpark
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

Title

Indicative 1/F Plan

Checked	DH	Drawn	PW
Rev	0	Date	Apr 2026
Scale	Figure 3.3		

(來源:申請人於2026年4月30日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

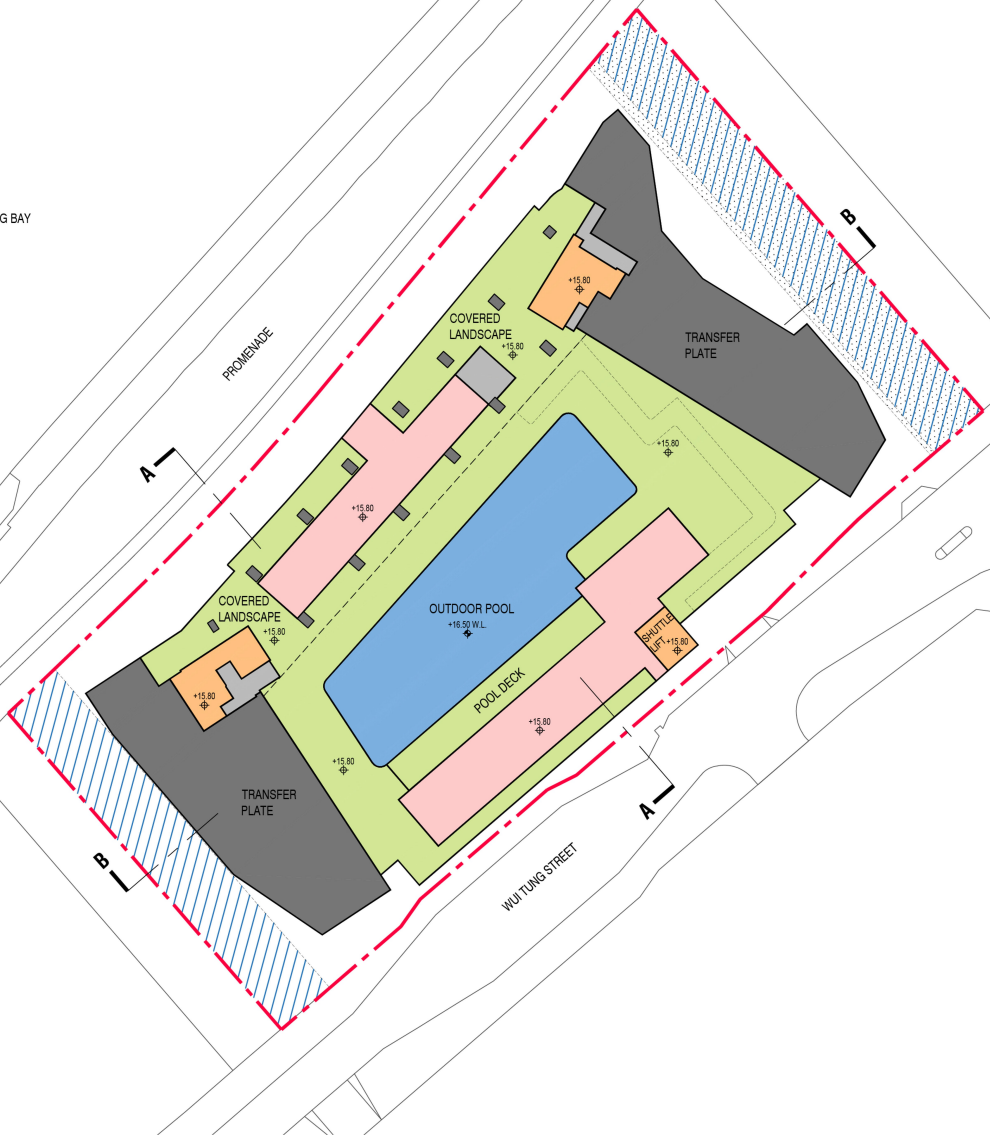
參考編號  
REFERENCE No.  
**A/I-TCE/7**

繪圖  
**DRAWING  
A-3**



TUNG CHUNG BAY

PROMENADE



**Legend**

- - - Application Site Boundary
- Covered Walkway
- Lift Lobby to Residential Towers
- Flat Roof Area / Landscape (Covered / Uncovered Area)
- Clubhouse
- Pool
- M&E
- Transfer Plate
- Pink Hatched Blue Stippled Black Area (Under Lease)
- Pink Hatched Blue Area (Under Lease)
- Pink Stippled Black Area (Under Lease)

Title	Indicative 2/F Plan
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Checked	DH	Drawn	PW
Rev	0	Date	Apr 2026
Scale	Figure 3.4		

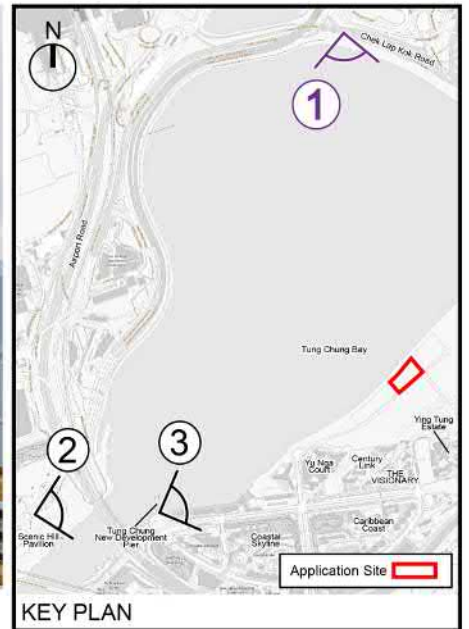
(來源:申請人於2026年4月30日提交)  
 (SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

