

Title

Indicative Master Layout Plan

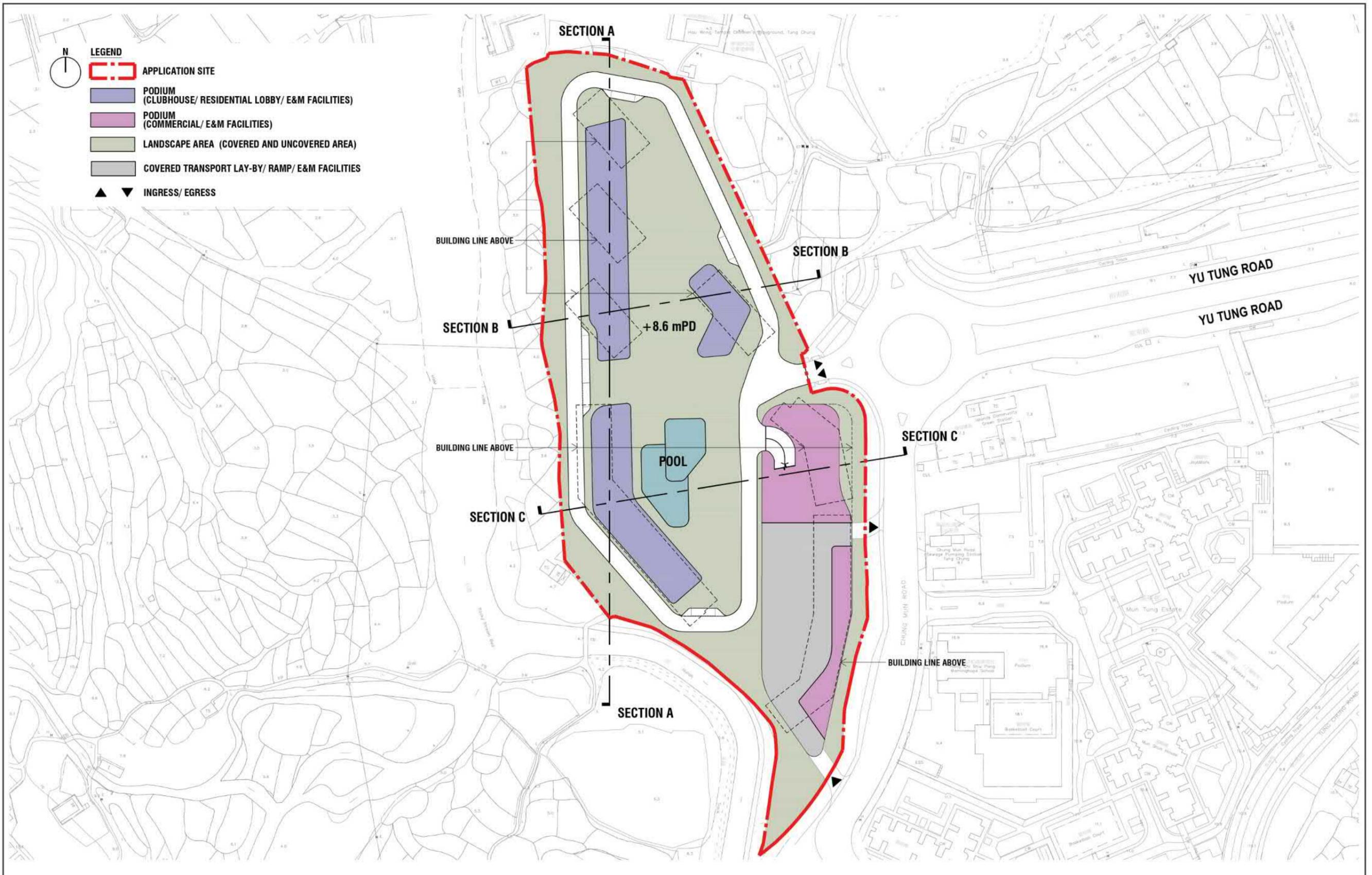
Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	Figure 3.1		

INDICATIVE SCHEME OF S.12A APPLICATION  
第12A條申請示意計劃

(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

繪圖  
DRAWING  
H-1a



Title

Indicative Ground Floor Plan

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale	Figure 3.2		

INDICATIVE SCHEME OF S.12A APPLICATION  
第12A條申請示意計劃

(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

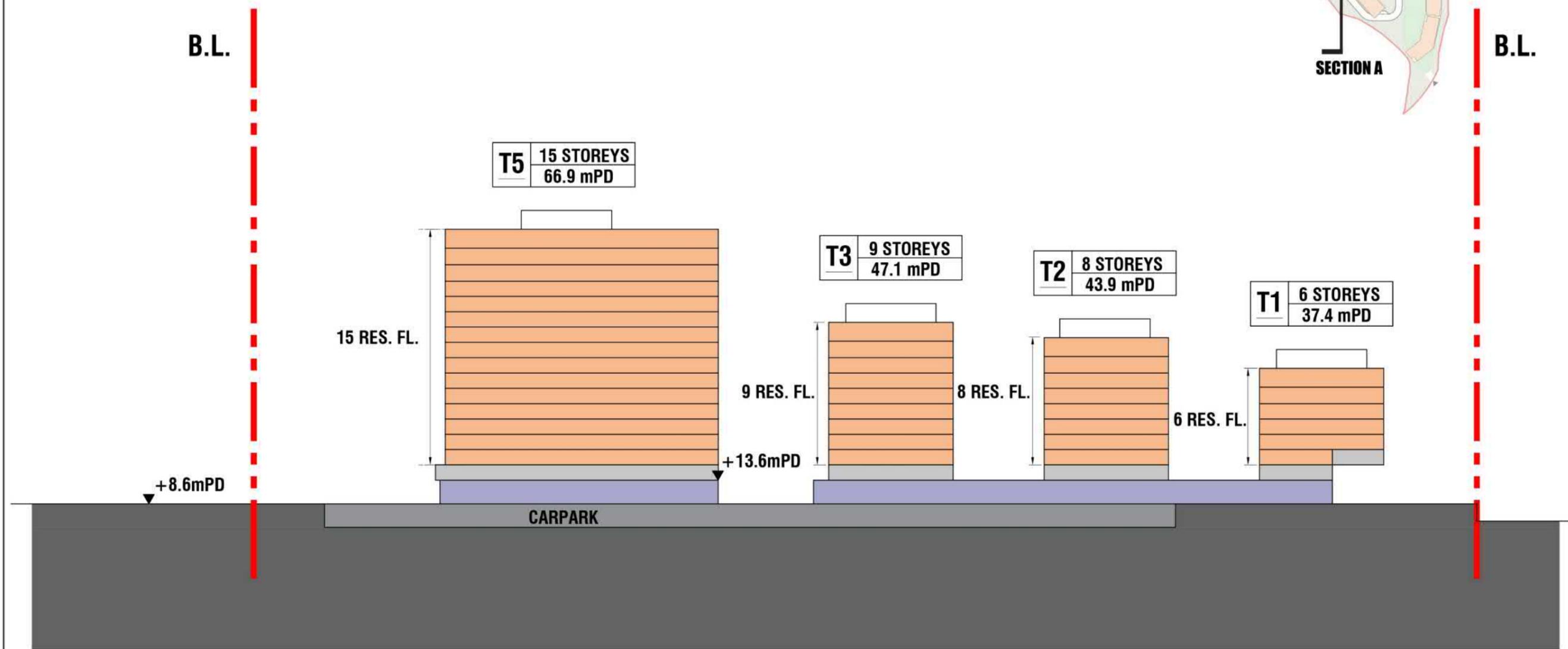
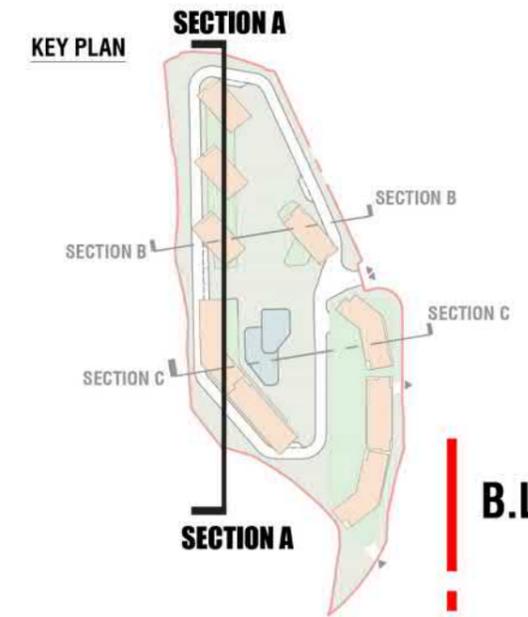
參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

繪圖  
DRAWING  
H-1b

**LEGEND**

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM  
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- TRANSFER PLATE

<b>TOWER NO.</b>	<b>NO OF STOREYS (WITH RESIDENTIAL UNITS)</b>
	<b>MAIN ROOF LEVEL</b>



	Title <b>Indicative Section Plan (A - A)</b>	Checked DH	Drawn PW	
		Rev 0	Date Mar 2025	
		Scale	Figure 3.4	

