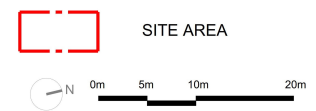



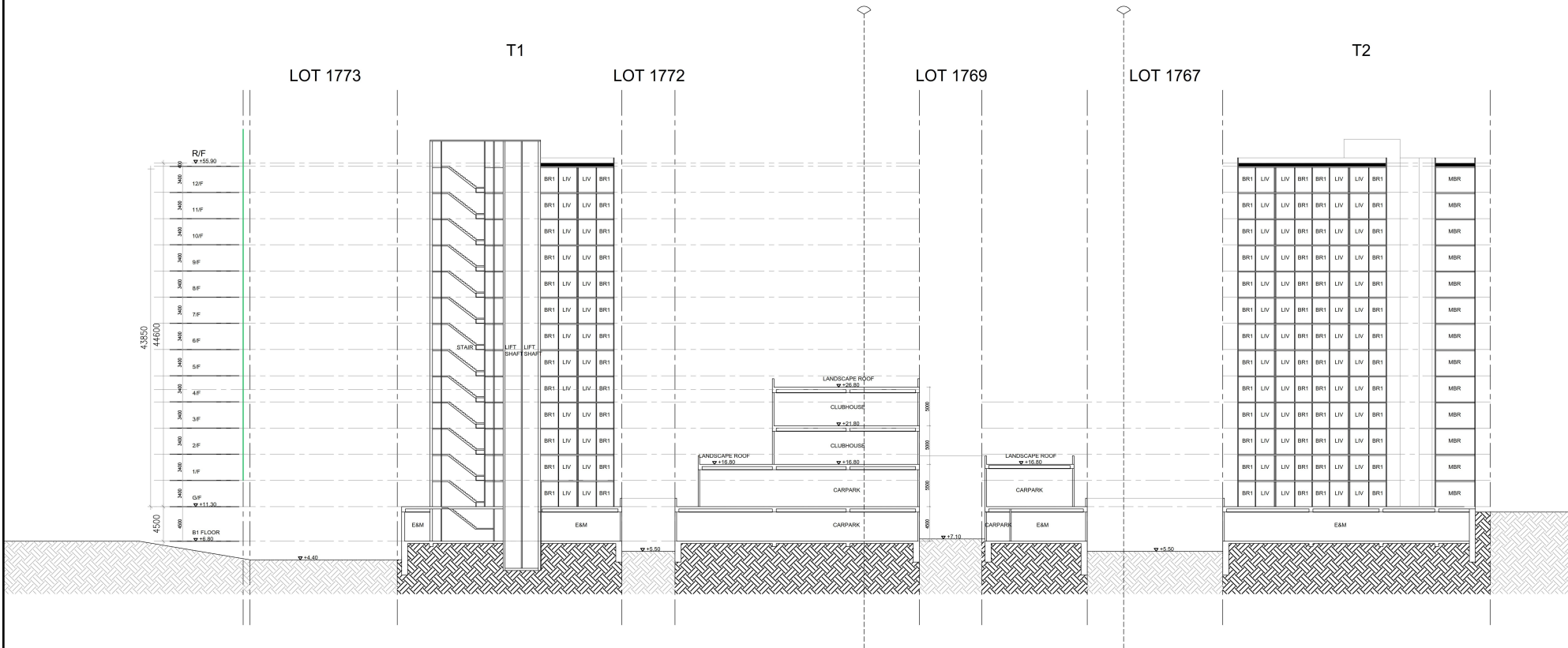
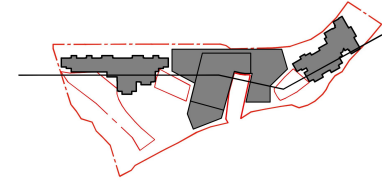
LEGEND



Drawing Title MASTER LAYOUT PLAN	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	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 20/5/2026		Dwg No. MLP-01	

(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號 REFERENCE No. A/I-TCTC/71	繪圖 DRAWING A-1
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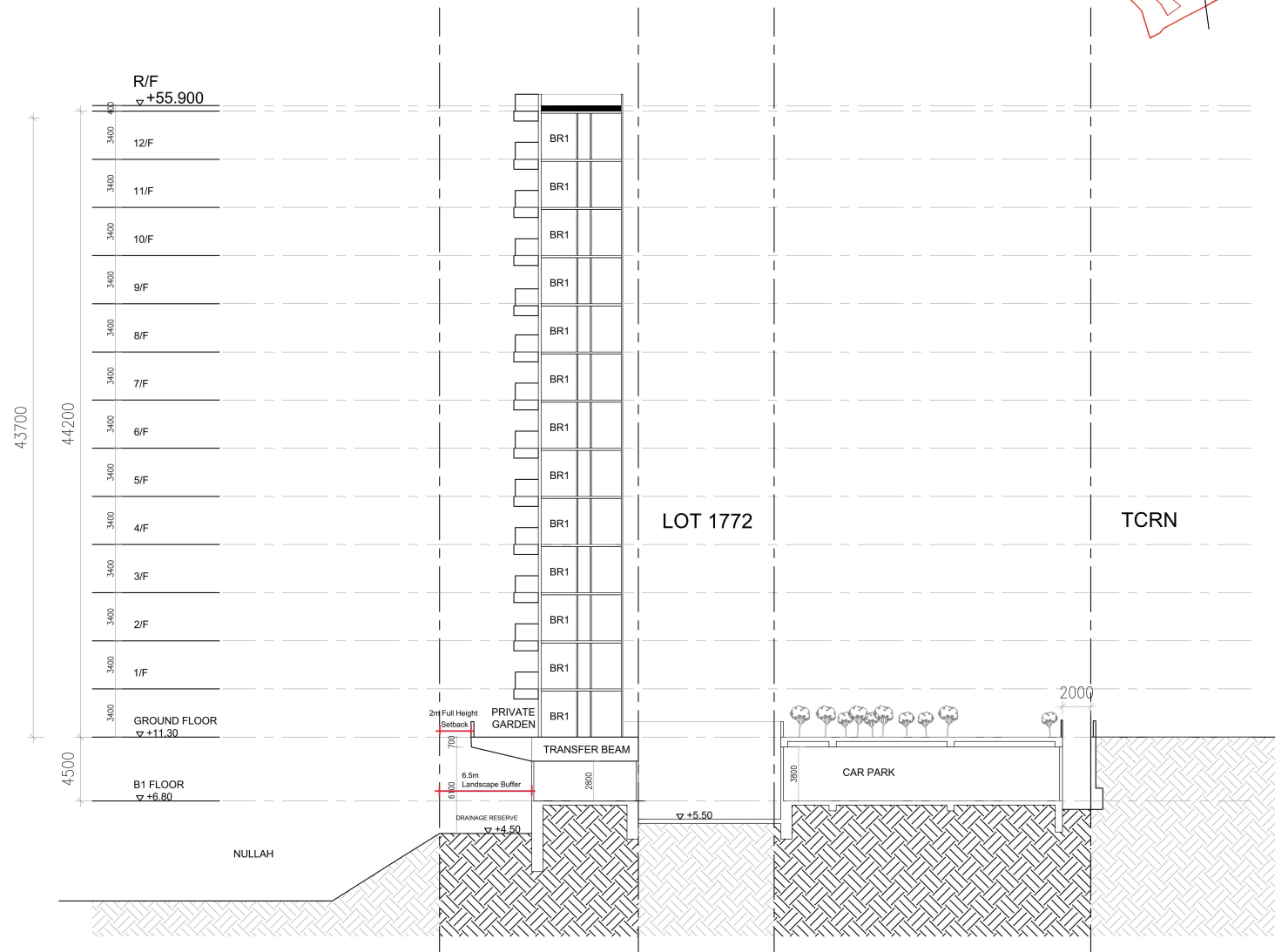
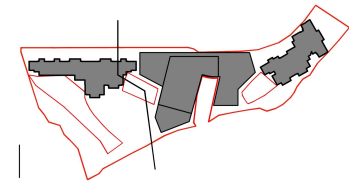
Drawing Title LONG SECTION	Scale 1:500 (A3)	Project A-2517	Job No. A-2517
	Date 20/5/2026	PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Dwg No. SEC-01



(來源:申請人於2026年5月27日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號
REFERENCE No.
A/I-TCTC/71

繪圖
DRAWING
A-2



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

ALKF+

ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

(來源:申請人於2026年5月27日提交)

(SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號

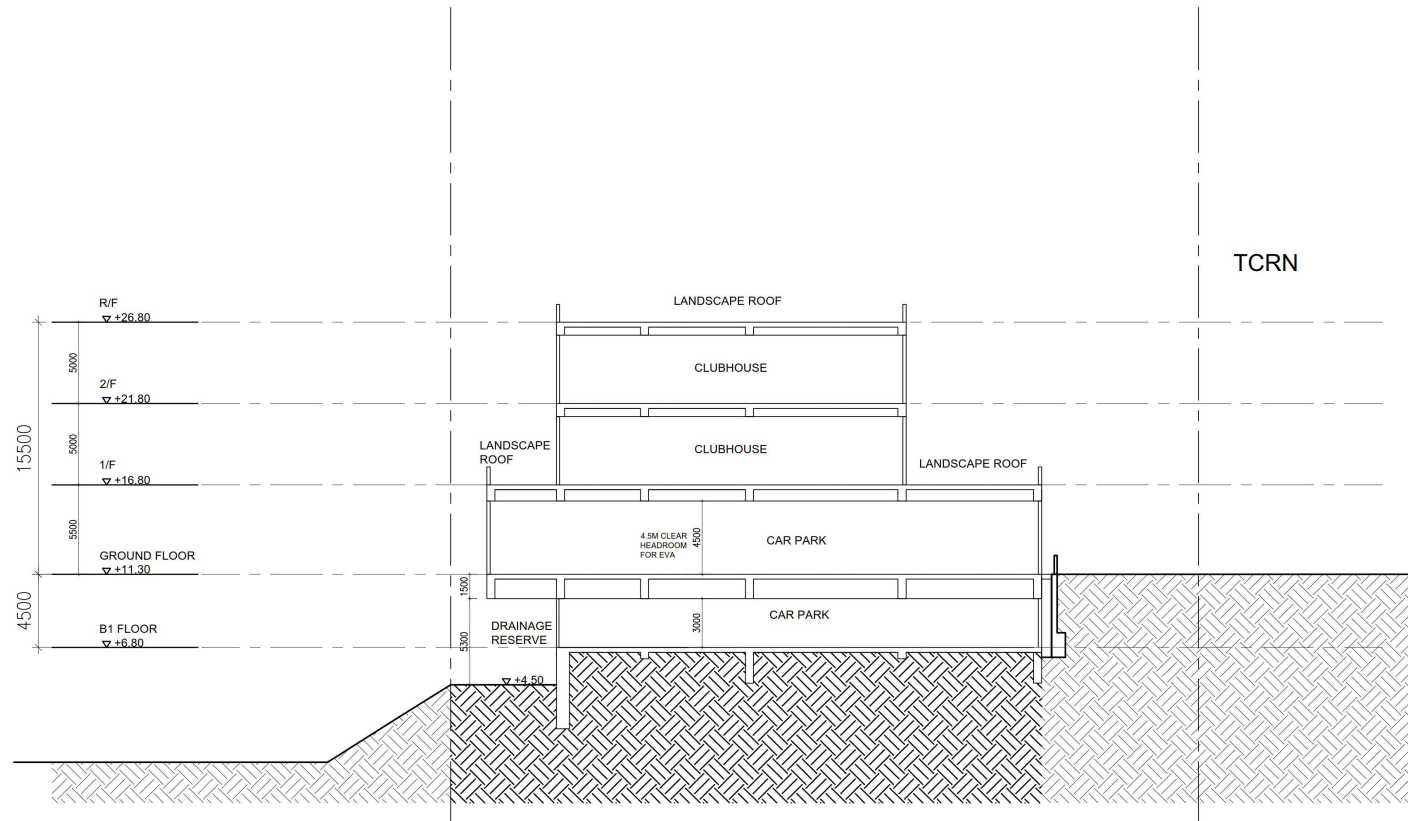
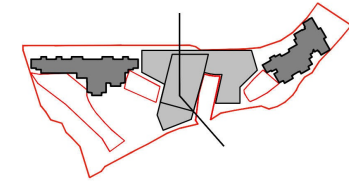
REFERENCE No.

A/I-TCTC/71

繪圖

DRAWING

A-3



Drawing Title

SECTION (CLUBHOUSE & CARPARK)

Scale

1:300 (A3)

Project

A-2517

Date

25/03/2026

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.

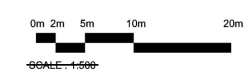
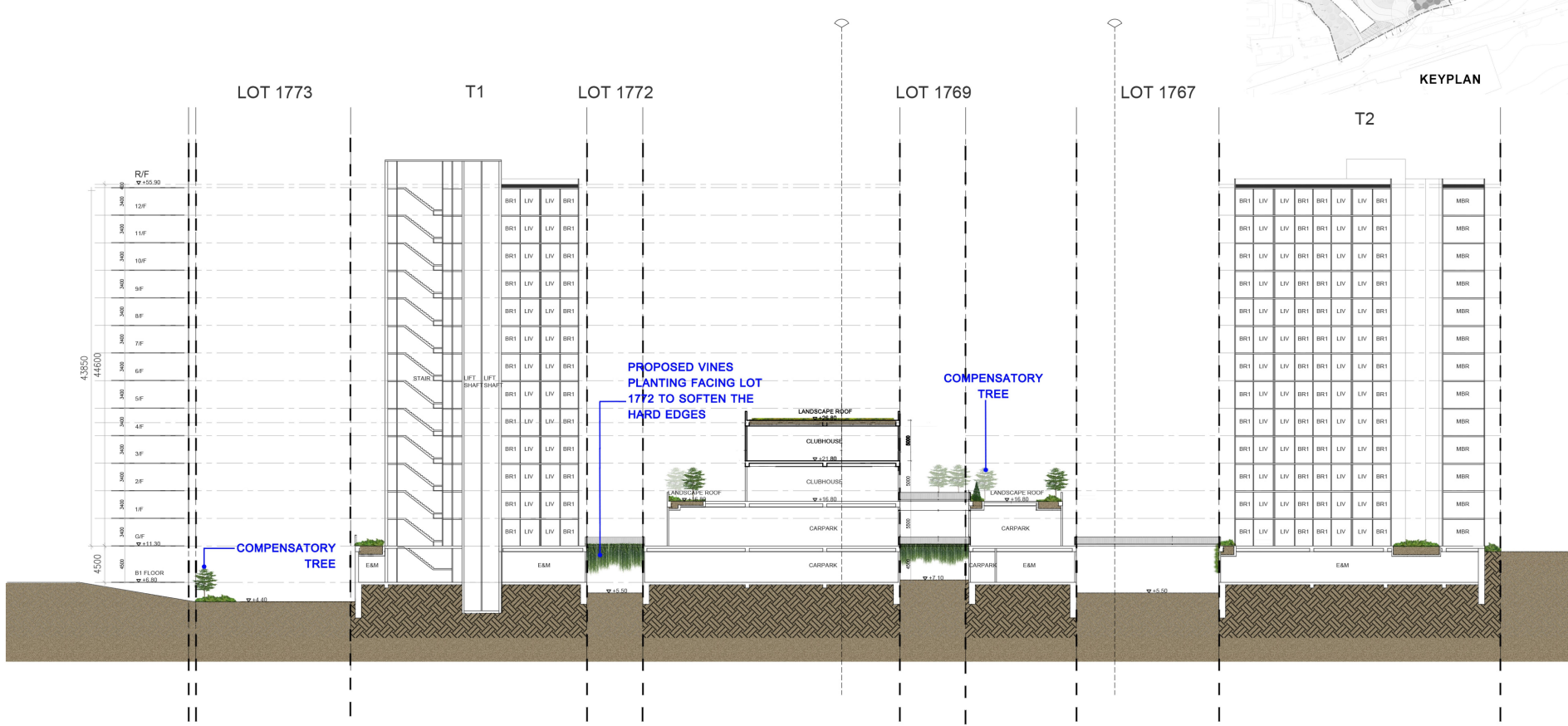
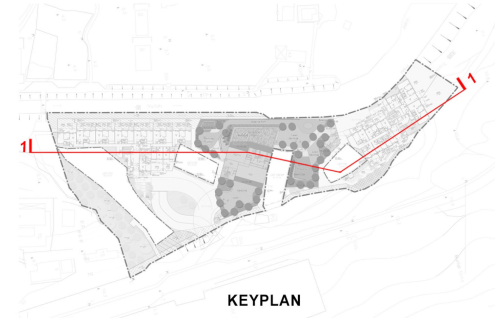
SEC-03

ALKF+
ANDREW LEE KING FUN &
ASSOCIATES ARCHITECTS LTD

(來源:申請人於2026年3月27日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 27.3.2026)

參考編號
REFERENCE No.
A/I-TCTC/71

繪圖
DRAWING
A-4



Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
Landscape Section 01
 Dwg. No. : 2025311-SEC-01c
 Scale : 1:500
 Date : MAY 2026
 (A3-size)



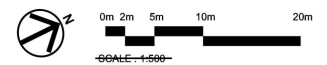
(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號
 REFERENCE No.
A/I-TCTC/71

繪圖
DRAWING
A-5



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
 Dwg. No. : 2025311-LP-GF
 Scale : 1:500
 Date : MAY 2026
 (A3-size)



(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號
 REFERENCE No.
A/I-TCTC/71