參考編號 REFERENCE No. <b>A/I-TCE/7</b>	繪圖 <b>DRAWING          A-4</b>
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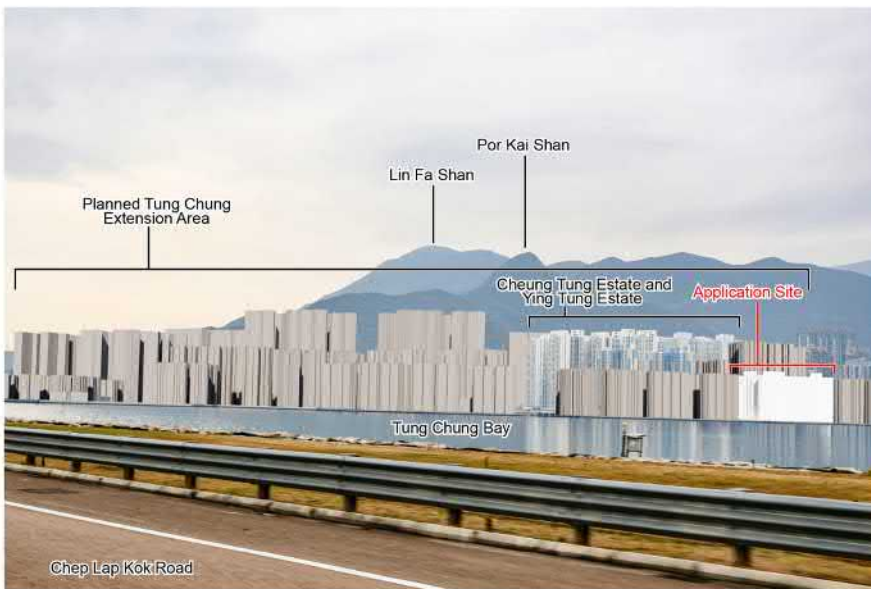




Existing Condition



KEY PLAN



Approved GBP Scheme – After the Implementation of the Tung Chung Extension Area



Proposed Scheme – After the Implementation of the Tung Chung Extension Area



Title

VP1 Chep Lap Kok Road

Checked	DH	Drawn	PW
Rev	1	Date	Jan 2026
Scale		Figure	4.1

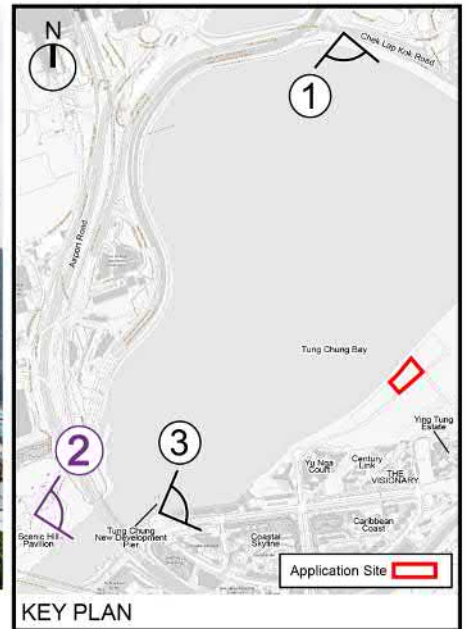
(來源:申請人於2026年1月16日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 16.1.2026)

參考編號  
REFERENCE No.  
AI-TCE/7

繪圖  
DRAWING  
A-6



Existing Condition



Approved GBP Scheme – After the Implementation of the Tung Chung Extension Area



Proposed Scheme – After the Implementation of the Tung Chung Extension Area



Title

VP2 Scenic Hill Pavilion

Checked	DH	Drawn	PW
Rev	1	Date	Jan 2026
Scale		Figure	4.2

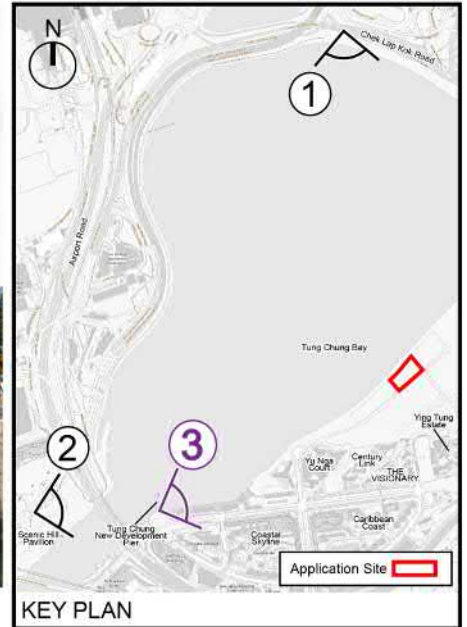
(來源:申請人於2026年1月16日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 16.1.2026)