**INDICATIVE SCHEME OF S.12A APPLICATION**  
第12A條申請示意計劃

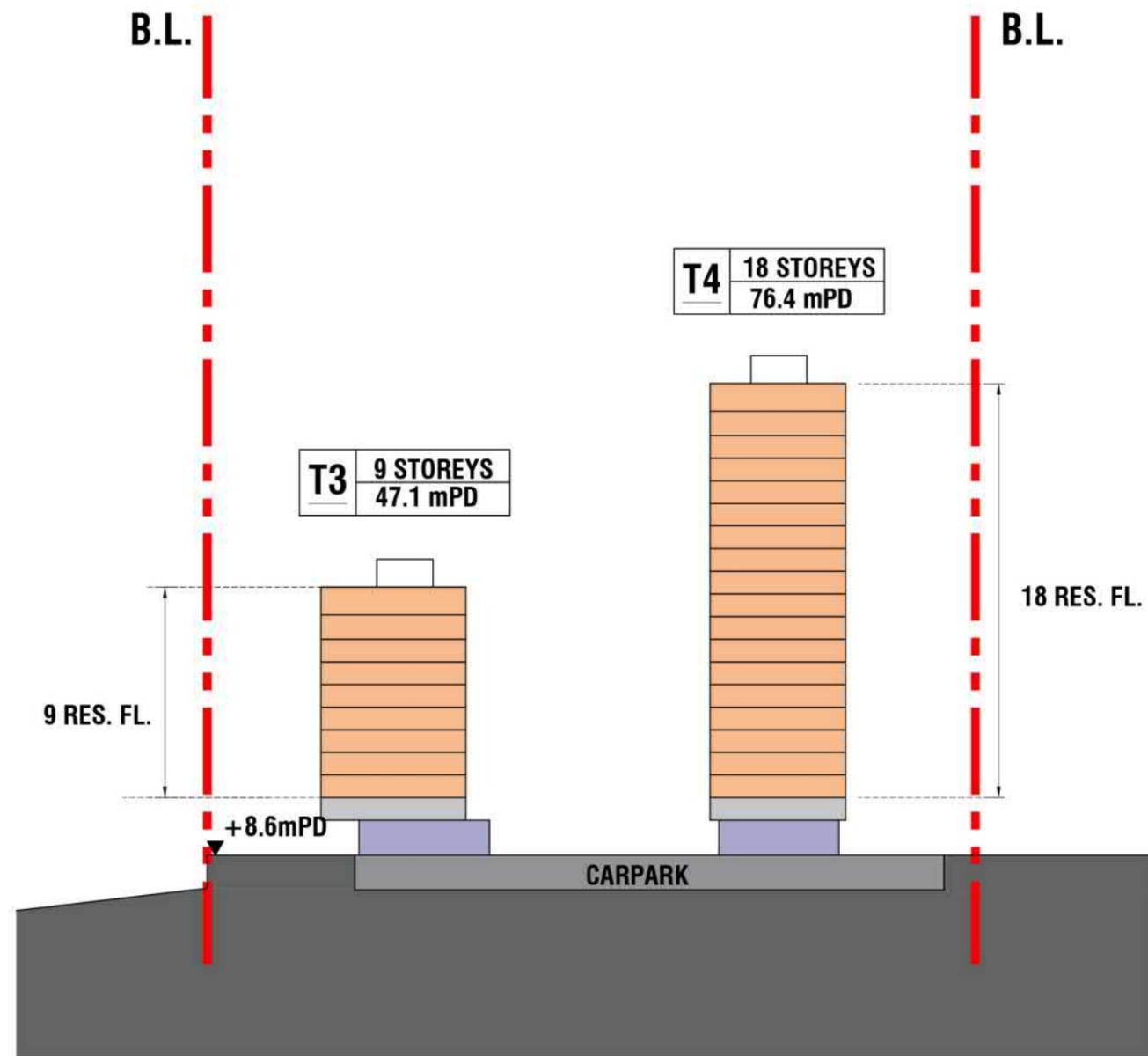
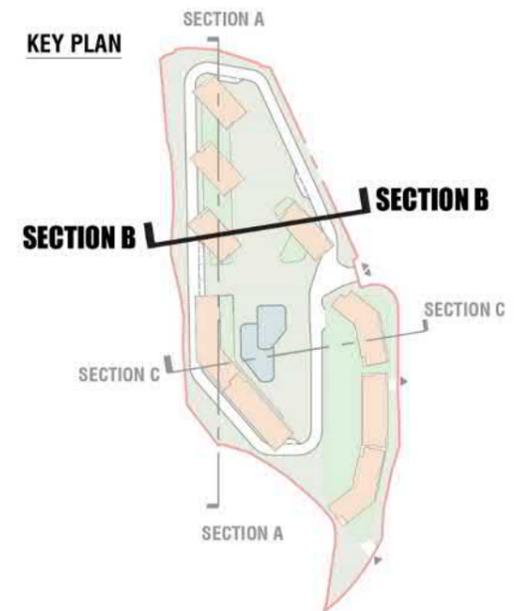
(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

參考編號 REFERENCE No. <b>R/S/I-TCV/3-1 to 9</b>	繪圖 DRAWING <b>H-1c</b>
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**LEGEND**

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM  
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- TRANSFER PLATE

TOWER NO.	NO OF STOREYS (WITH RESIDENTIAL UNITS) MAIN ROOF LEVEL
-----------	---



Title

Indicative Section Plan (B - B)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2025
Scale		Figure 3.5	

INDICATIVE SCHEME OF S.12A APPLICATION  
第12A條申請示意計劃

(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

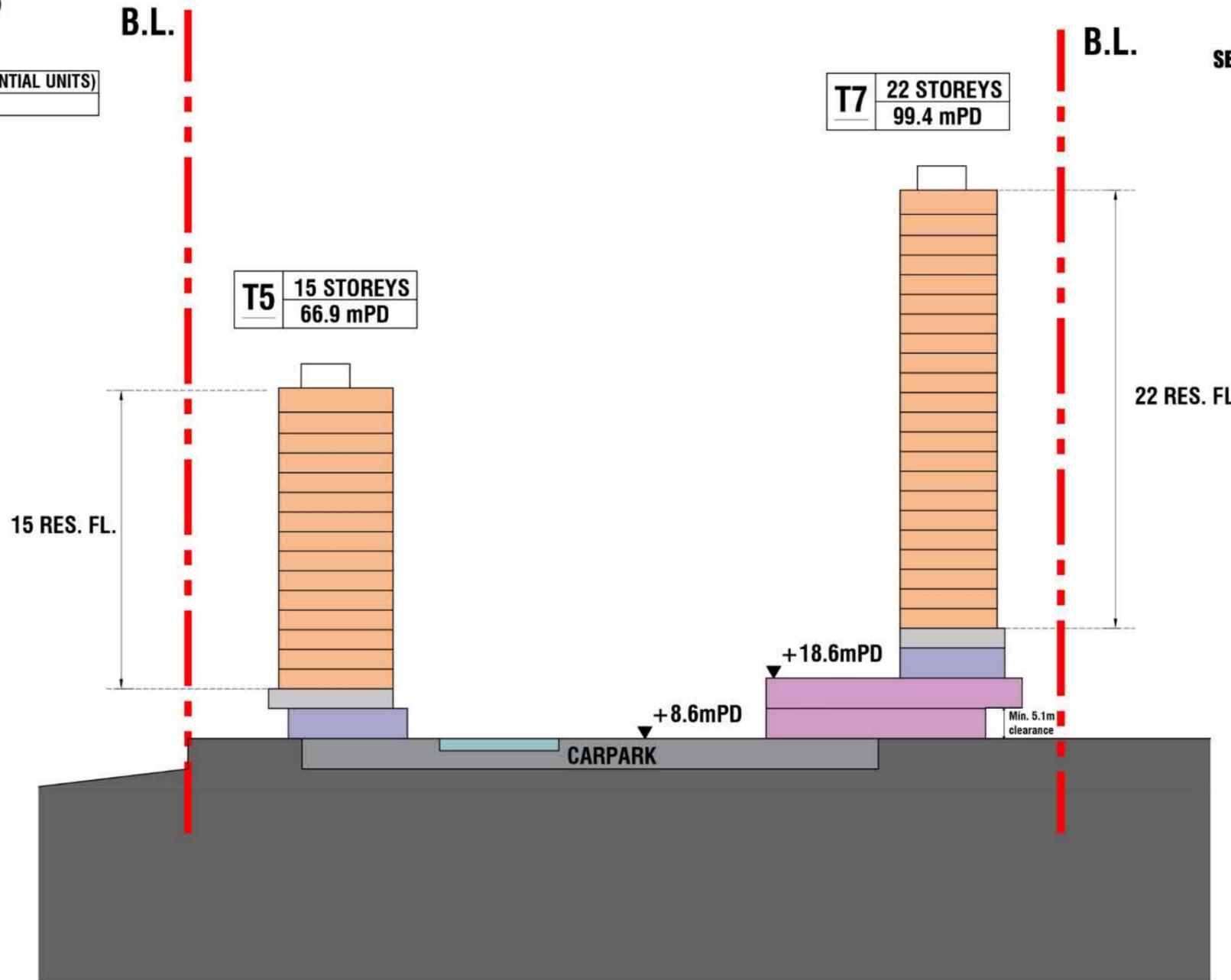
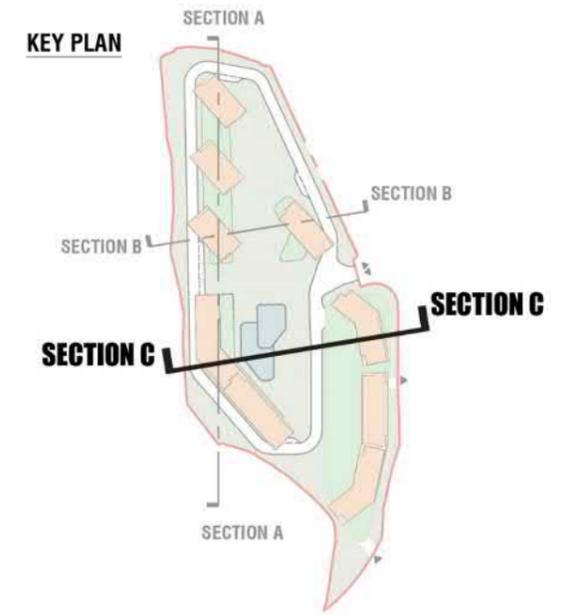
參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