繪圖
DRAWING A-6

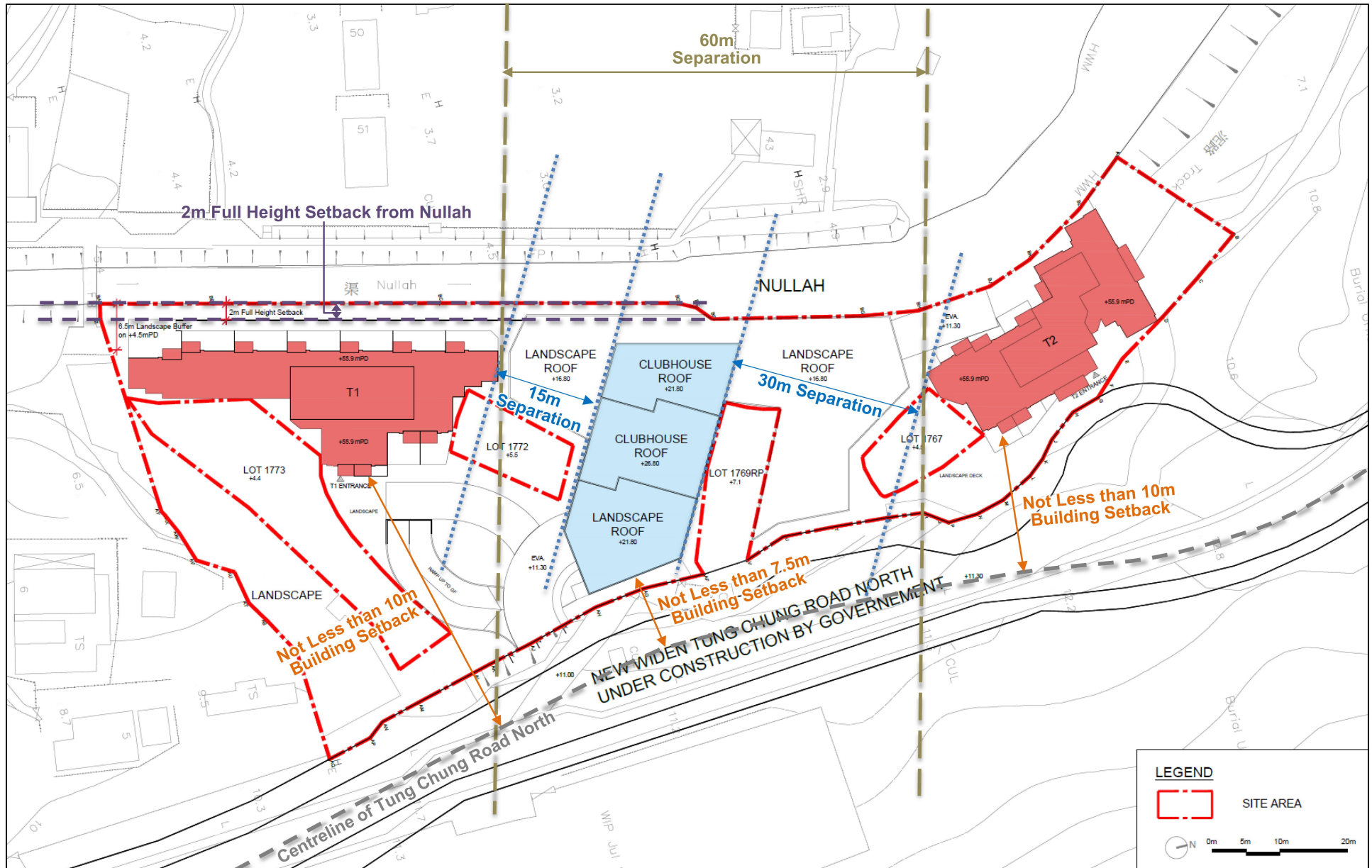
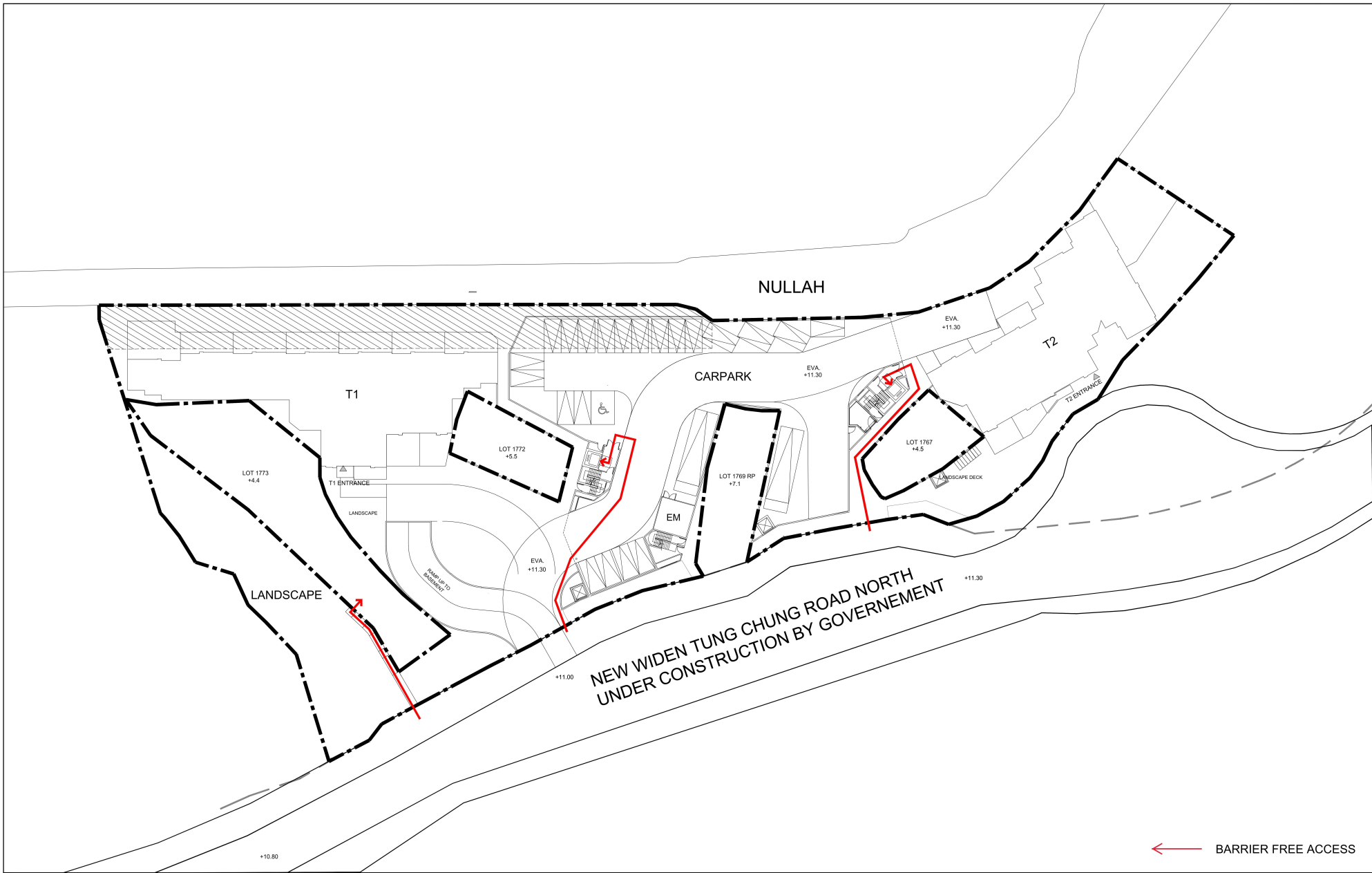


Figure 3.2: Building Separation and Building Setback (Tung Chun Road North Level)


(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號
 REFERENCE No.
 A/I-TCTC/71

繪圖
 DRAWING
 A-7

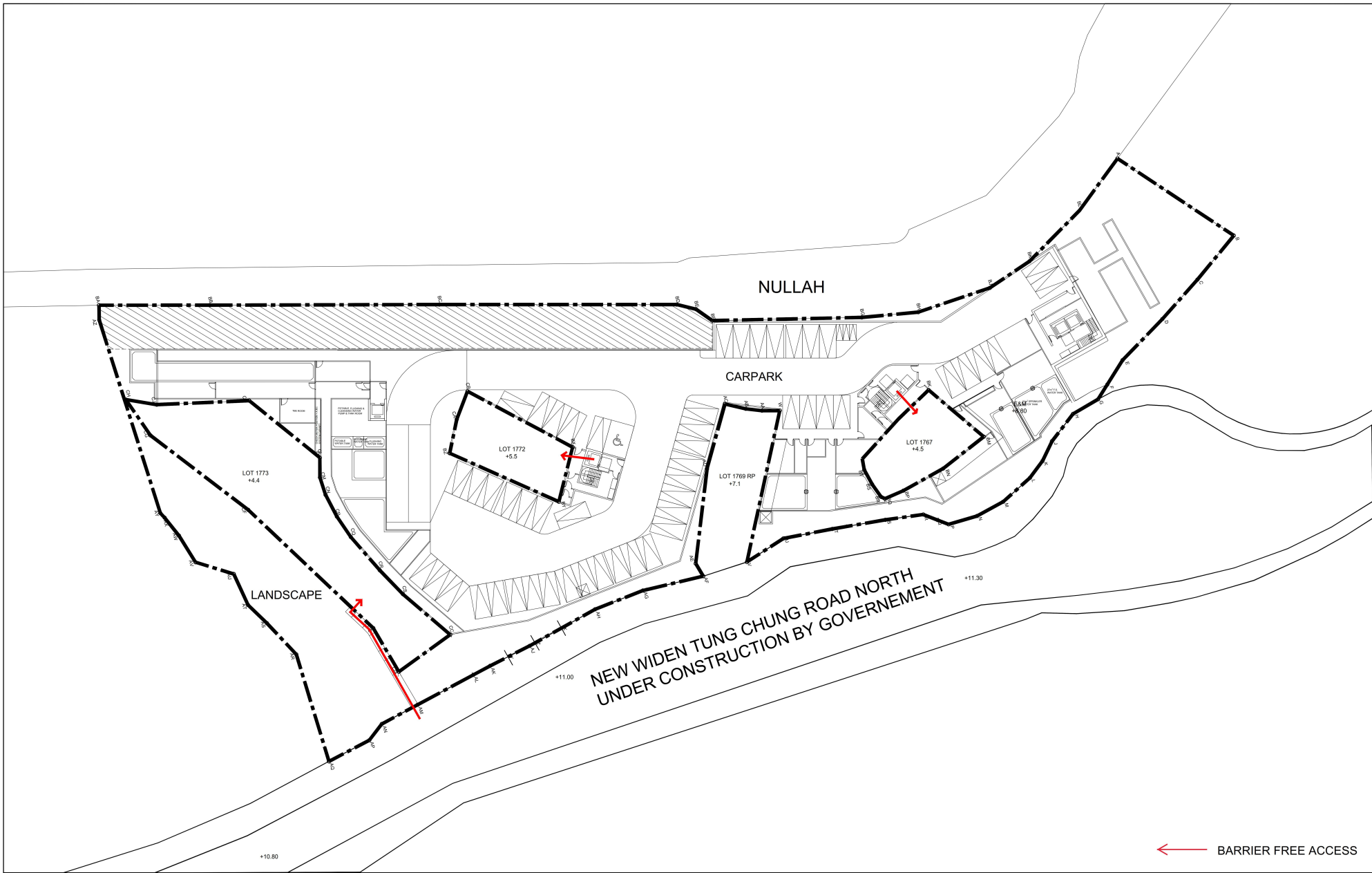


← BARRIER FREE ACCESS


Drawing Title GROUND FLOOR PLAN ACCESS TO PRIVATE LOTS	Scale 4:500 (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	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date 20/5/2026		Dwg No. SK-01	