參考編號  
REFERENCE No.  
AI-TCE/7

繪圖  
DRAWING  
A-7



Existing Condition



Approved GBP Scheme – After the Implementation of the Tung Chung Extension Area



Proposed Scheme – After the Implementation of the Tung Chung Extension Area

	Title	VP3 Tung Chung New Development Pier			
	Checked	DH	Drawn	PW	
	Rev	1	Date	Jan 2026	
	Scale		Figure	4.3	

(來源:申請人於2026年1月16日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 16.1.2026)

參考編號  
REFERENCE No.  
A/I-TCE/7

繪圖  
DRAWING  
A-8

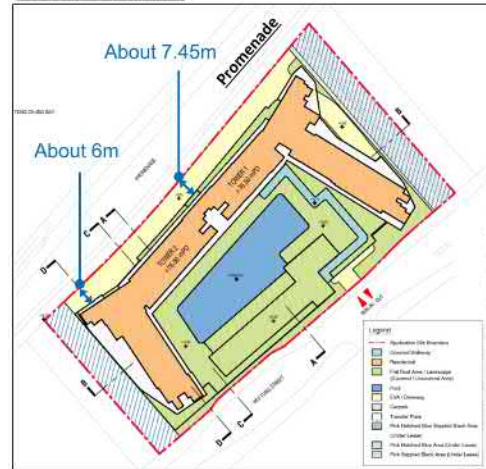
**Figure 1: Provision of Additional Setback from Promenade**

**Under OZP (and Lease)**



- There is no setback requirement from the promenade under OZP (also none under lease).

**Proposed Scheme**



- Setback from the promenade is provided along the north-western boundary, which now ranges from about 6m to 7.45m to help reduce visual bulk along the promenade.

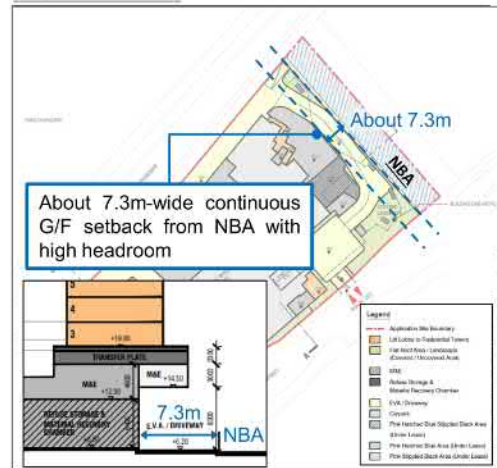
**Figure 2: Provision of Further Setback in Addition to NBA Requirement**

**Under Lease**



- Under lease, there are two strips of non-building area (NBA), one along the northeastern boundary and one along the southwestern boundary.
- There is no setback requirement from the NBA under lease.

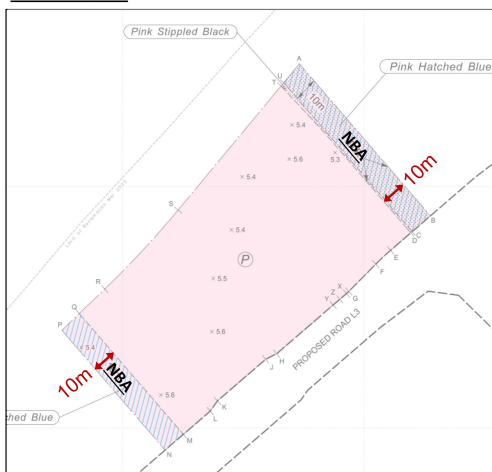
**Proposed Scheme**



- Has respected the NBAs.
- A continuous G/F setback of about 7.3m from the northeastern strip of NBA is provided, which enhances openness facing the NBA.

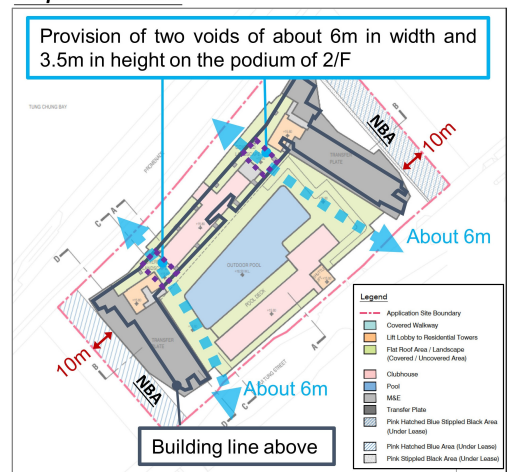
**Figure 3: Building Permeability Further Enhanced under Proposed Scheme**