繪圖  
DRAWING  
H-1d

**LEGEND**

- APPLICATION SITE
- RESIDENTIAL TOWER
- PODIUM  
(CLUBHOUSE/ RESIDENTIAL LOBBY/ E&M FACILITIES)
- PODIUM  
(COMMERCIAL/ E&M FACILITIES)
- TRANSFER PLATE

<b>TOWER NO.</b>	<b>NO OF STOREYS (WITH RESIDENTIAL UNITS)</b>
	<b>MAIN ROOF LEVEL</b>



Title

Indicative Section Plan (Section C-C)

Checked	DH	Drawn	PW
Rev	0	Date	Mar 2024
Scale	Figure 3.6		

INDICATIVE SCHEME OF S.12A APPLICATION  
第12A條申請示意計劃

(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

繪圖  
DRAWING  
H-1e



Title

Indicative Landscape Master Plan

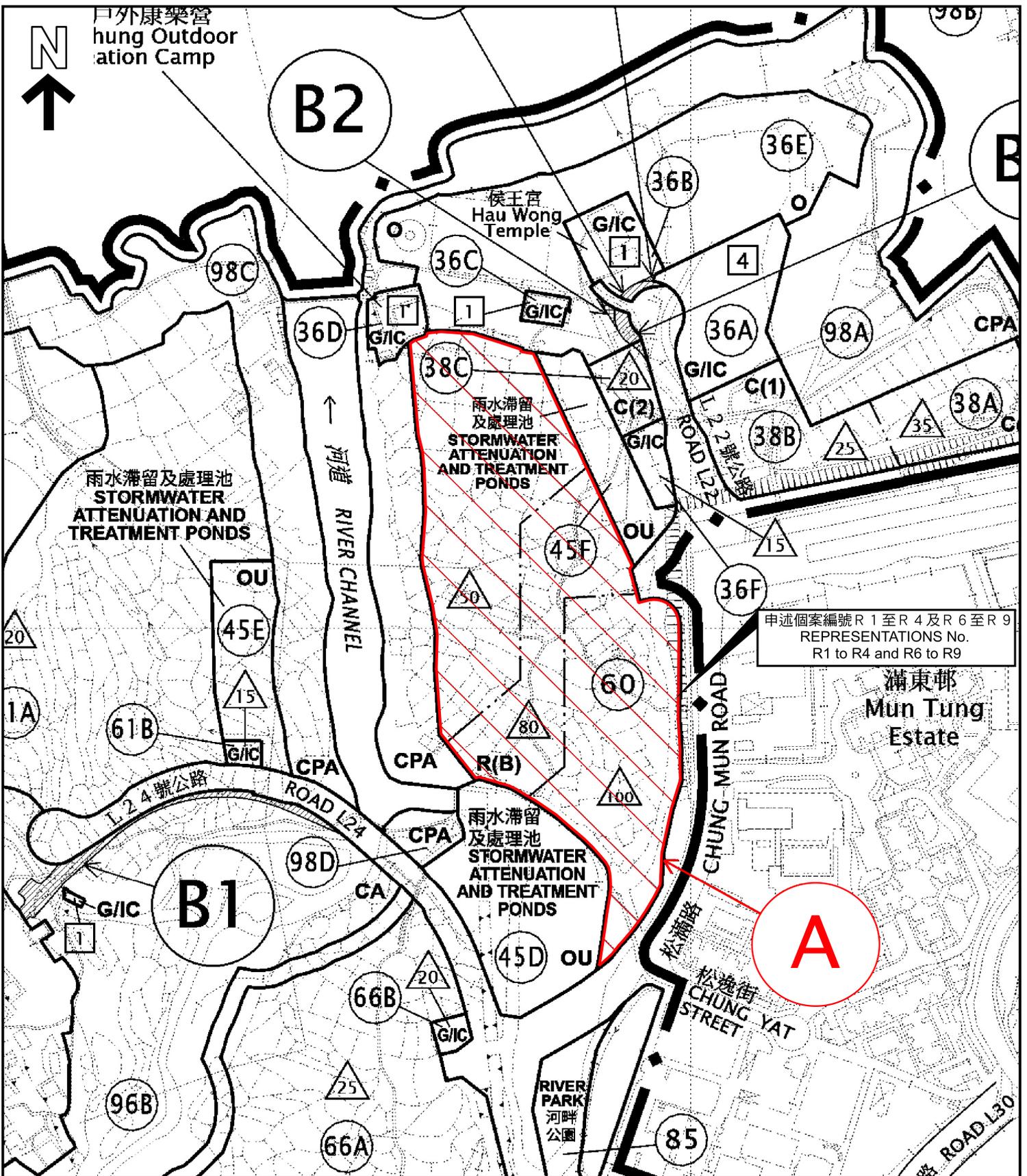
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Rev	0	Date	Mar 2025
Scale	Figure 3.9		

INDICATIVE SCHEME OF S.12A APPLICATION  
第12A條申請示意計劃

(來源:申請人於2025年3月21日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 21.3.2025)

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

繪圖  
DRAWING  
H-1f



修訂項目 AMENDMENT ITEM

把位於裕東路及松滿路交界的一幅用地由「住宅(丙類)2」改制為「住宅(乙類)」地帶，並訂定建築物高度限制  
REZONING A SITE AT THE JUNCTION OF YU TUNG ROAD AND CHUNG MUN ROAD FROM "RESIDENTIAL (GROUP C) 2" TO "RESIDENTIAL (GROUP B)" ("R(B)")  
WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS

本摘要圖於2026年2月4日擬備，  
所根據的資料為於2025年10月31日  
展示的分區計劃大綱草圖編號S/I-TCV/3  
EXTRACT PLAN PREPARED ON 4.2.2026  
BASED ON DRAFT OUTLINE ZONING  
PLAN No. S/I-TCV/3 EXHIBITED ON  
31.10.2025

申述地點位置圖  
LOCATION PLAN OF REPRESENTATION SITE

就東涌谷分區計劃大綱草圖編號S/I-TCV/3  
提出的申述個案編號R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

SCALE 1:3 000 比例尺

米 METRES 50 0 50 100 米 METRES



規劃署  
Planning Department

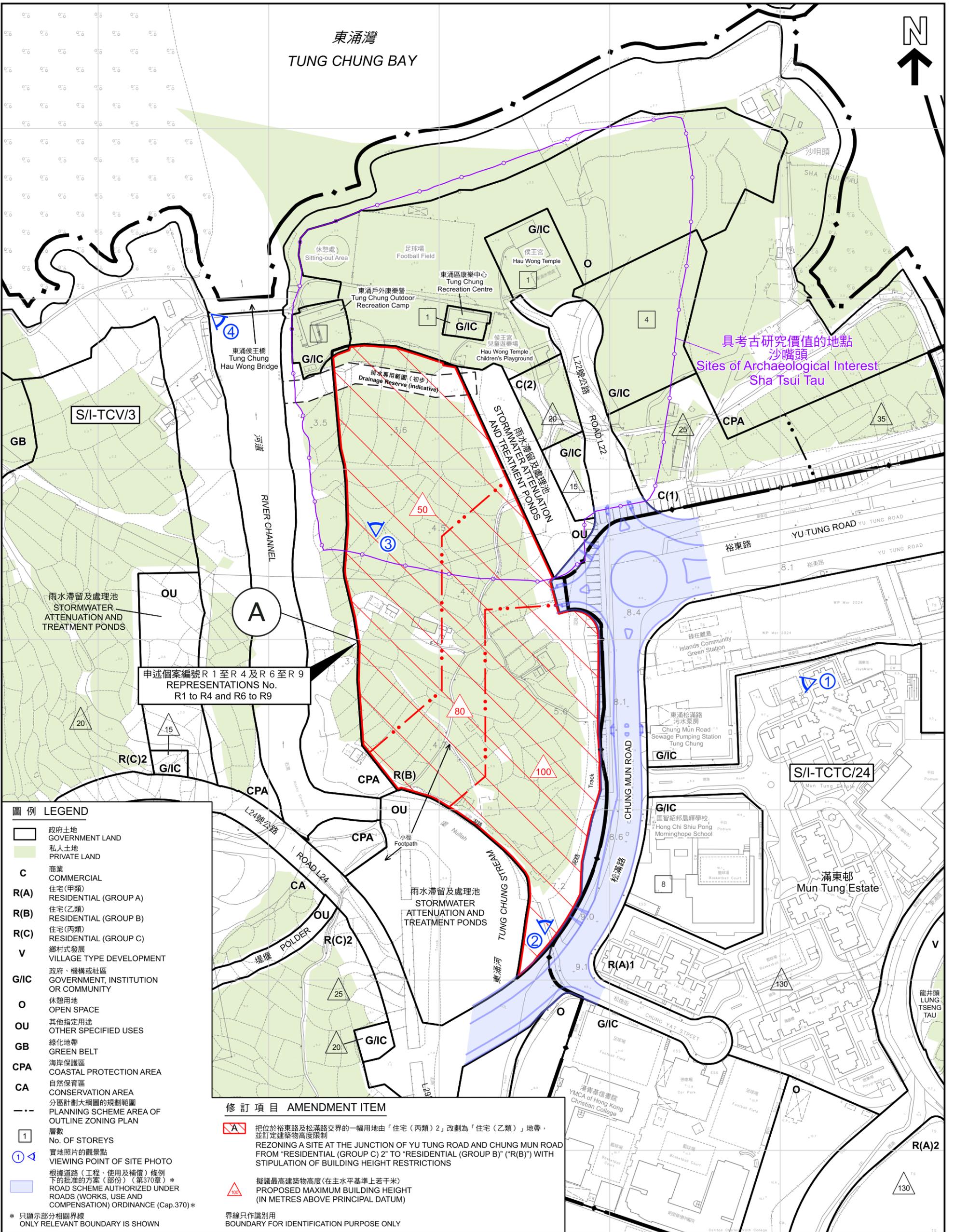
參考編號  
REFERENCE No.