(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

參考編號 REFERENCE No. A/I-TCTC/71	繪圖 DRAWING A-8
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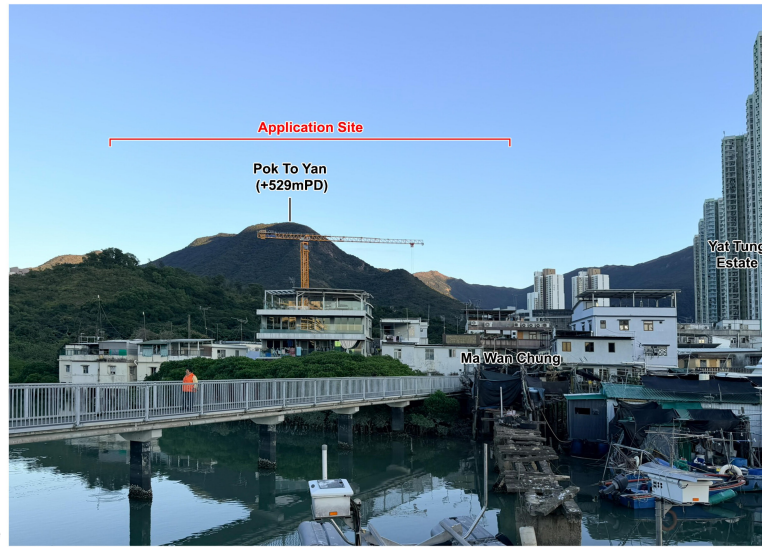


← BARRIER FREE ACCESS

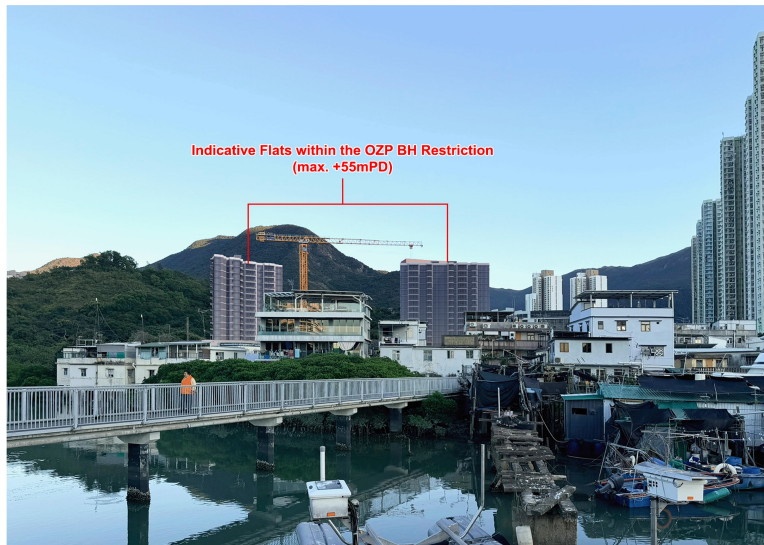
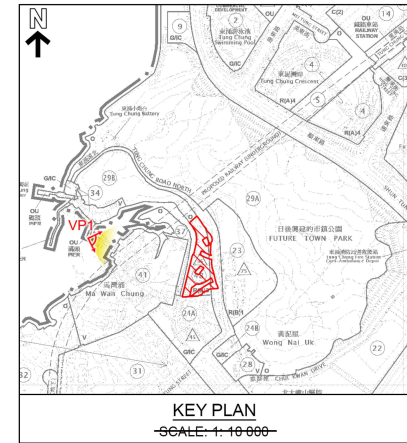
Drawing Title BASEMENT 1 FLOOR PLAN ACCESS TO PRIVATE LOTS	Scale 1:500 (A3)	Project A-2517 PROPOSED MINOR RELAXATION OF BUILDING HEIGHT RESTRICTION FOR PERMITTED FLAT USE AT TUNG CHUNG TOWN LOT 49, TUNG CHUNG ROAD NORTH, LANTAU ISLAND	Job No. A-2517	 ANDREW LEE KING FUN & ASSOCIATES ARCHITECTS LTD
	Date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

(來源:申請人於2026年5月27日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 27.5.2026)

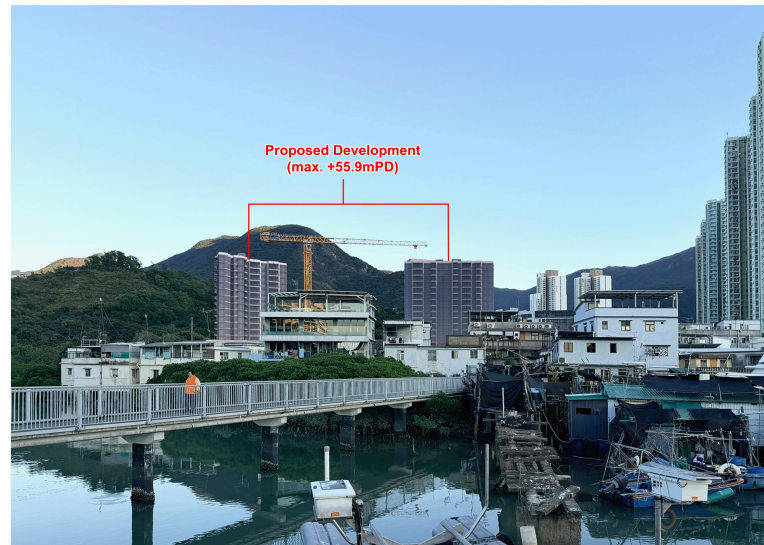
參考編號 REFERENCE No. A/I-TCTC/71	繪圖 DRAWING A-9
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EXISTING VIEW



BASELINE SCHEME



PROPOSED SCHEME



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP1 - MA WAN CHUNG PIER

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

FIGURE 3.1

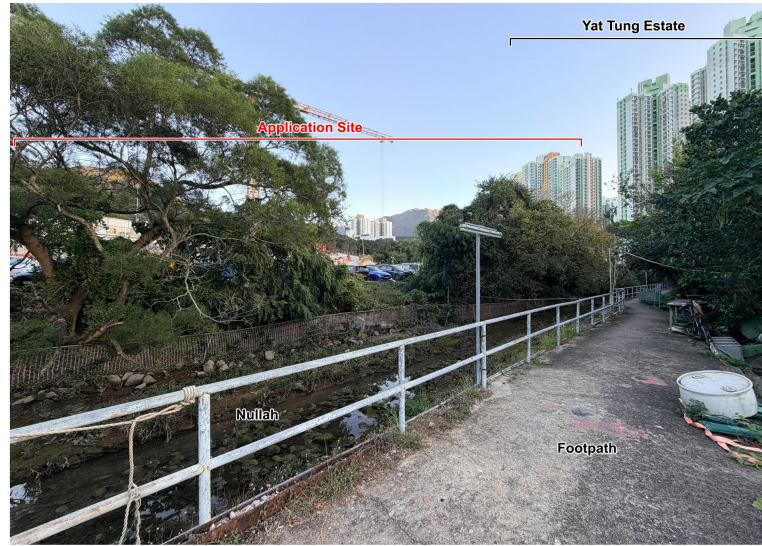
BASED ON SITE PHOTO
TAKEN ON 23.12.2025

DATE: 29.4.2026

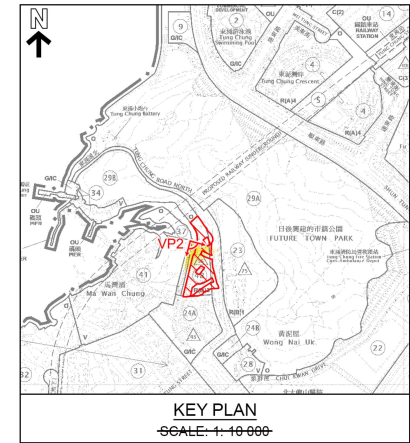
(來源:申請人於2026年4月30日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