**Under Lease**

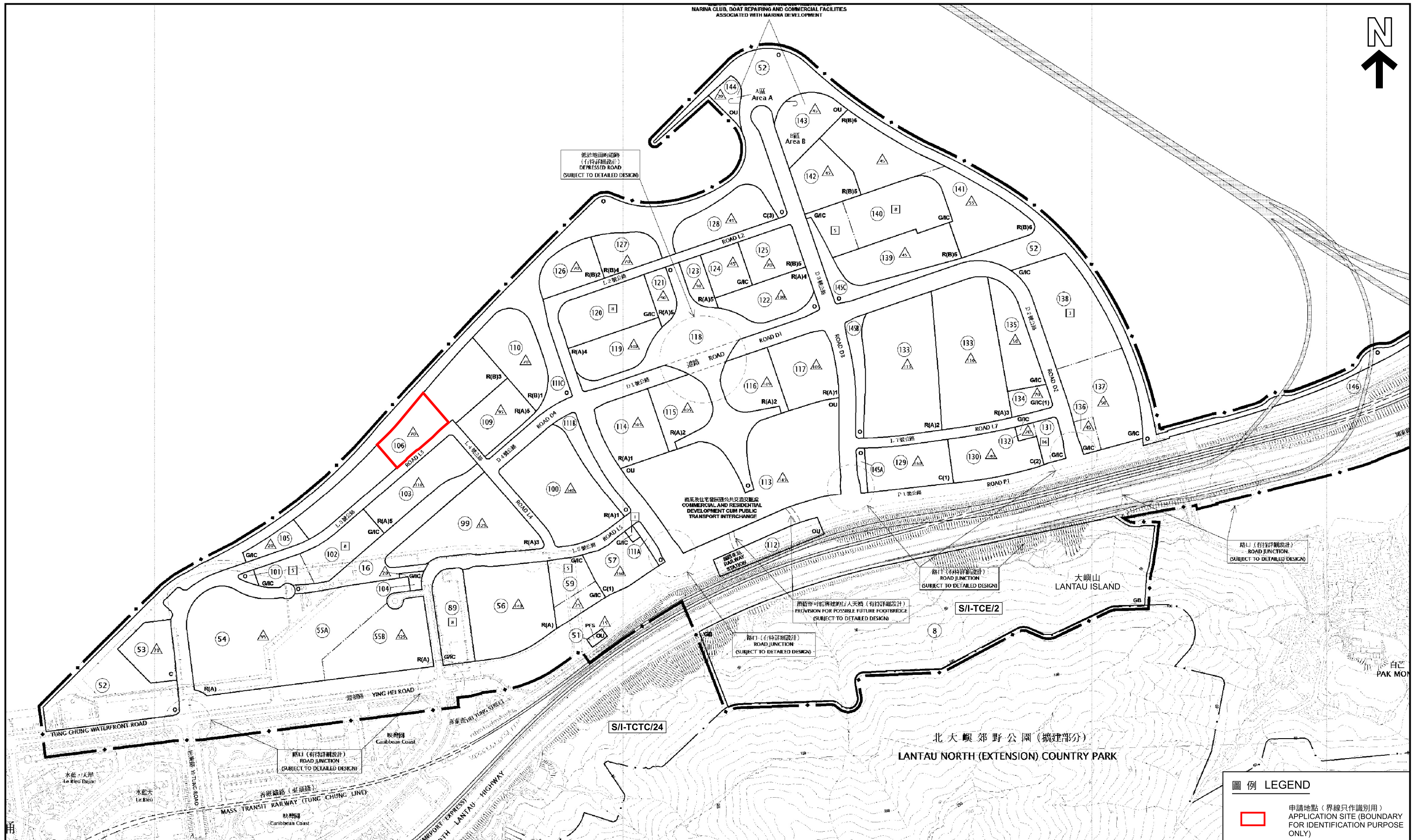


- Under lease, there are two strips of non-building area (NBA), one along the northeastern boundary and one along the southwestern boundary.
- Both NBAs are 10m in width, to allow air permeability through the site.

**Proposed Scheme**



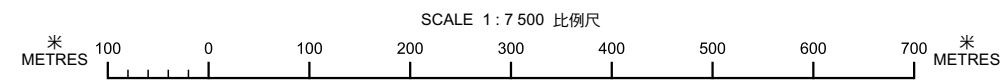
- Has respected the NBAs.
- Effort has been made to include additional design measure for air permeability.
- Two voids of about 6m in width and 3.5m in height are provided on the podium of 2/F to enhance permeability.



位置圖 LOCATION PLAN

本摘要圖於2026年2月3日擬備，所根據的資料為  
 於2017年2月7日核准的分區計劃大綱圖編號S/I-TCE/2  
 及於2021年6月1日核准的分區計劃大綱圖編號S/I-TCTC/24  
 EXTRACT PLAN PREPARED ON 3.2.2026 BASED ON  
 OUTLINE ZONING PLAN No. S/I-TCE/2 APPROVED ON 7.2.2017 &  
 OUTLINE ZONING PLAN No. S/I-TCTC/24 APPROVED ON 1.6.2021

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
 大嶼山東涌第106B區東涌市地段第55號  
 PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
 TUNG CHUNG TOWN LOT NO. 55, TUNG CHUNG AREA 106B, LANTAU ISLAND