R/S/I-TCV/3-1 to 9

圖 PLAN

H-1

東涌灣  
TUNG CHUNG BAY



申述個案編號 R 1 至 R 4 及 R 6 至 R 9  
REPRESENTATIONS No.  
R1 to R4 and R6 to R9

具考古研究價值的地點  
沙嘴頭  
Sites of Archaeological Interest  
Sha Tsui Tau

- 圖例 LEGEND**
- 政府土地  
GOVERNMENT LAND
  - 私人土地  
PRIVATE LAND
  - C** 商業  
COMMERCIAL
  - R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
  - R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
  - R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
  - V** 鄉村式發展  
VILLAGE TYPE DEVELOPMENT
  - 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
  - GB** 綠化地帶  
GREEN BELT
  - CPA** 海岸保護區  
COASTAL PROTECTION AREA
  - CA** 自然保育區  
CONSERVATION AREA
  - 分區計劃大綱圖的規劃範圍  
PLANNING SCHEME AREA OF OUTLINE ZONING PLAN
  - 1 層數  
No. OF STOREYS
  - 1 實地照片的觀景點  
VIEWING POINT OF SITE PHOTO
  - 根據道路(工程、使用及補償)條例下的批准的方案(部份)(第370章)\*  
ROAD SCHEME AUTHORIZED UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Cap.370)\*
  - \* 只顯示部分相關界線  
ONLY RELEVANT BOUNDARY IS SHOWN

- 修訂項目 AMENDMENT ITEM**
- A 把位於裕東路及松滿路交界的一幅用地由「住宅(丙類)2」改劃為「住宅(乙類)」地帶，並訂定建築物高度限制  
REZONING A SITE AT THE JUNCTION OF YU TUNG ROAD AND CHUNG MUN ROAD FROM "RESIDENTIAL (GROUP C) 2" TO "RESIDENTIAL (GROUP B)" ("R(B)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS
  - 100 擬議最高建築物高度(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)
  - 界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申述地點平面圖 SITE PLAN OF REPRESENTATION SITE

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2a



本摘要圖於2026年2月24日擬備，所根據的資料為測量圖編號9-SE-8C及13A  
EXTRACT PLAN PREPARED ON 24.2.2026  
BASED ON SURVEY SHEET No. 9-SE-8C AND 13A

東涌灣  
TUNG CHUNG BAY



圖例 LEGEND

- C** 商業  
COMMERCIAL
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- R(C)** 住宅(丙類)  
RESIDENTIAL (GROUP C)
- 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
- OU** 其他指定用途  
OTHER SPECIFIED USES
- GB** 綠化地帶  
GREEN BELT
- CPA** 海岸保護區  
COASTAL PROTECTION AREA
- CA** 自然保育區  
CONSERVATION AREA
- 分區計劃大綱圖的規劃範圍  
PLANNING SCHEME AREA OF OUTLINE ZONING PLAN

修訂項目 AMENDMENT ITEM

- 把位於裕東路及松滿路交界的一幅用地由「住宅(丙類)2」改劃為「住宅(乙類)」地帶，並訂定建築物高度限制  
REZONING A SITE AT THE JUNCTION OF YU TUNG ROAD AND CHUNG MUN ROAD FROM "RESIDENTIAL (GROUP C) 2" TO "RESIDENTIAL (GROUP B)" ("R(B)") WITH STIPULATION OF BUILDING HEIGHT RESTRICTIONS

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

申述地點航攝照片 AERIAL PHOTO OF REPRESENTATION SITE

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2b

本摘要圖於2026年2月4日擬備，  
所根據的資料為真數碼正射影像圖(2025年1月)  
EXTRACT PLAN PREPARED ON 4.2.2026  
BASED ON TRUE DIGITAL ORTHOPHOTO  
(JAN 2025)



滿東邨滿和樓  
Mun Wo House  
Mun Tung Estate

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

東涌松滿路污水泵房  
Chung Mun Road  
Sewage Pumping Station  
Tung Chung

綠在離島  
Islands Community  
Green Station

實地照片 SITE PHOTO

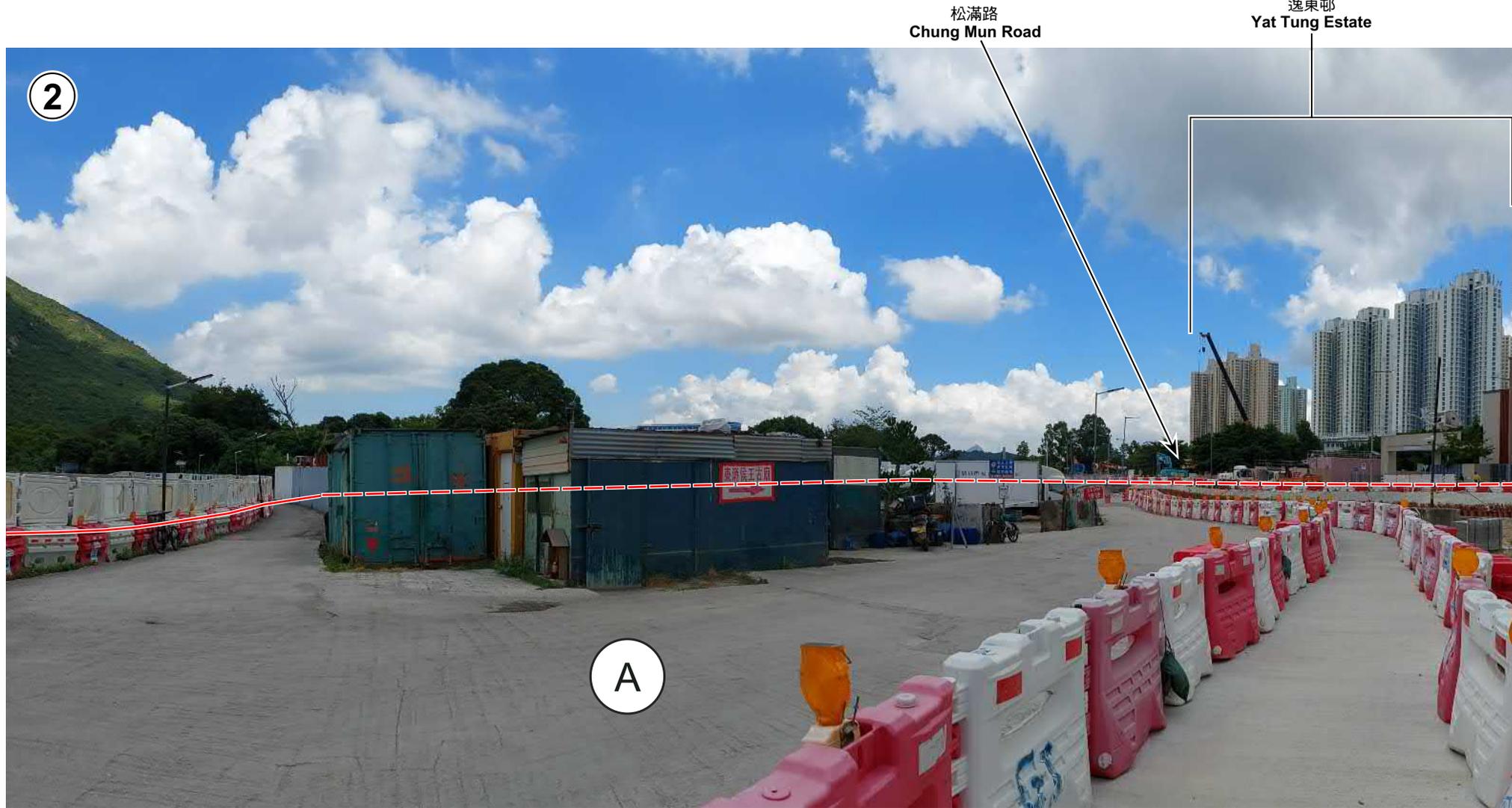
就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

 規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2c

本圖於2026年2月4日擬備，所根據的  
資料為攝於2025年9月4日的實地照片  
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTO  
TAKEN ON 4.9.2025