參考編號
REFERENCE No.
A/I-TCTC/71

繪圖
**DRAWING
A-10**



EXISTING VIEW



BASELINE SCHEME



PROPOSED SCHEME

PHOTOMONTAGE

VP2 - PLANNED OPEN SPACE AT TUNG CHUNG AREA 37

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



PLANNING LIMITED
規劃顧問有限公司

FIGURE 3.2

BASED ON SITE PHOTO
TAKEN ON 23.12.2025

DATE: 29.4.2026

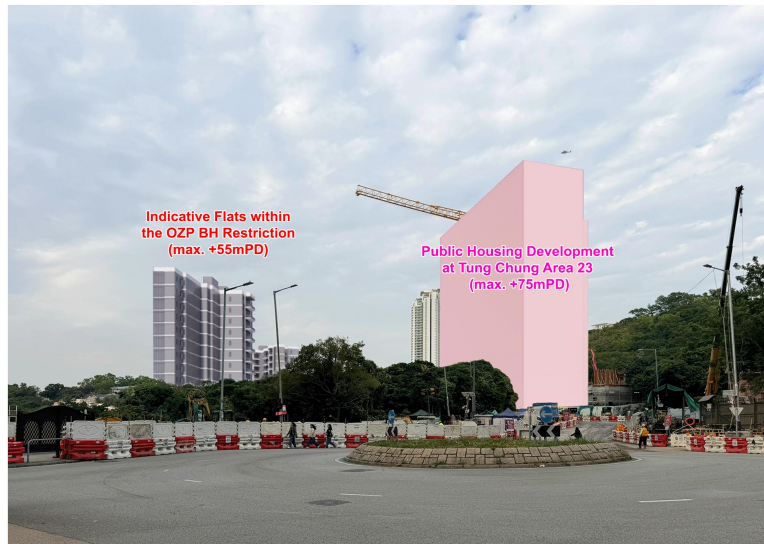
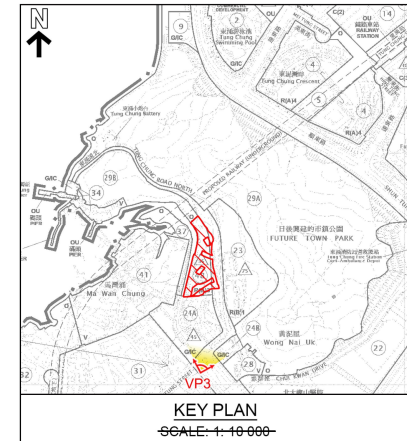
(來源:申請人於2026年4月30日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 30.4.2026)

參考編號
REFERENCE No.
A/I-TCTC/71

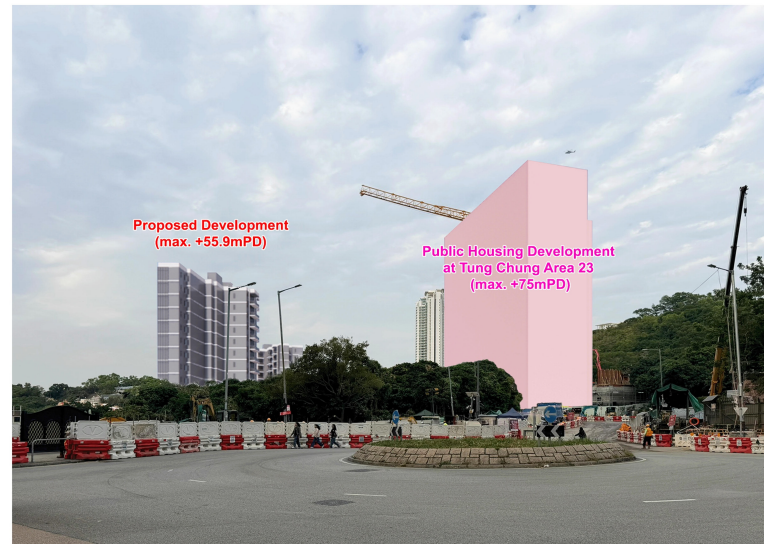
繪圖
**DRAWING
A-11**



EXISTING VIEW



BASELINE SCHEME



PROPOSED SCHEME



PLANNING LIMITED
規劃顧問有限公司

PHOTOMONTAGE

VP3 - ROUNDABOUT NEAR "KUI YAT HOUSE YAT TUNG ESTATE" BUS STOP

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

FIGURE 3.3

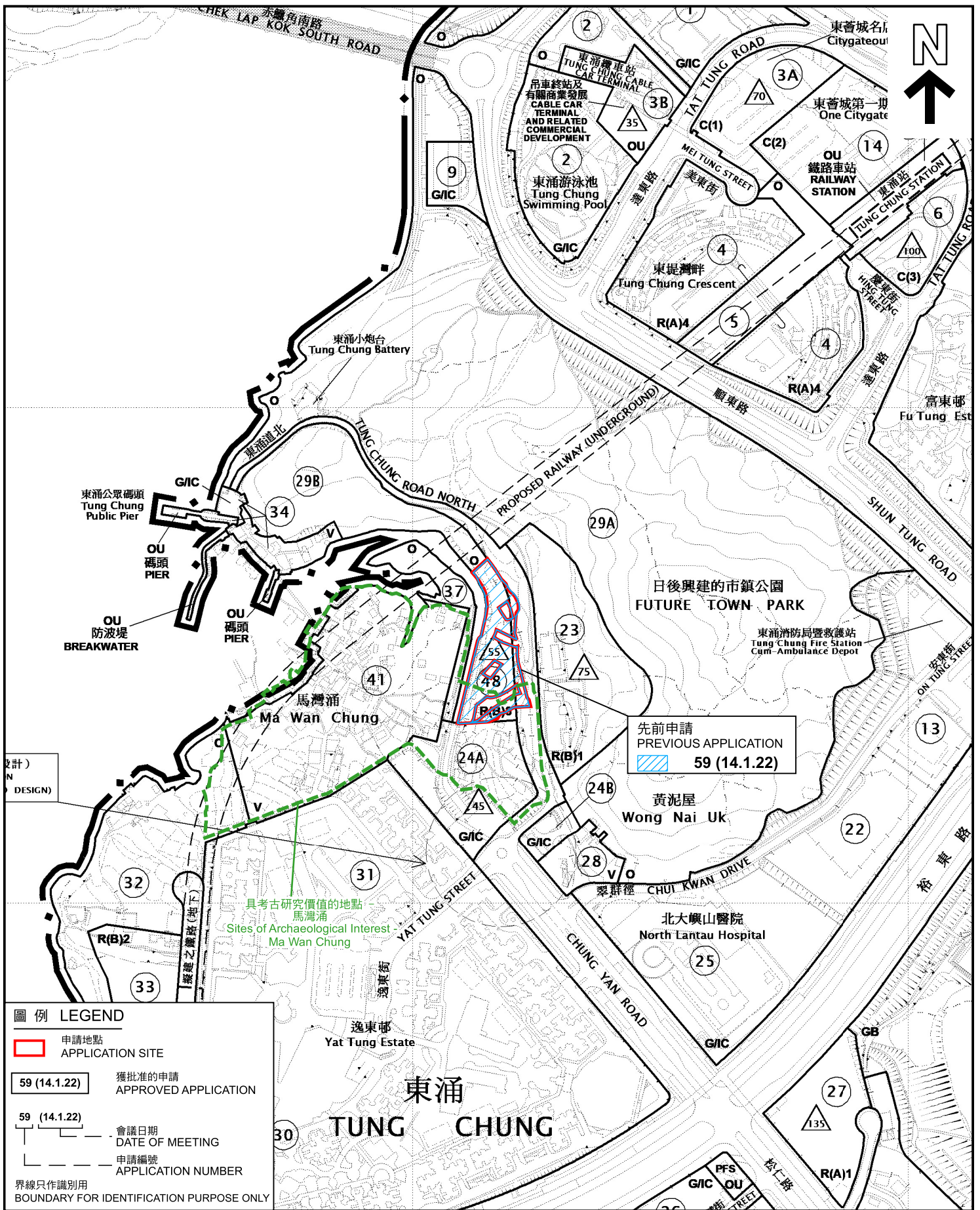
BASED ON SITE PHOTO
TAKEN ON 31.12.2025

DATE: 29.4.2026

(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-TCTC/71

繪圖
**DRAWING
A-12**



圖例 LEGEND

申請地點
APPLICATION SITE

59 (14.1.22) 獲批准的申請
APPROVED APPLICATION

59 (14.1.22) 會議日期
DATE OF MEETING

59 (14.1.22) 申請編號
APPLICATION NUMBER

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年5月7日擬備，
所根據的資料為於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
7.5.2026 BASED ON OUTLINE ZONING
PLAN No. S/I-TCTC/24 APPROVED ON
1.6.2021