規劃署  
 Planning Department

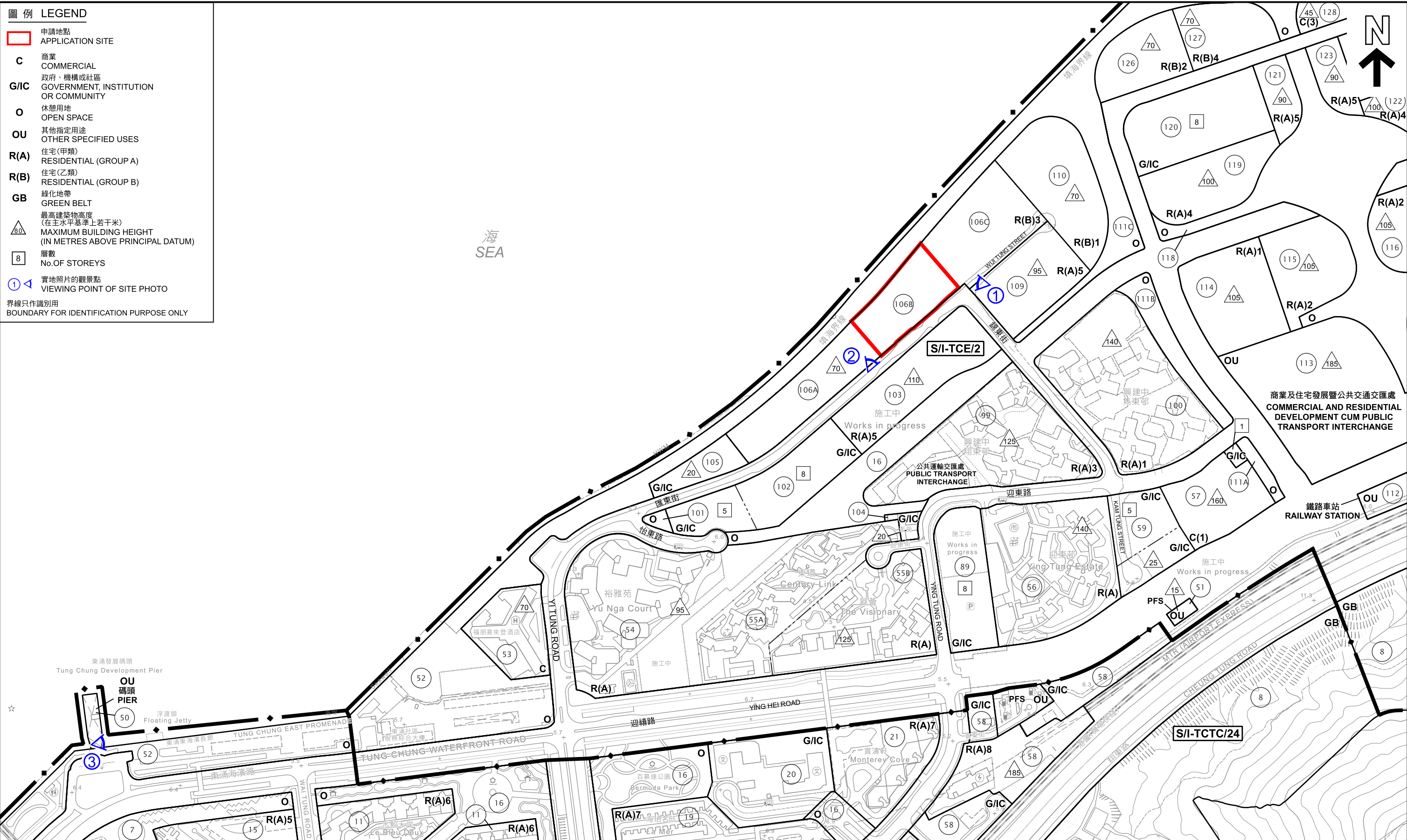
參考編號  
 REFERENCE No.  
 A/I-TCE/7

圖 PLAN  
 A-1

**圖例 LEGEND**

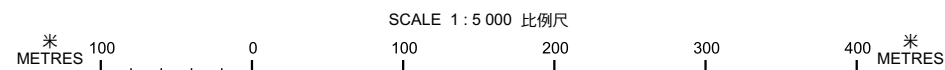
- 申請地點  
APPLICATION SITE
- C** 商業  
COMMERCIAL
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- OU** 其他指定用途  
OTHER SPECIFIED USES
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- GB** 綠化地帶  
GREEN BELT
- 80 最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 8 層數  
No. OF STOREYS
- 1 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



**平面圖 SITE PLAN**

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第 1 0 6 B 區東涌市地段第 5 5 號  
PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55, TUNG CHUNG AREA 106B, LANTAU ISLAND



本摘要圖於2026年4月17日擬備，所根據的資料為測量圖編號9-NE-D和9-SE-B  
EXTRACT PLAN PREPARED ON 17.4.2026  
BASED ON SURVEY SHEET Nos. 9-NE-D AND 9-SE-B