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

**實地照片 SITE PHOTO**

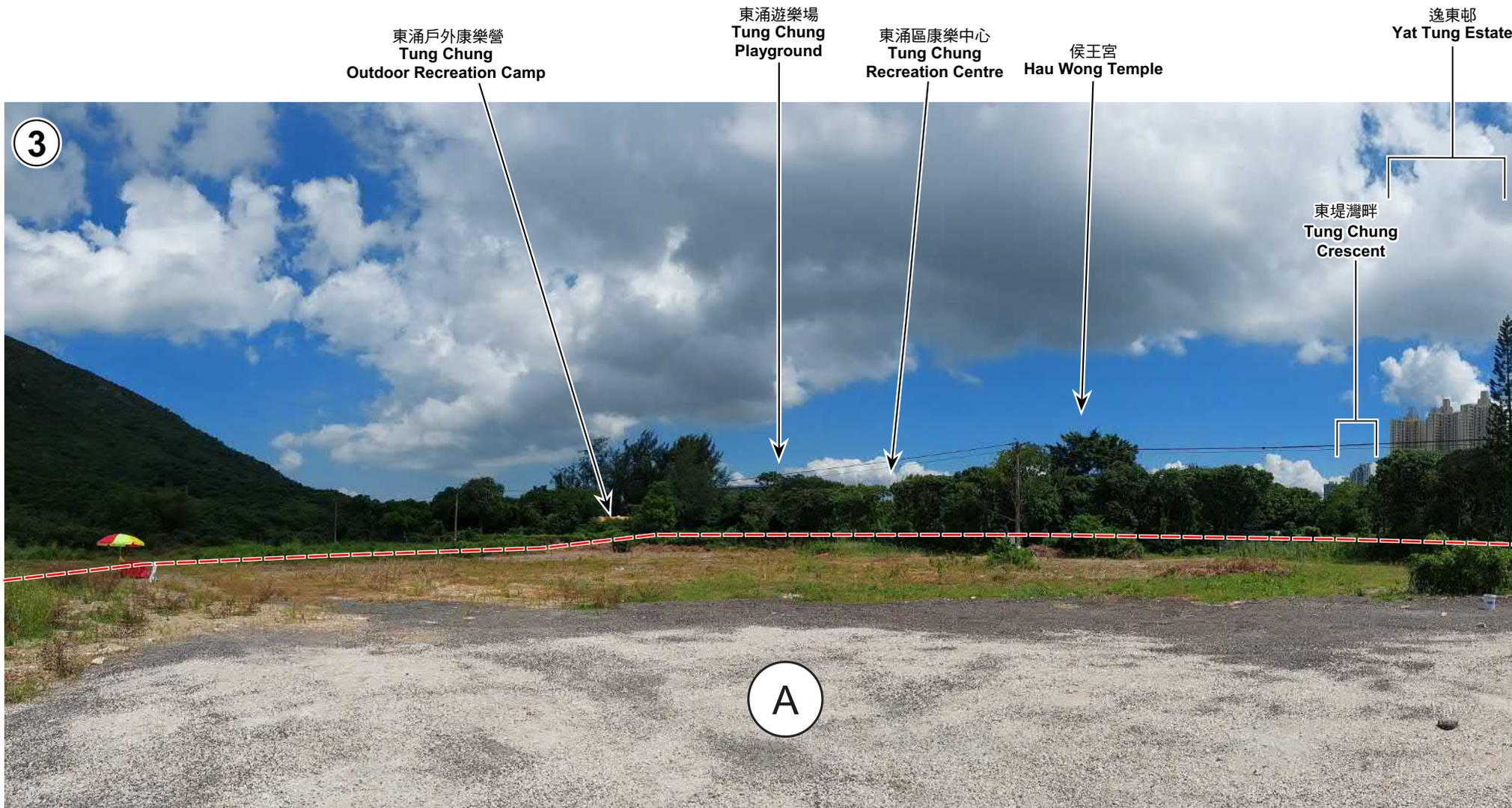
就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

 **規劃署**  
Planning Department

本圖於2026年2月4日擬備，所根據的資料為攝於2025年9月4日的實地照片  
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTO  
TAKEN ON 4.9.2025

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2d



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

本圖於2026年2月4日擬備，所根據的資料為攝於2025年9月4日的實地照片

PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTO  
TAKEN ON 4.9.2025

**實地照片 SITE PHOTO**

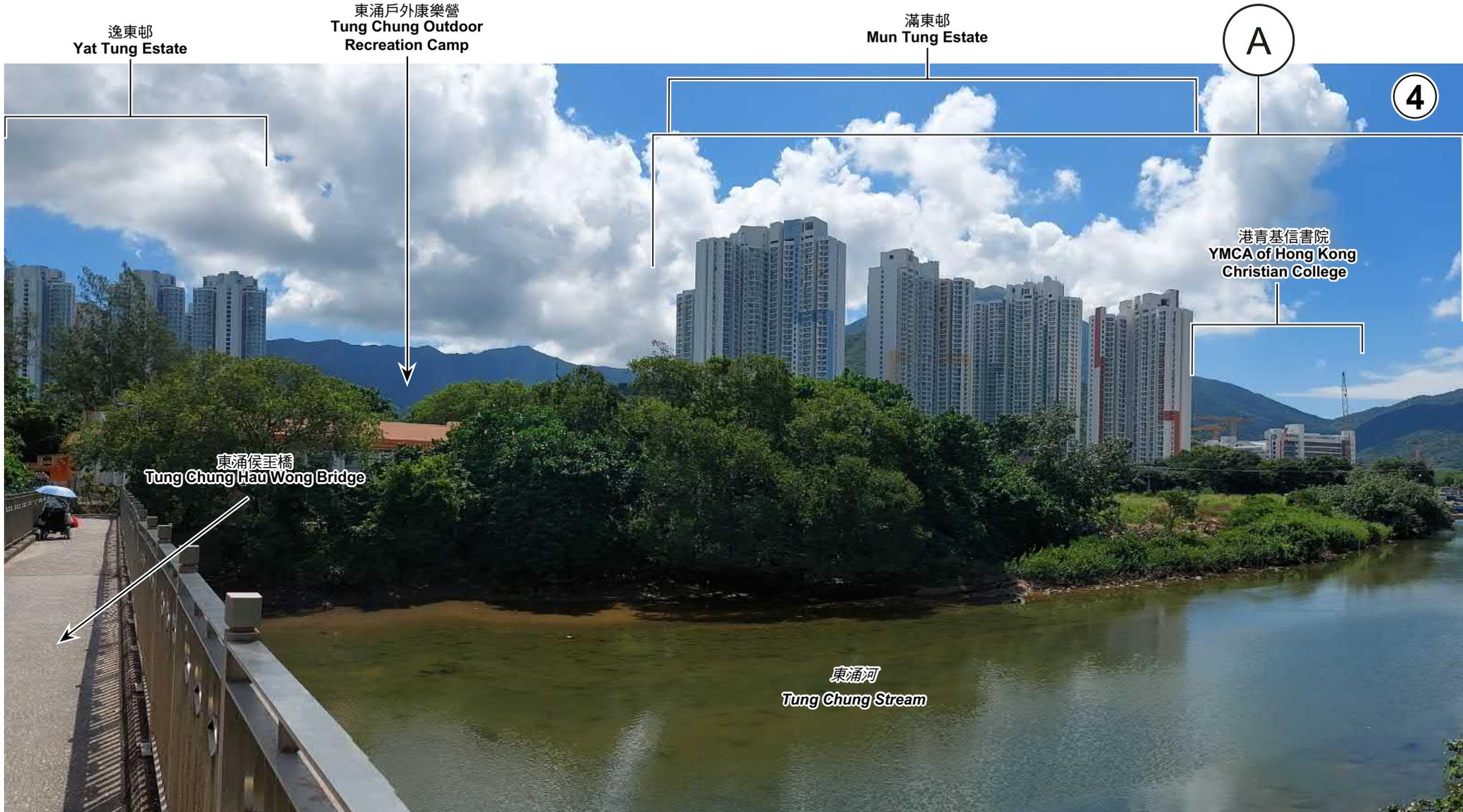
就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3



**規劃署**  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2e



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

實地照片 SITE PHOTO

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

本圖於2026年2月4日擬備，所根據的  
資料為攝於2025年9月4日的實地照片

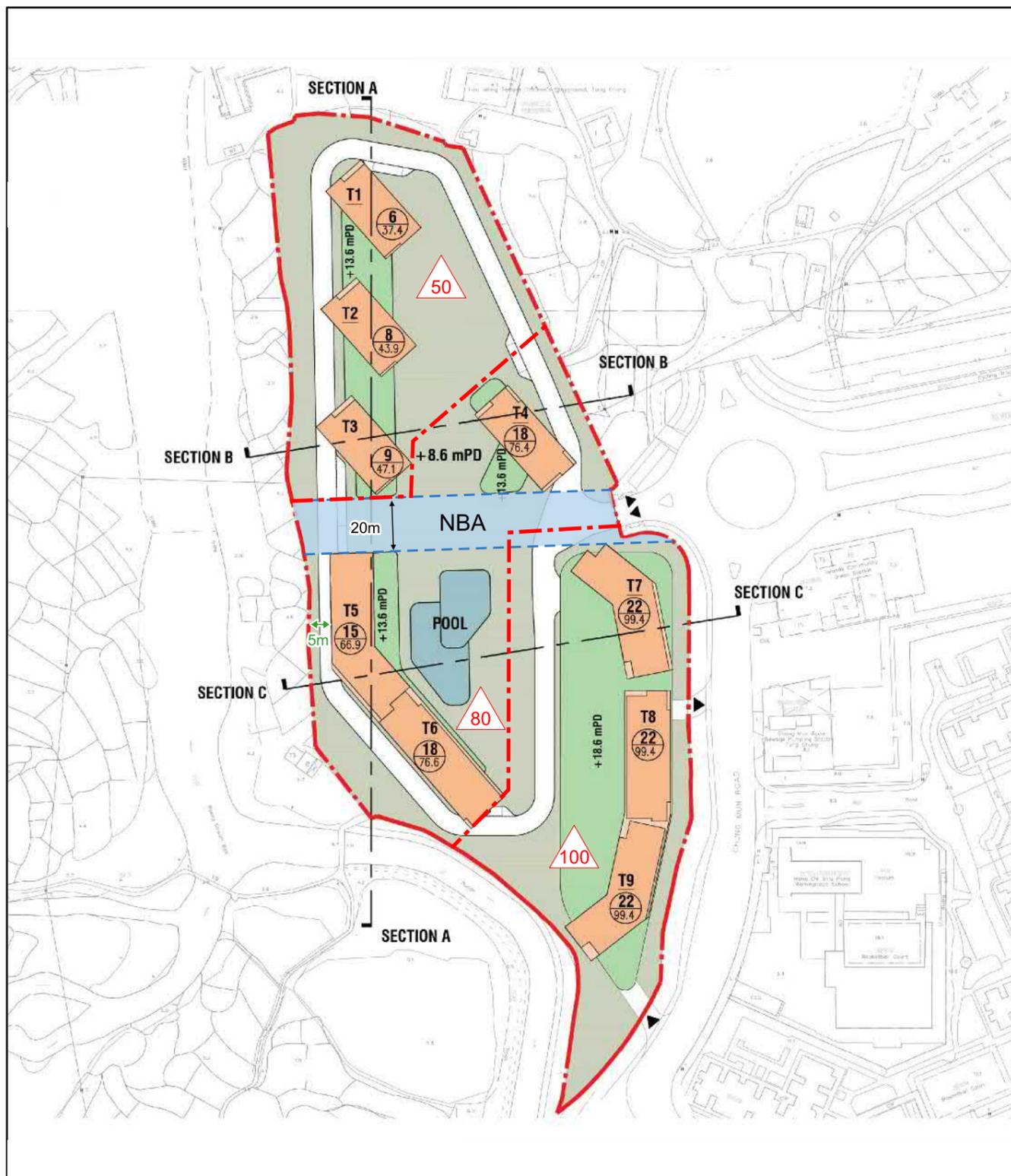
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTO  
TAKEN ON 4.9.2025