位置圖 LOCATION PLAN

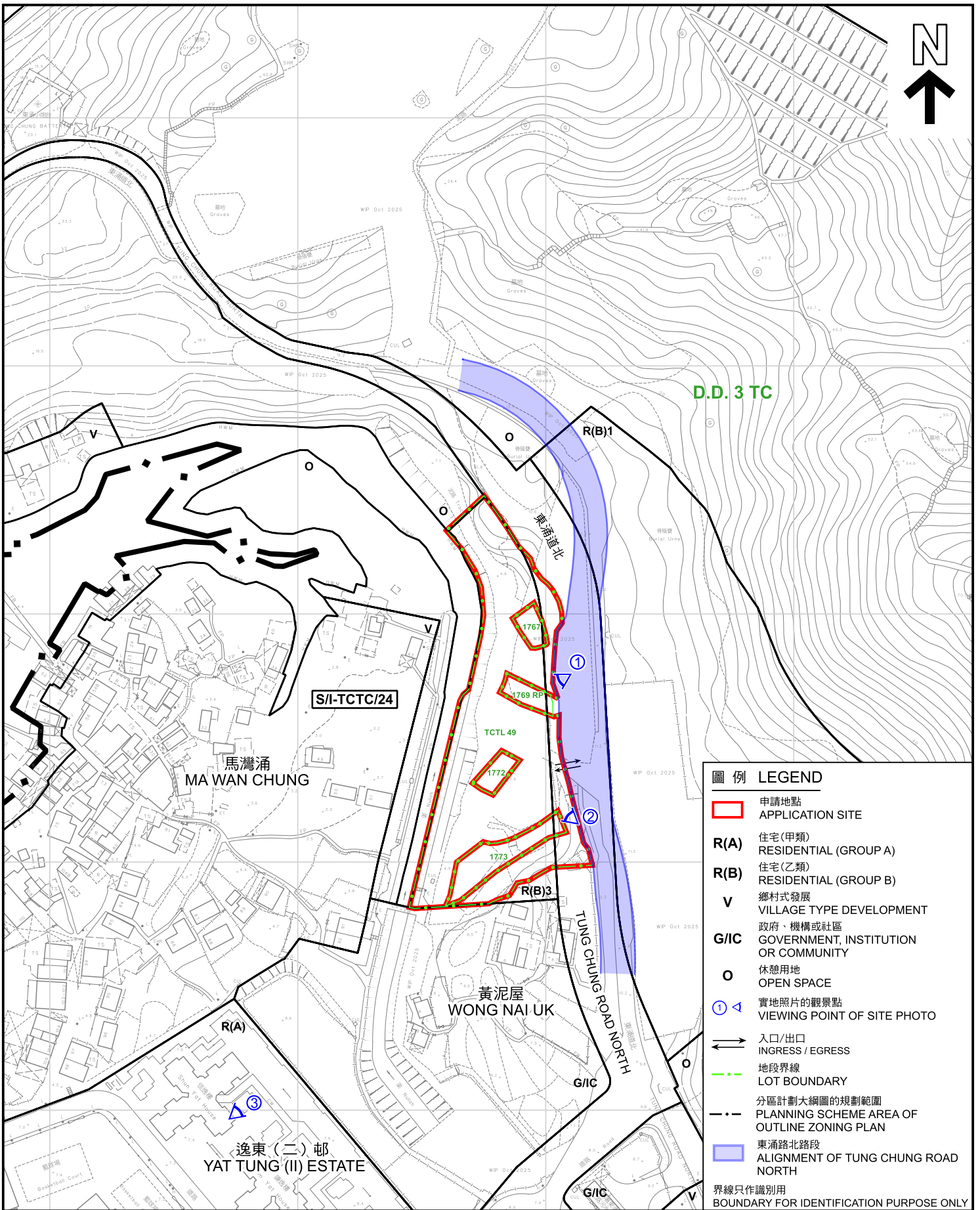
擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM BUILDING HEIGHT RESTRICTION
TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND

SCALE 1 : 5 000 比例尺

米 100 0 100 200 米
METRES

規劃署
Planning Department

參考編號 REFERENCE No. A/I-TCTC/71	圖 PLAN A-1
---------------------------------------------	----------------------



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)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/I/C** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- O** 休憩用地
OPEN SPACE
- ① ② 實地照片的觀景點
VIEWING POINT OF SITE PHOTO
- ↔ 入口/出口
INGRESS / EGRESS
- 地段界線
LOT BOUNDARY
- 分區計劃大綱圖的規劃範圍
PLANNING SCHEME AREA OF OUTLINE ZONING PLAN
- 東涌路北路段
ALIGNMENT OF TUNG CHUNG ROAD NORTH
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

本摘要圖於2026年5月21日擬備，
所根據的資料為測量圖編號9-SE-8B及D
EXTRACT PLAN PREPARED ON
21.5.2026 BASED ON SURVEY SHEETS
No. 9-SE-8B&D

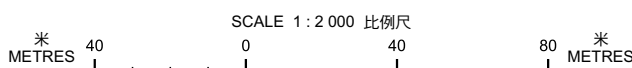
擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM BUILDING HEIGHT RESTRICTION
TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND



規劃署
Planning Department

參考編號
REFERENCE No.
A/I-TCTC/71

圖 PLAN
A-2





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)
- V** 鄉村式發展
VILLAGE TYPE DEVELOPMENT
- G/IC** 政府、機構或社區
GOVERNMENT, INSTITUTION OR COMMUNITY
- 休憩用地
OPEN SPACE
- 分區計劃大綱圖的規劃範圍
PLANNING SCHEME AREA OF OUTLINE ZONING PLAN
- 界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

航攝照片 AERIAL PHOTO

本摘要圖於2026年4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
30.4.2026 BASED ON TRUE DIGITAL
ORTHO PHOTO (JUL 2025)

擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM BUILDING HEIGHT RESTRICTION
TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND



規劃署
Planning Department

參考編號
REFERENCE No.
A/I-TCTC/71

圖 **PLAN**
A-3

逸東邨
YAT TUNG ESTATE



逸東邨
YAT TUNG ESTATE

菜鳥智慧港
CAINIAO SMART GATEWAY



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29日擬備，所根據的資料為攝於2026年3月9日的實地照片

PLAN PREPARED ON 29.4.2026
BASED ON SITE PHOTOS
TAKEN ON 9.3.2026

擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM BUILDING HEIGHT RESTRICTION
TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND



規劃署
Planning Department

參考編號
REFERENCE No.
A/I-TCTC/71

圖 PLAN
A-4a

大嶼山區總部暨大嶼山北分區警署
LANTAU DISTRICT HEADQUARTERS &
LANTAU NORTH DIVISIONAL POLICE
STATION

醫院管理局支援服務中心
HOSPITAL AUTHORITY
SUPPORTING SERVICES
CENTRE

東堤灣畔
TUNG CHUNG CRESCENT

富東邨
FU TUNG ESTATE

裕東苑
YU TUNG COURT



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

實地照片 SITE PHOTO

本圖於2026年4月29日擬備，所根據的資料為攝於2026年3月9日的實地照片
PLAN PREPARED ON 29.4.2026
BASED ON SITE PHOTOS
TAKEN ON 9.3.2026

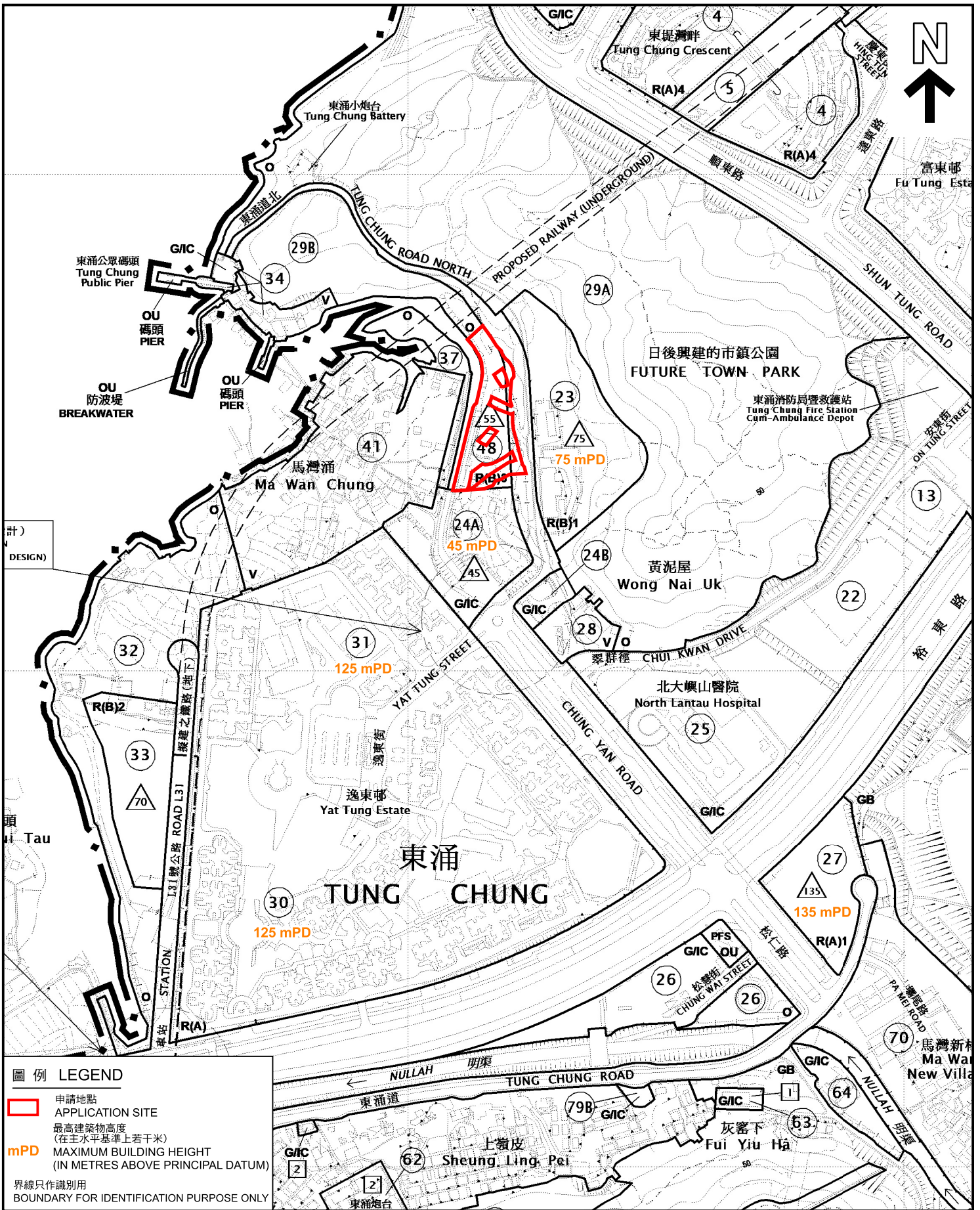
擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF
MAXIMUM BUILDING HEIGHT RESTRICTION
TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND



規劃署
Planning Department

參考編號
REFERENCE No.
A/I-TCTC/71

圖 PLAN
A-4b



圖例 LEGEND

- 申請地點 APPLICATION SITE
- 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)
- mPD**
- 界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2026年5月7日擬備，所根據的資料為於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 7.5.2026 BASED ON OUTLINE ZONING PLAN No. S/I-TCTC/24 APPROVED ON 1.6.2021