**規劃署**  
Planning Department

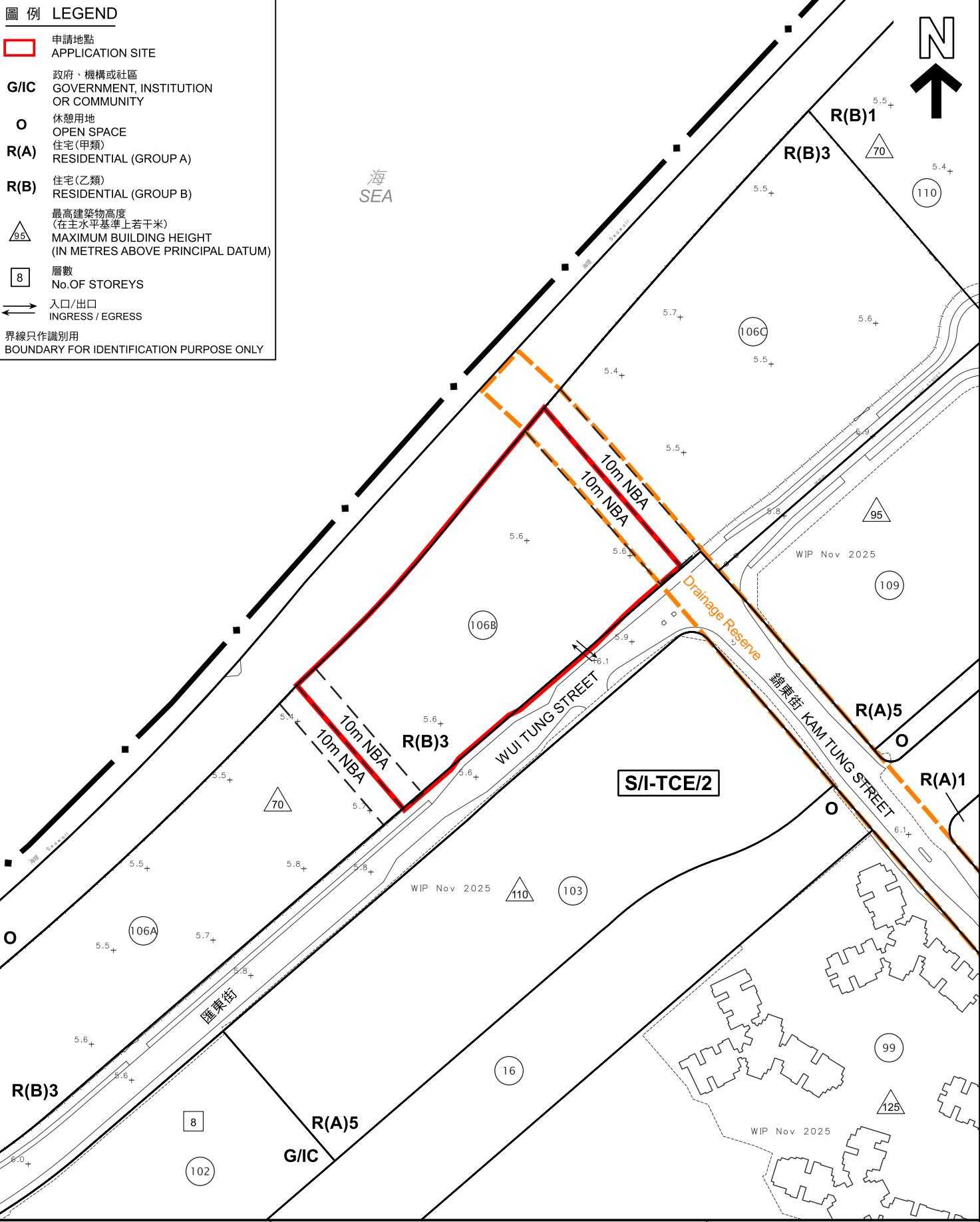
參考編號  
REFERENCE No.  
**A/I-TCE/7**

**圖 PLAN**  
A-2a

**圖例 LEGEND**

- 申請地點  
APPLICATION SITE
- G/IC** 政府、機構或社區  
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地  
OPEN SPACE
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- 95 最高建築物高度  
(在主水平基準上若干米)  
MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 8 層數  
No. OF STOREYS
- 入口/出口  
INGRESS / EGRESS

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



本摘要圖於2026年4月17日擬備，  
所根據的資料為測量圖編號9-NE-24D和  
9-SE-4B  
EXTRACT PLAN PREPARED ON  
31.3.2026 BASED ON SURVEY SHEET  
Nos. 9-NE-24D AND 9-SE-4B

**平面圖 SITE PLAN**

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第106B區東涌市地段第55號  
PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT  
RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55,  
TUNG CHUNG AREA 106B, LANTAU ISLAND

SCALE 1 : 2 000 比例尺

米 METRES 40
0
40
80 米 METRES

**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
**A/I-TCE/7**

圖 PLAN  
**A-2b**



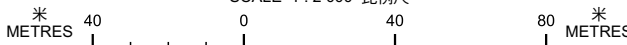
圖例 LEGEND

- 申請地點  
APPLICATION SITE
- R(A) 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B) 住宅(乙類)  
RESIDENTIAL (GROUP B)
- G/I/C 政府、機構或社區  
GOVERNMENT, INSTITUTION  
OR COMMUNITY
- 休憩用地  
OPEN SPACE
- 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第106B區東涌市地段第55號  
PROPOSED MINOR RELAXATION OF MAXIMUM  
BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55,  
TUNG CHUNG AREA 106B, LANTAU ISLAND