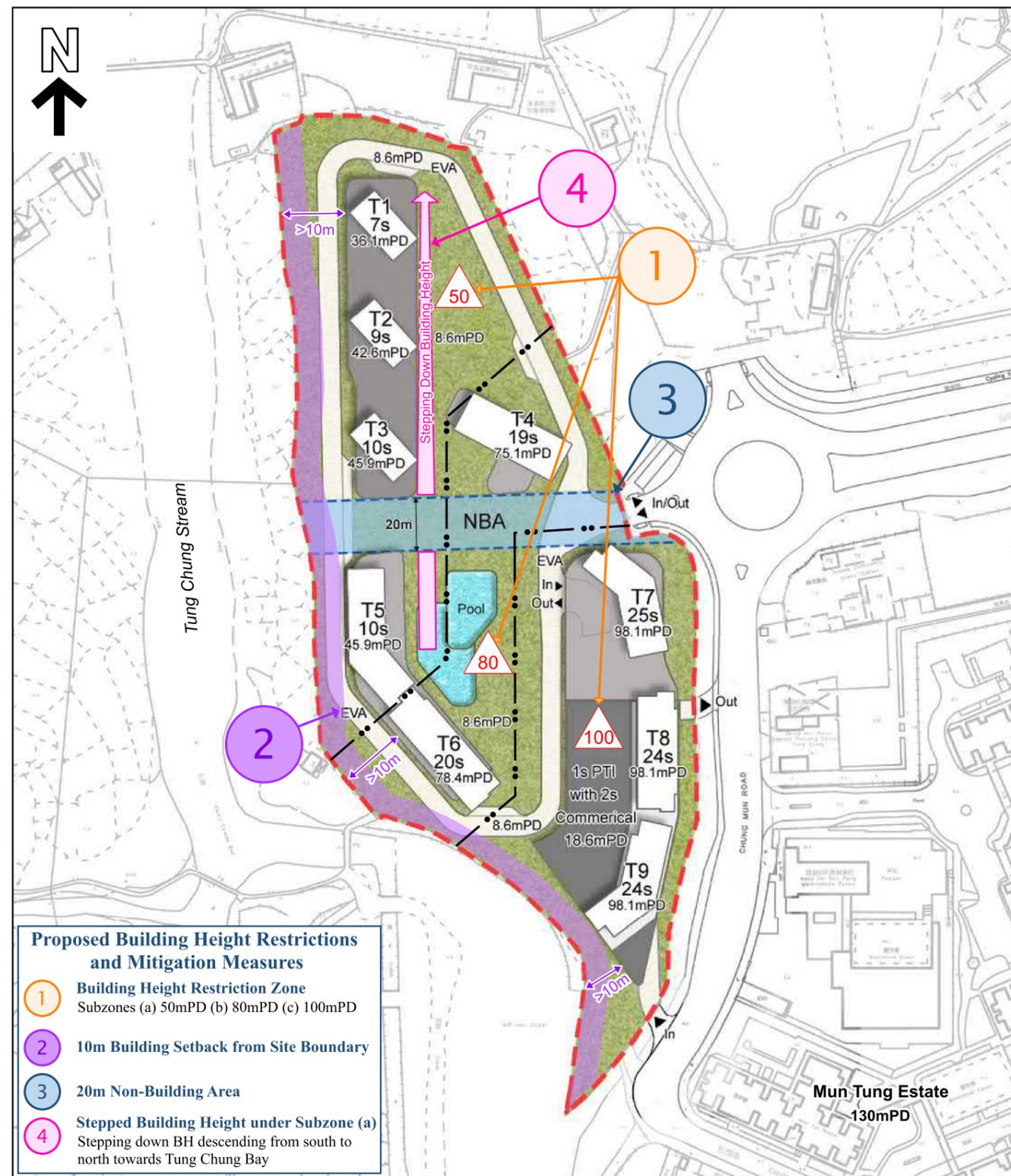
規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-2f



第 12 A 條申請編號 Y/I-TCV/1 的初步發展計劃  
INDICATIVE SCHEME OF THE SECTION 12A APPLICATION NO. Y/I-TCV/1



經修改的建築物高度限制及建築物後移  
MODIFIED BUILDING HEIGHT RESTRICTIONS AND BUILDING SETBACK

圖例 LEGEND

- 擬議最高建築物高度(在主水平基準上若干米)  
PROPOSED MAXIMUM BUILDING HEIGHT  
(IN METRES ABOVE PRINCIPAL DATUM)
- 擬議建築物高度限制界線  
PROPOSED BUILDING HEIGHT CONTROL DIVISION LINE

本摘要圖於2026年3月11日擬備  
EXTRACT PLAN PREPARED ON 11.3.2026

經修訂的發展限制  
REVISED DEVELOPMENT RESTRICTIONS

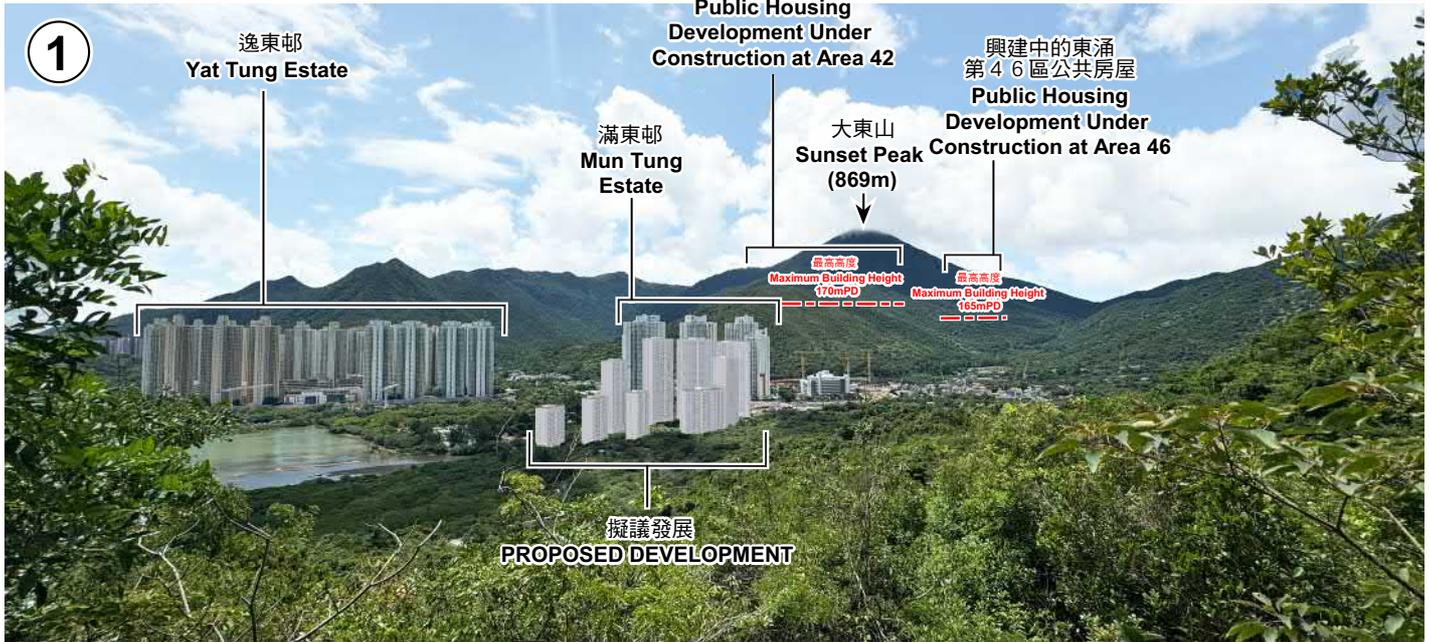
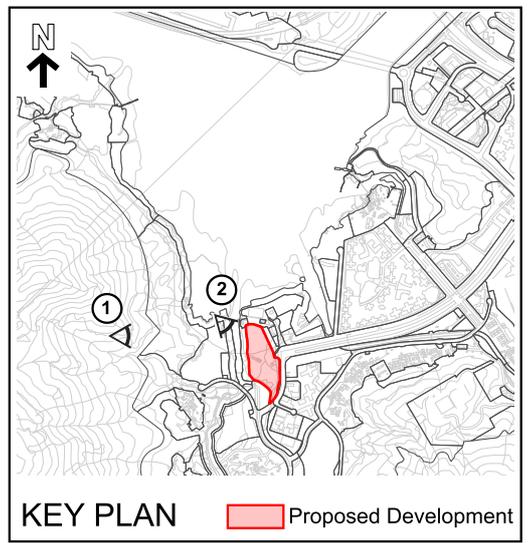
東涌谷分區計劃大綱草圖編號 S/I-TCV/3 的修訂項目 A