建築高度輪廓圖 BUILDING HEIGHT PROFILE PLAN

擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND

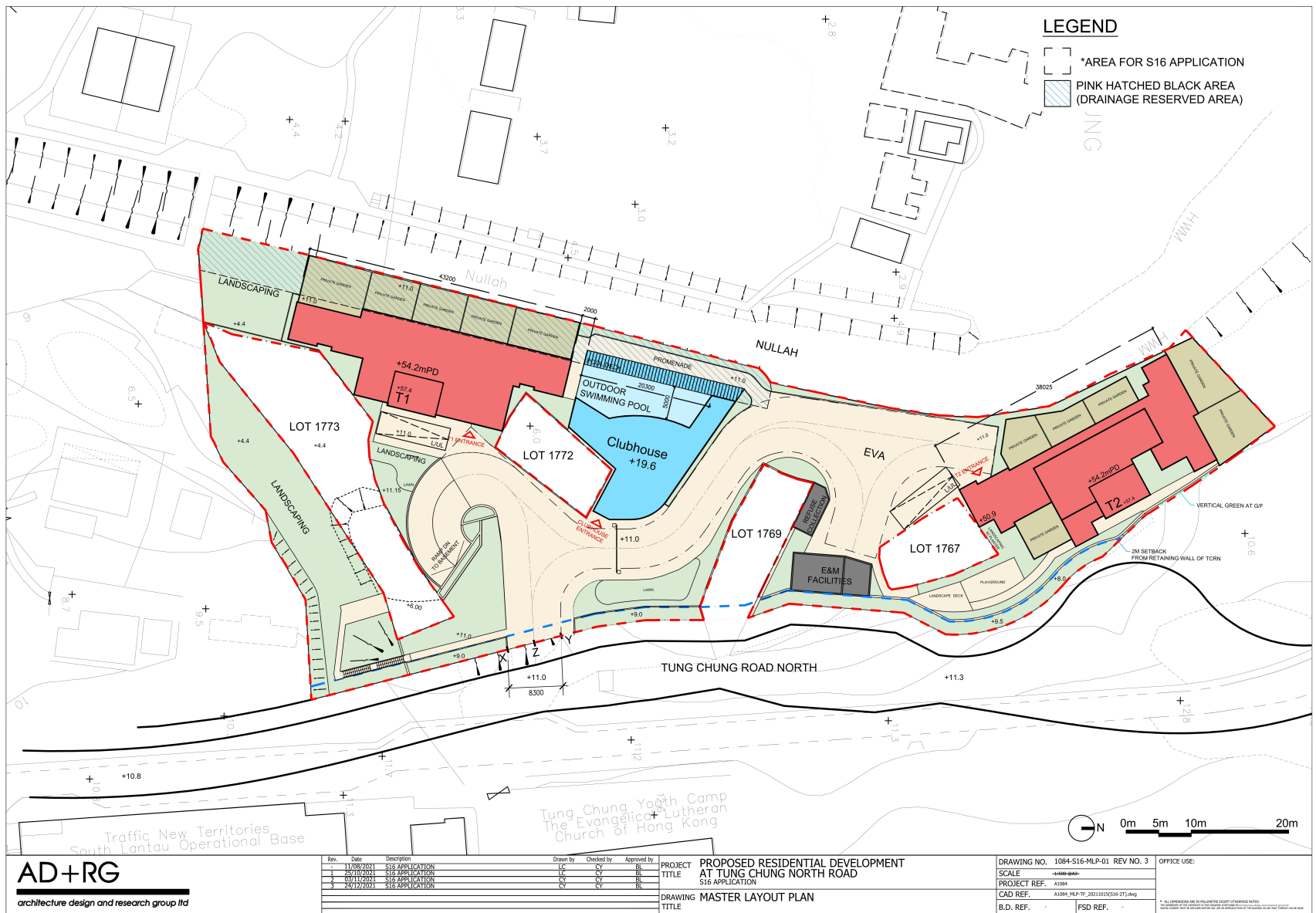
SCALE 1 : 5 000 比例尺

米 METRES 100 0 100 200 METRES

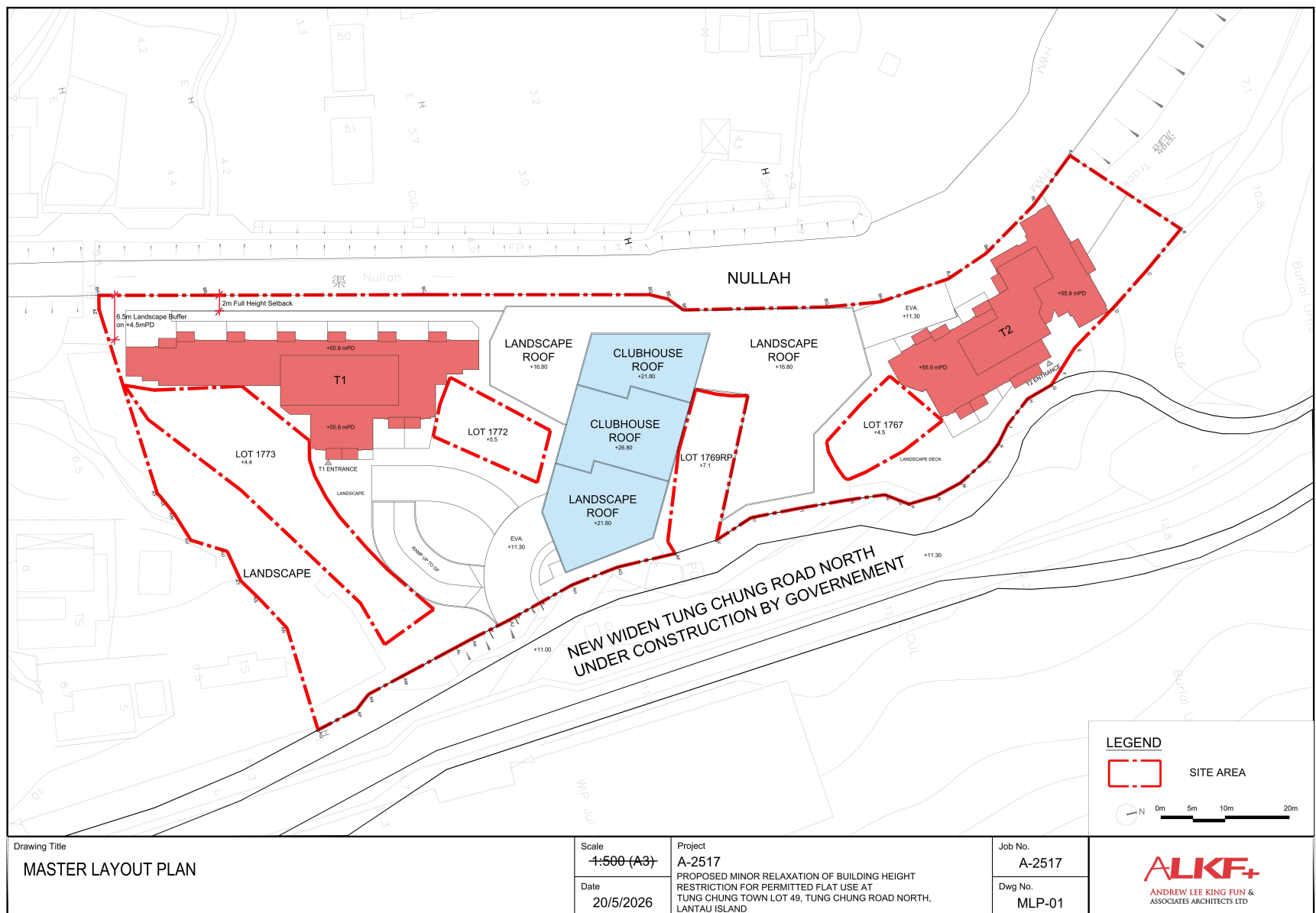
規劃署 Planning Department

參考編號 REFERENCE No. **A/I-TCTC/71**

圖 PLAN **A-5**



先前核准的 A/I-TCTC/59 總綱發展藍圖
PREVIOUS APPROVED A/I-TCTC/59 MASTER LAYOUT PLAN



現時的總綱發展藍圖
CURRENT MASTER LAYOUT PLAN

本圖於2026年5月28日擬備
PLAN PREPARED ON 28.5.2026

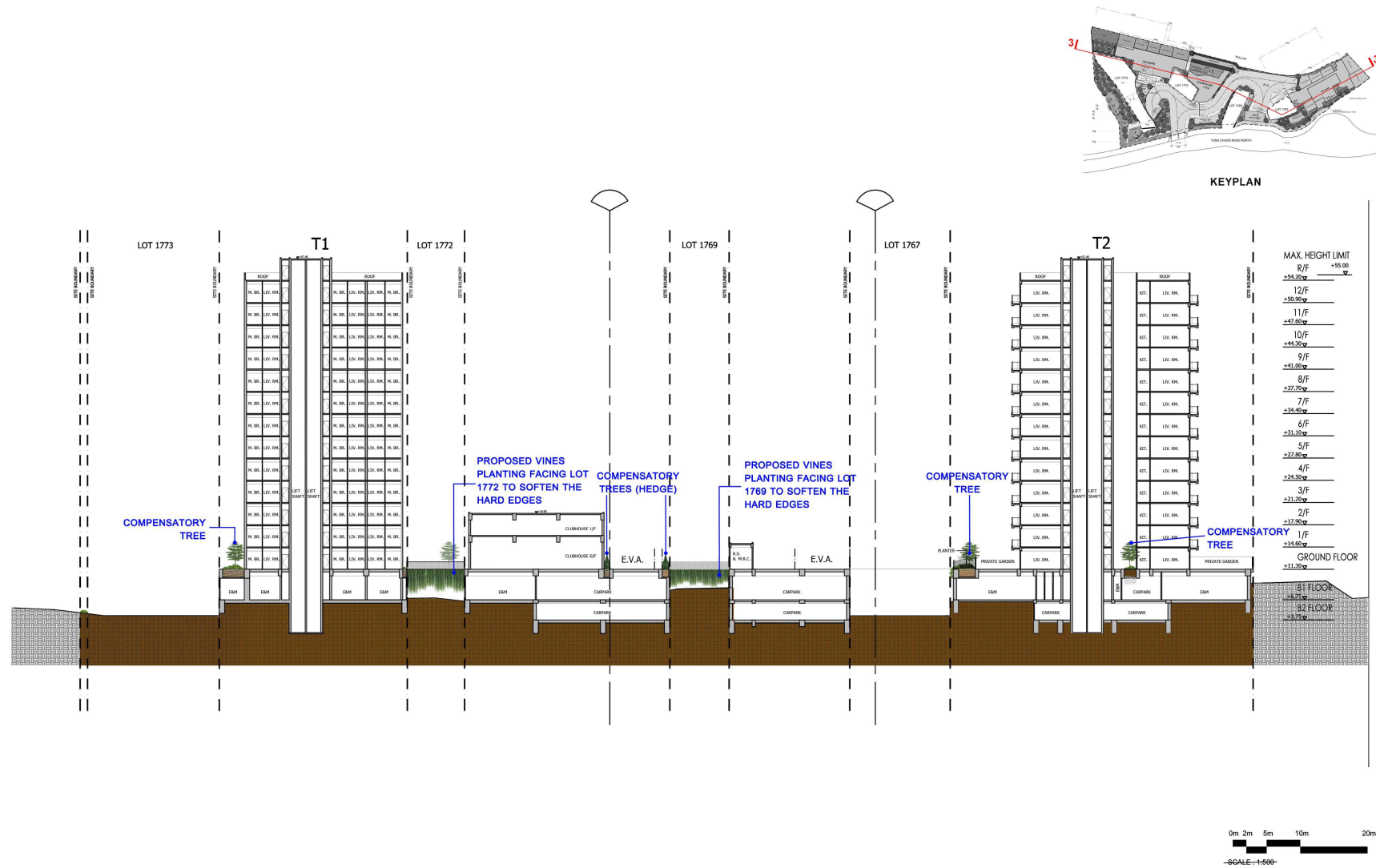
申請編號A/I-TCTC/59所核准的總綱發展藍圖與現時申請的總綱發展藍圖之比較
COMPARISON OF MASTER LAYOUT PLAN APPROVED UNDER APPLICATION No. A/I-TCTC/59 AND OF THE CURRENT APPLICATION

擬議分層住宅及略為放寬最高建築物高度限制
大嶼山東涌東涌市地段第49號
PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND

規劃署
Planning Department

參考編號
REFERENCE No.
A/I-TCTC/71

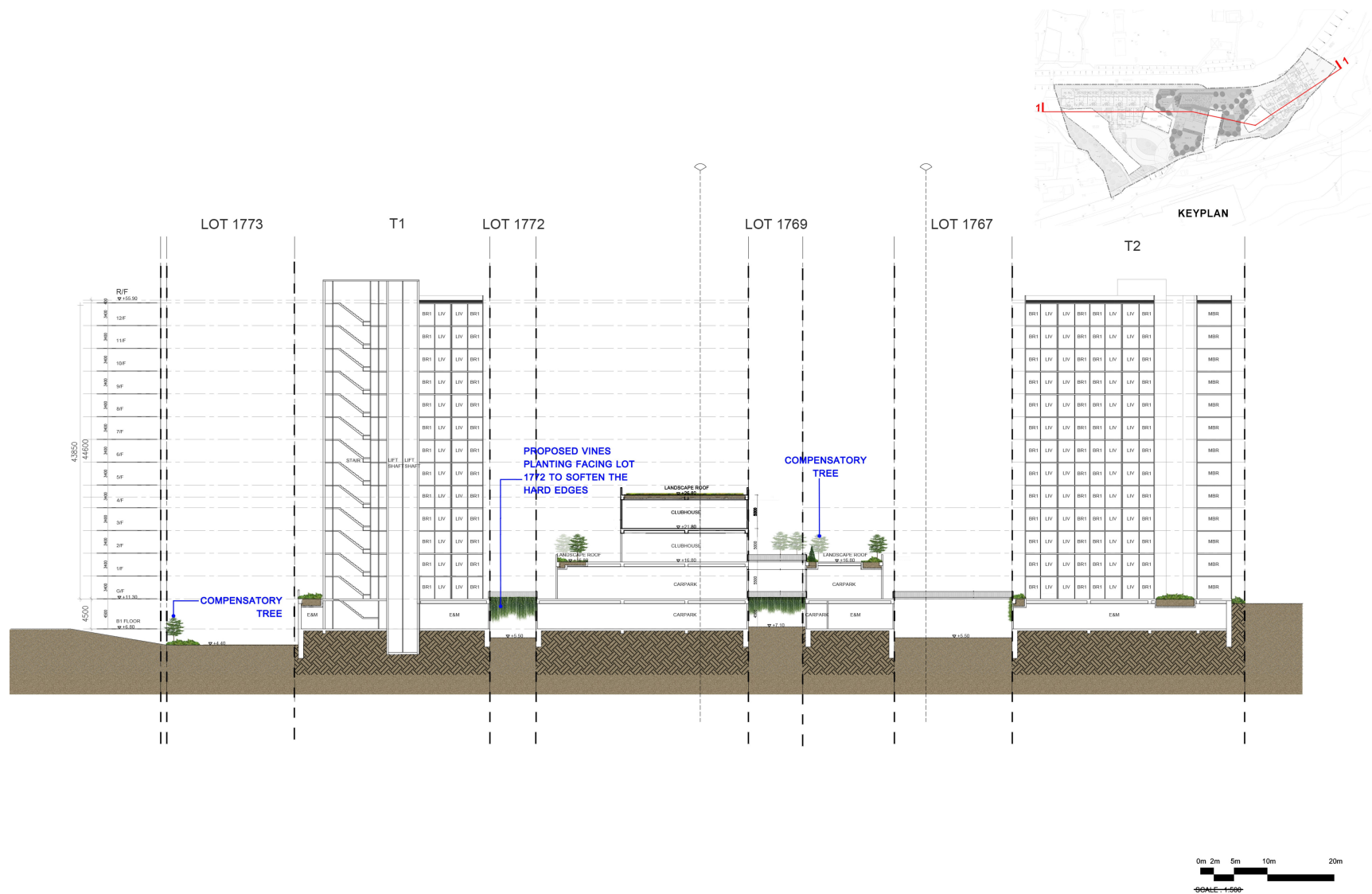
圖 **PLAN**
A-6



S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung
 Landscape Section 03
 Dwg. No. : 2021304-SEC-03b
 Date : DEC 2021
 (A3-size)



先前核准的 A/I-TCTC/59 園境截視圖
 PREVIOUS APPROVED A/I-TCTC/59 LANDSCAPE SECTION PLAN



Proposed Minor Relaxation of Building Height Restriction for Permitted Flat Use at Tung Chung Town Lot 49, Tung Chung Road North, Lantau Island
 Landscape Section 01
 Dwg. No. : 2025311-SEC-01c
 Date : MAY 2025
 (A3-size)



現時的園境截視圖
 CURRENT LANDSCAPE SECTION PLAN

本圖於2026年5月28日擬備