SCALE 1 : 2 000 比例尺



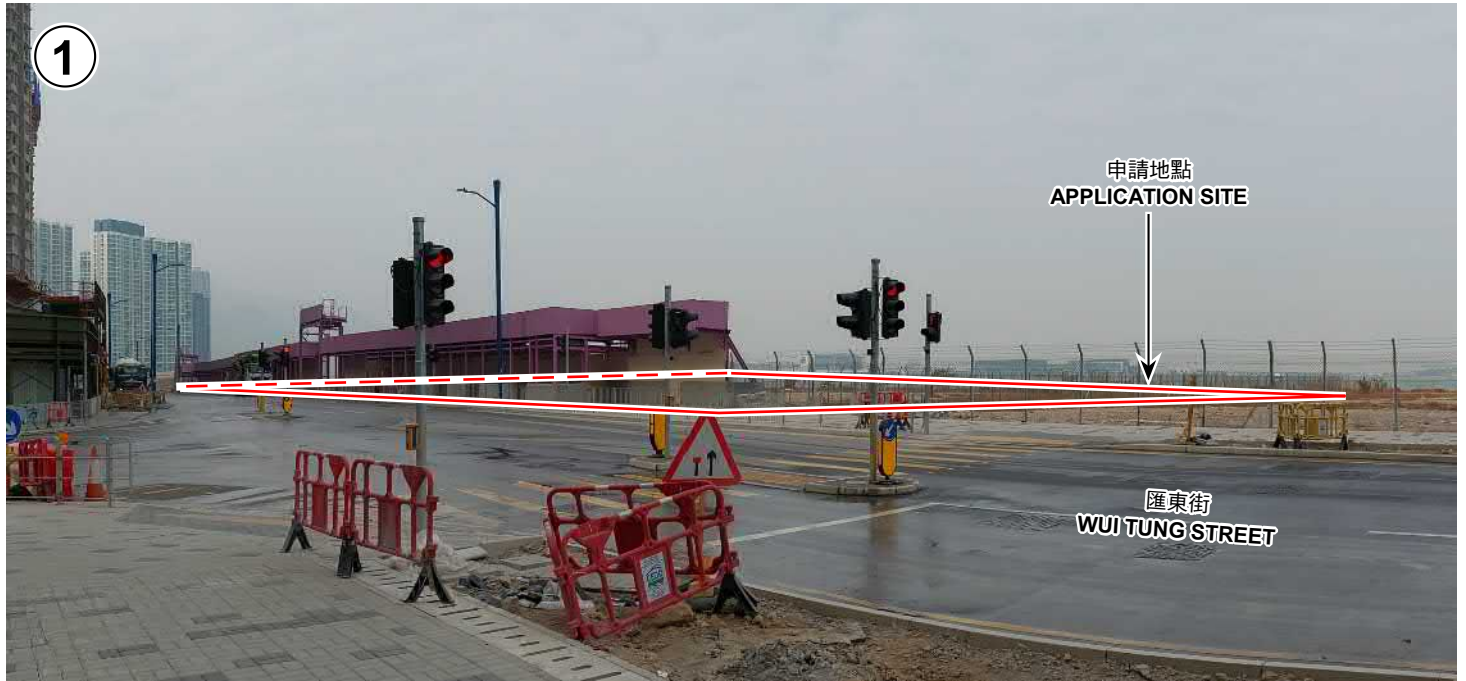
規劃署  
Planning Department

本摘要圖於2026年1月30日擬備，所根據的資料為真數碼正射影像圖(2025年7月)  
EXTRACT PLAN PREPARED ON  
30.1.2026 BASED ON TRUE DIGITAL  
ORTHO PHOTO (JUL 2025)

參考編號  
REFERENCE No.  
**A/I-TCE/7**

圖 PLAN  
**A-3**

1



2



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**實地照片 SITE PHOTOS**

本圖於2026年2月4日擬備，所根據的資料為攝於2026年1月27日的實地照片  
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTOS  
TAKEN ON 27.1.2026

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第106B區東涌市地段第55號  
PROPOSED MINOR RELAXATION OF MAXIMUM  
BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55,  
TUNG CHUNG AREA 106B, LANTAU ISLAND



**規畫署**  
Planning Department

參考編號  
REFERENCE No.  
**A/I-TCE/7**

圖 PLAN  
**A-4a**

3



申請地點界線只作識別用  
APPLICATION SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

### 實地照片 SITE PHOTOS

本圖於2026年4月20日擬備，所根據的資料為攝於2026年1月27日和2026年1月30日的實地照片  
PLAN PREPARED ON 20.4.2026  
BASED ON SITE PHOTOS  
TAKEN ON 27.1.2026 AND 30.1.2026

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第106B區東涌市地段第55號  
PROPOSED MINOR RELAXATION OF MAXIMUM  
BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55,  
TUNG CHUNG AREA 106B, LANTAU ISLAND