AMENDMENT ITEM A OF THE EXHIBITED TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-3



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

本圖於2026年2月26日擬備  
PLAN PREPARED ON 26.2.2026

經修訂的示意計劃合成照片  
PHOTOMONTAGES OF MODIFIED SCHEME

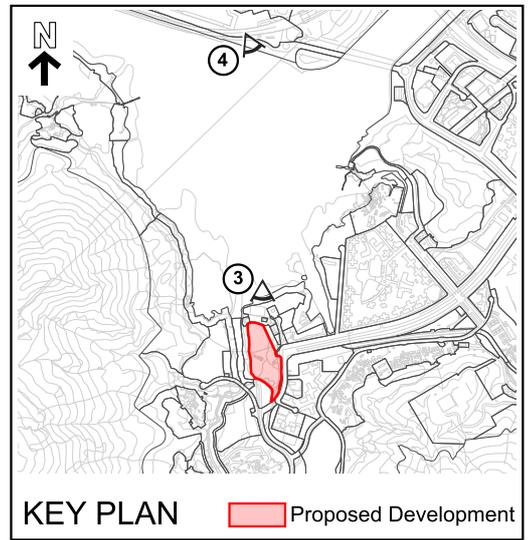
就東涌谷分區計劃大綱草圖編號S/I-TCV/3  
提出的申述個案編號R 1至R 9作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING  
PLAN No. S/I-TCV/3



規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-4a



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

本圖於2026年2月26日擬備  
PLAN PREPARED ON 26.2.2026

經修訂的示意計劃合成照片  
PHOTOMONTAGES OF MODIFIED SCHEME

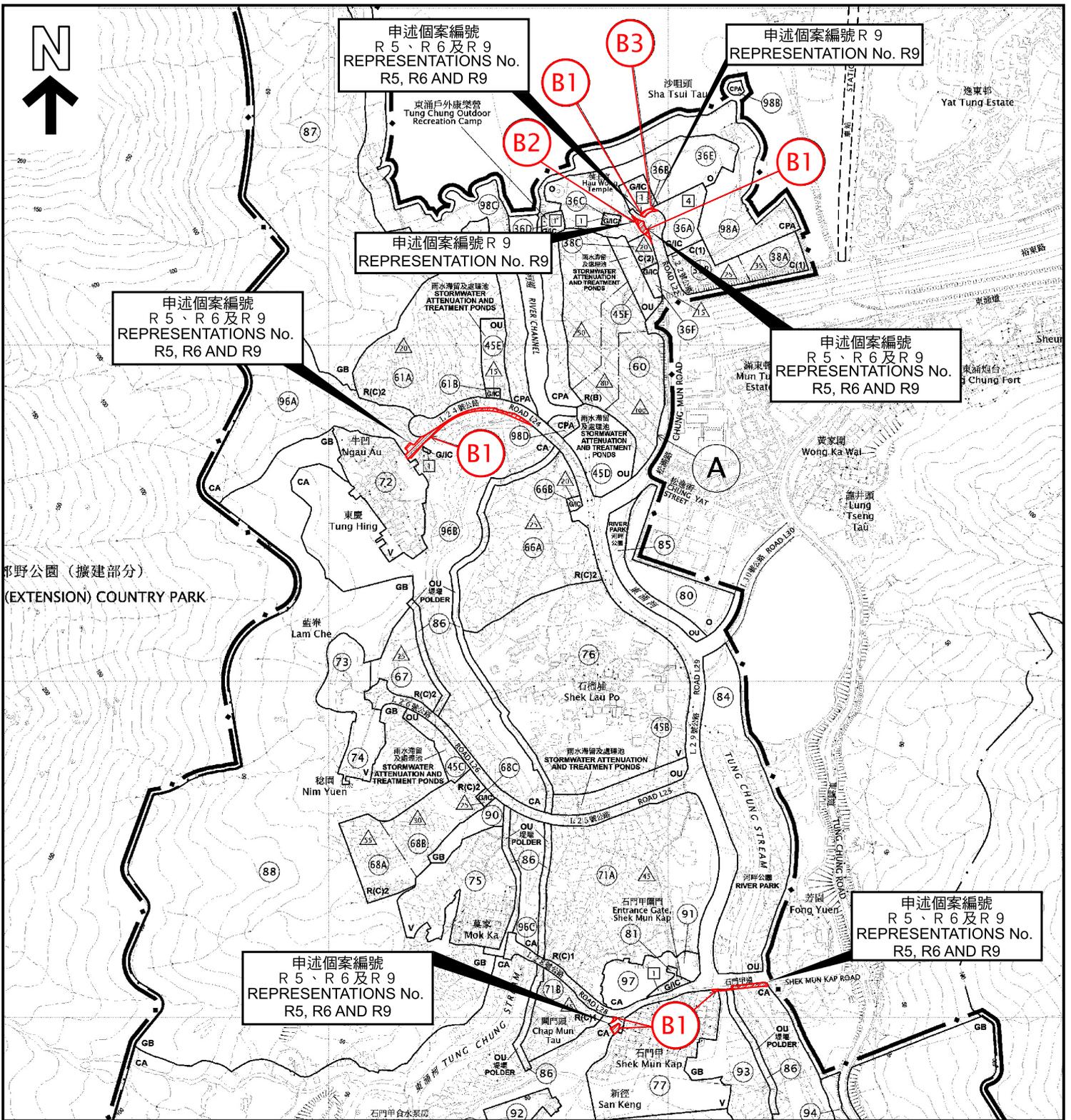
就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING  
PLAN No. S/I-TCV/3



規劃署  
Planning Department

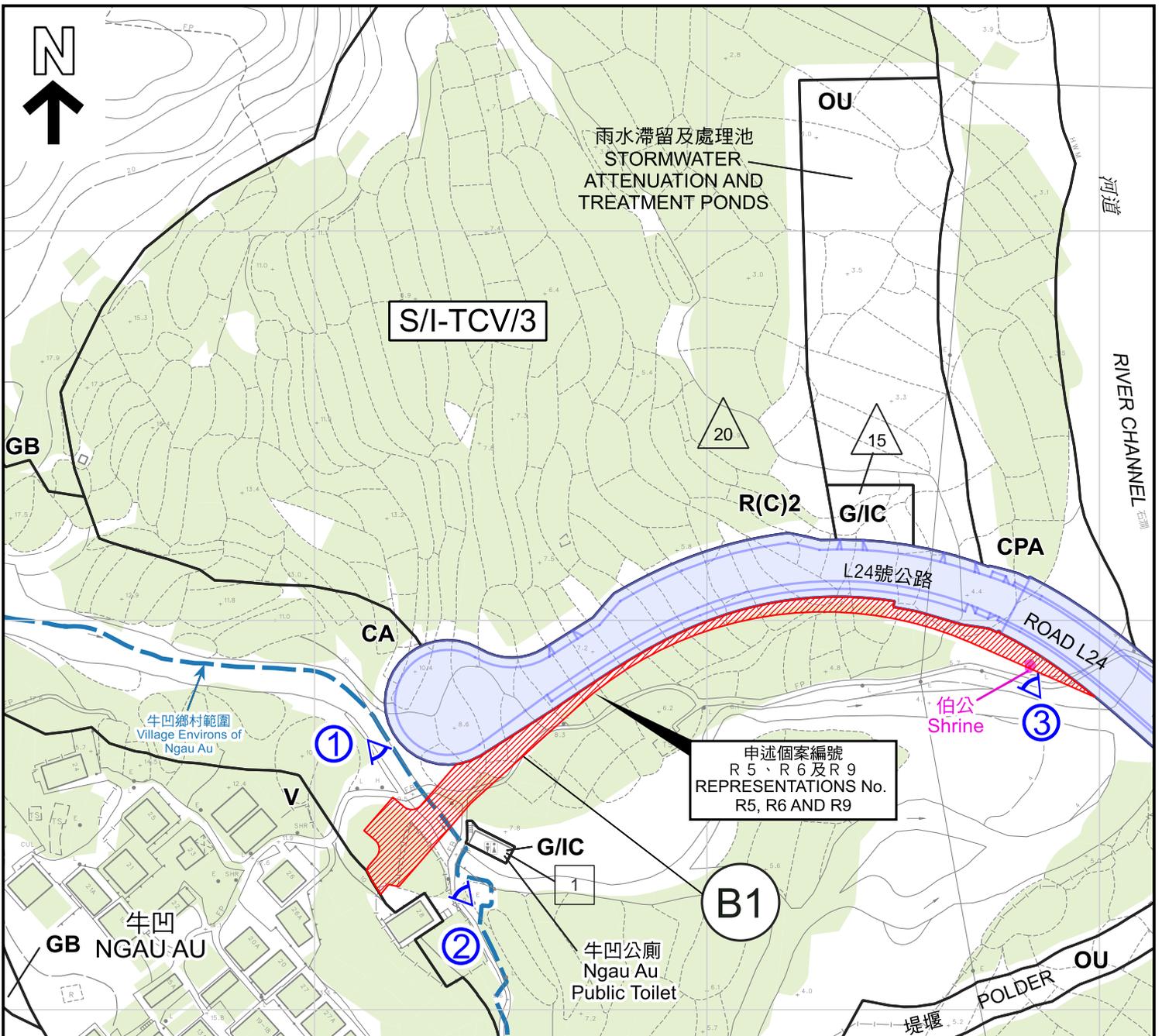
參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-4b