 PLAN PREPARED ON 28.5.2026

申請編號A/I-TCTC/59所核准的園境截視圖與現時申請的園境截視圖之比較
 COMPARISON OF LANDSCAPE SECTION PLAN APPROVED UNDER
 APPLICATION No. A/I-TCTC/59 AND OF THE CURRENT APPLICATION

擬議分層住宅及略為放寬最高建築物高度限制
 大嶼山東涌東涌市地段第 4 9 號
 PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION
 TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND



規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/I-TCTC/71

圖 PLAN
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S16 Application for Proposed Residential Development at Various Lots in D.D. 3TC and Adjoining Government Land, Tung Chung Road North, Tung Chung
 Landscape Plan - G/F
 Dwg. No. : 2021304-LP-GFc
 Date : DEC 2021
 (A3-size)

先前核准的 A/I-TCTC/59 園境設計圖
 PREVIOUS APPROVED A/I-TCTC/59 LANDSCAPE PLAN



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
 Dwg. No. : 2025311-LP-GFf
 Date : MAY 2026
 (A3-size)

現時的園境設計圖
 CURRENT LANDSCAPE PLAN

申請編號A/I-TCTC/59所核准的園境設計圖與現時申請的園境設計圖之比較
 COMPARISON OF LANDSCAPE PLAN APPROVED UNDER
 APPLICATION No. A/I-TCTC/59 AND OF THE CURRENT APPLICATION

擬議分層住宅及略為放寬最高建築物高度限制
 大嶼山東涌東涌市地段第49號
 PROPOSED FLAT WITH MINOR RELAXATION OF MAXIMUM BUILDING HEIGHT RESTRICTION
 TUNG CHUNG TOWN LOT 49, TUNG CHUNG, LANTAU ISLAND

本圖於2026年5月28日擬備
 PLAN PREPARED ON 28.5.2026

規劃署
 Planning Department

參考編號
 REFERENCE No.
 A/I-TCTC/71

圖 PLAN
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