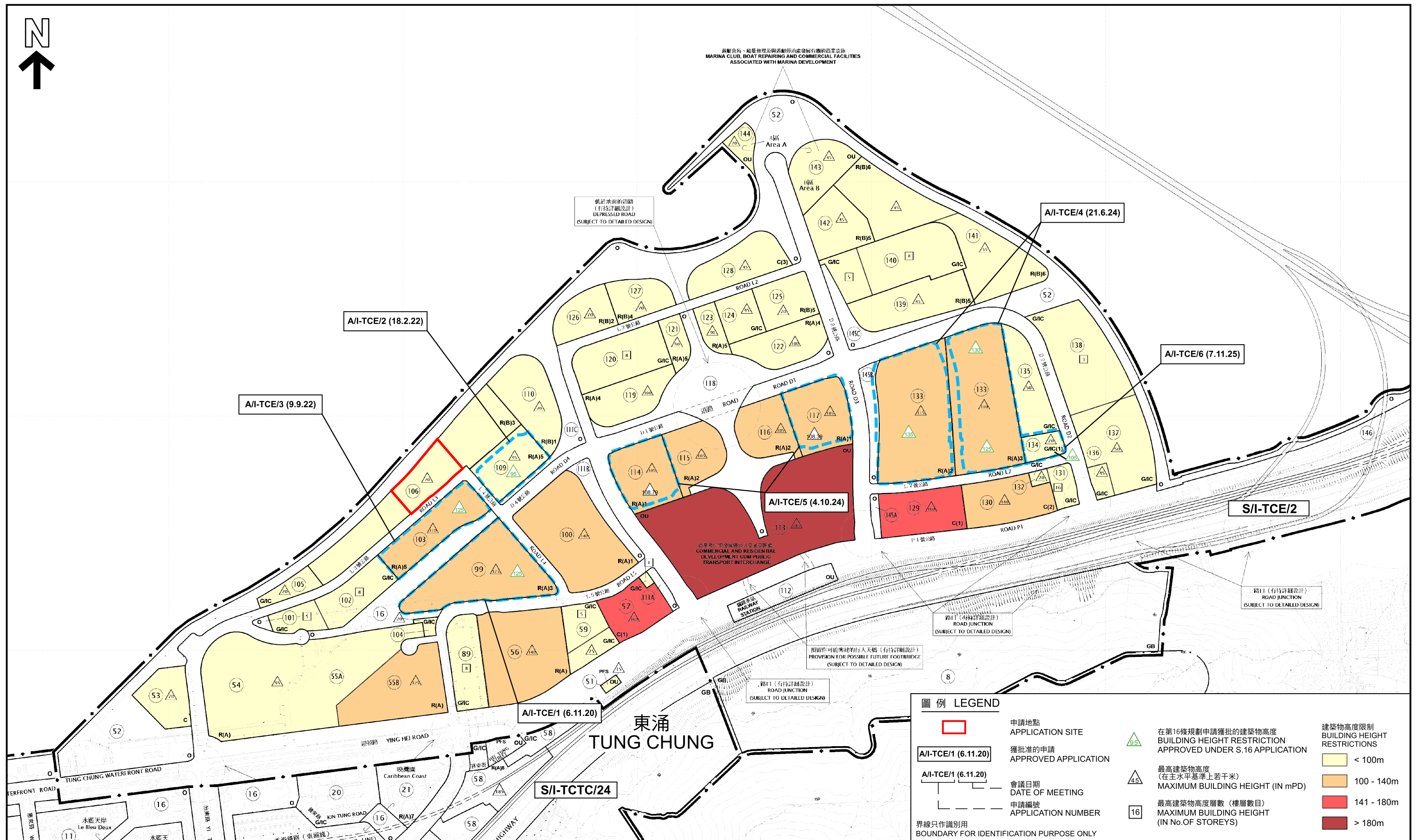
規劃署  
Planning Department

參考編號  
REFERENCE No.  
A/I-TCE/7

圖 PLAN  
A-4b



與船舍、船隻修理及與船艇停泊發展有關的高層設施  
MARINA CLUB, BOAT REPAIRING AND COMMERCIAL FACILITIES  
ASSOCIATED WITH MARINA DEVELOPMENT

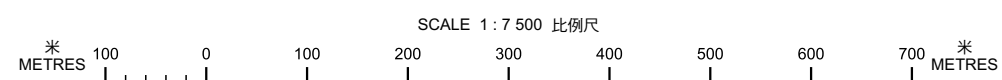


圖例 LEGEND

- 申請地點 APPLICATION SITE
- 獲批准的申請 APPROVED APPLICATION
- 會議日期 DATE OF MEETING
- 申請編號 APPLICATION NUMBER
- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY
- 在第16條規例申請獲批的建築物高度 BUILDING HEIGHT RESTRICTION APPROVED UNDER S.16 APPLICATION
- 最高建築物高度 (在主水平基準上若干米) MAXIMUM BUILDING HEIGHT (IN mPD)
- 最高建築物高度層數 (樓層數目) MAXIMUM BUILDING HEIGHT (IN No.OF STOREYS)
- 建築物高度限制 BUILDING HEIGHT RESTRICTIONS < 100m
- 100 - 140m
- 141 - 180m
- > 180m

東涌擴展區建築物高度限制  
Building Height Restriction in Tung Chung Extension Area

擬議略為放寬最高建築物高度限制，以作准許的分層住宅用途  
大嶼山東涌第 106B 區東涌市地段第 55 號  
PROPOSED MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE  
TUNG CHUNG TOWN LOT NO. 55, TUNG CHUNG AREA 106B, LANTAU ISLAND



本摘要圖於2026年2月5日擬備，所根據的資料  
為於2017年2月7日核准的分區計劃大綱圖編號S/I-TCE/2  
及於2021年6月1日核准的分區計劃大綱圖編號S/I-TCTC/24  
EXTRACT PLAN PREPARED ON 5.2.2026 BASED ON  
OUTLINE ZONING PLAN No. S/I-TCE/2 APPROVED ON 7.2.2017 &  
OUTLINE ZONING PLAN No. S/I-TCTC/24 APPROVED ON 1.6.2021



參考編號  
REFERENCE No.  
A/I-TCE/7

圖 PLAN  
A-5