修訂項目 AMENDMENT ITEMS	
<b>B1</b>	把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、 「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶 REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO 'COMMERCIAL(2)' ('C(2)'), 'OPEN SPACE' ('O'), 'GOVERNMENT, INSTITUTION OR COMMUNITY' ('G/I/C'), 'VILLAGE TYPE DEVELOPMENT' ('V'), 'GREEN BELT', 'OTHER SPECIFIED USES' ANNOTATED 'POLDER' ('OU(POLDER)') AND 'CONSERVATION AREA'
<b>B2</b>	把一幅鄰近侯王宮的細小土地由「政府、機構或社區」地帶改劃為「休憩用地」地帶 REZONING OF A SMALL PIECE OF LAND NEAR HAU WONG TEMPLE FROM 'G/I/C' TO 'O'
<b>B3</b>	把一幅位於侯王宮以南劃為「政府、機構或社區」地帶的細小土地的建築物高度限制由四層修訂為一層 REVISION OF THE STIPULATED BUILDING HEIGHT RESTRICTION OF A SMALL PIECE OF LAND TO THE SOUTH OF HAU WONG TEMPLE ZONED 'G/I/C' FROM 4 STOREYS TO 1 STOREY

本摘要圖於2026年2月4日擬備， 所根據的資料為於2025年10月31日 展示的分區計劃大綱草圖編號S/I-TCV/3 EXTRACT PLAN PREPARED ON 4.2.2026 BASED ON DRAFT OUTLINE ZONING PLAN No. S/I-TCV/3 EXHIBITED ON 31.10.2025	申述地點位置圖 LOCATION PLAN OF REPRESENTATION SITES  就東涌谷分區計劃大綱草圖編號S/I-TCV/3 提出的申述個案編號R 1至R 9作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 TO R9 TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3 SCALE 1:8 000 比例尺	 <b>規劃署</b> Planning Department
	參考編號 REFERENCE No. R/S/I-TCV/3-1 to 9	



S/I-TCV/3

雨水滯留及處理池  
STORMWATER  
ATTENUATION AND  
TREATMENT PONDS

河道  
RIVER CHANNEL

GB

OU

R(C)2

G/I/C

CPA

CA

L24號公路

ROAD L24

牛凹鄉村範圍  
Village Environs of  
Ngau Au

①

申述個案編號  
R 5、R 6 及 R 9  
REPRESENTATIONS No.  
R5, R6 AND R9

伯公  
Shrine

③

G/I/C

B1

牛凹公廁  
Ngau Au  
Public Toilet

牛凹  
GB NGAU-AU

堤堰 POLDER OU

堤堰

R(C)2

25

圖例 LEGEND

- |  |   |  |   |
|--|---|--|---|
|  | 政府土地<br>GOVERNMENT LAND                             |  | 綠化地帶<br>GREEN BELT  |
|  | 私人土地<br>PRIVATE LAND                                |  | 自然保育區<br>CONSERVATION AREA  |
|  | 住宅(丙類)<br>RESIDENTIAL (GROUP C)                     |  | 海岸保護區<br>COASTAL PROTECTION AREA  |
|  | 鄉村式發展<br>VILLAGE TYPE DEVELOPMENT                   |  | 實地照片的觀景點<br>VIEWING POINT OF SITE PHOTO   |
|  | 政府、機構或社區<br>GOVERNMENT, INSTITUTION<br>OR COMMUNITY |  | 最高建築物高度<br>(在主水平基準上若干米)<br>MAXIMUM BUILDING HEIGHT<br>(IN METRES ABOVE PRINCIPAL DATUM) |
|  | 其他指定用途<br>OTHER SPECIFIED USES                      |  |   |

根據道路(工程、使用及補償)條例下的批准的方案(部份)(第370章)\*  
ROAD SCHEME AUTHORIZED UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Cap.370)\*  
\* 只顯示部分相關界線  
ONLY RELEVANT BOUNDARY IS SHOWN

修訂項目 AMENDMENT ITEM

把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、  
「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶  
REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO 'COMMERCIAL(2)' ('C(2)'),  
'OPEN SPACE' ('O'), 'GOVERNMENT, INSTITUTION OR COMMUNITY' ('G/I/C'), 'VILLAGE TYPE DEVELOPMENT' ('V'), 'GREEN BELT',  
'OTHER SPECIFIED USES' ANNOTATED "POLDER" ("OU(POLDER)") AND "CONSERVATION AREA"

本摘要圖於2026年2月4日擬備，  
所根據的資料為測量圖編號9-SE-13A

EXTRACT PLAN PREPARED ON  
4.2.2026 BASED ON SURVEY SHEET  
No. 9-SE-13A

申述地點平面圖  
SITE PLAN OF REPRESENTATION SITE

就東涌谷分區計劃大綱草圖編號 S / I - T C V / 3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

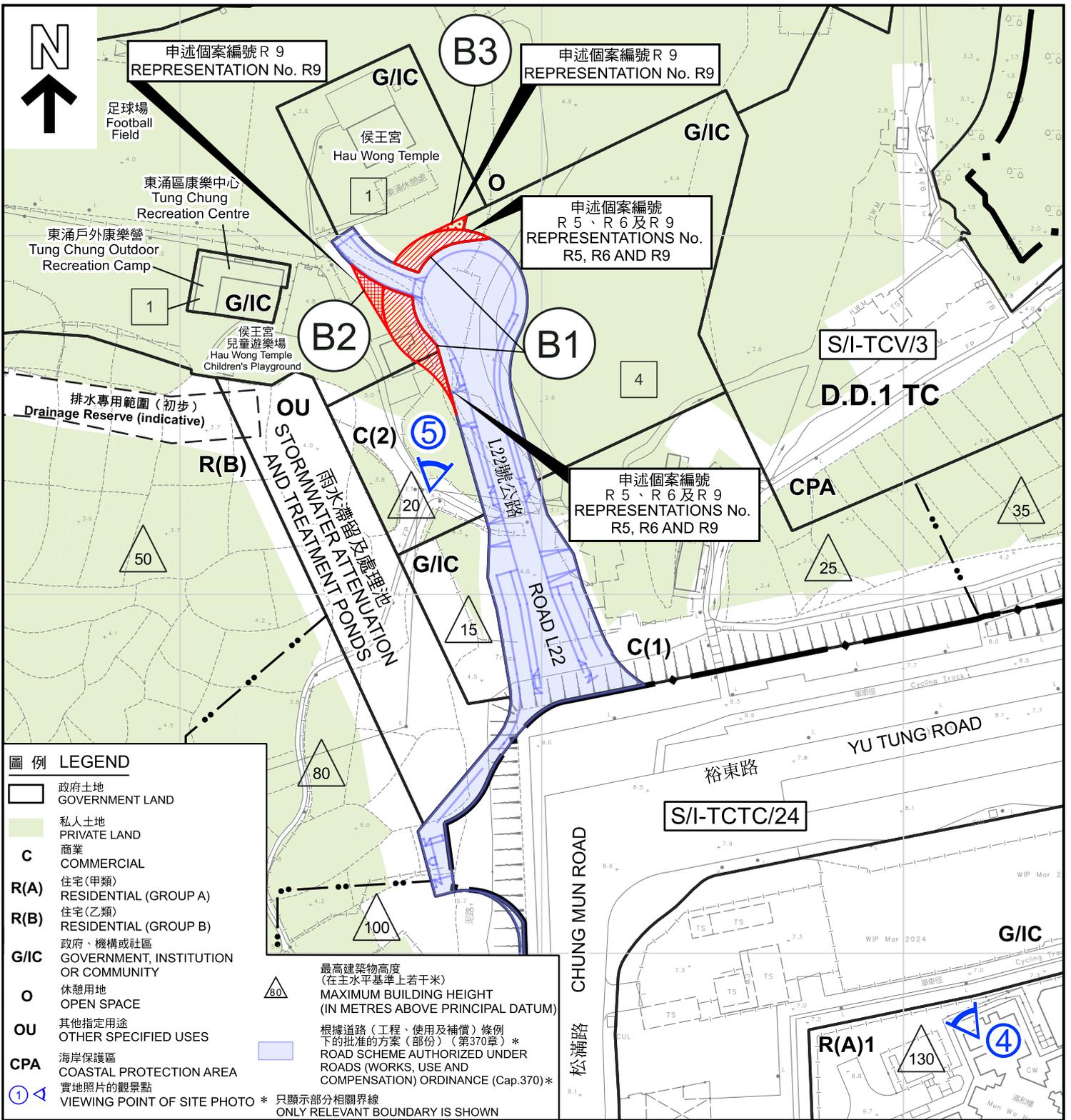
SCALE 1:1 500 比例尺

米 METRES 25 0 25 50 米 METRES

規劃署  
Planning Department

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6a



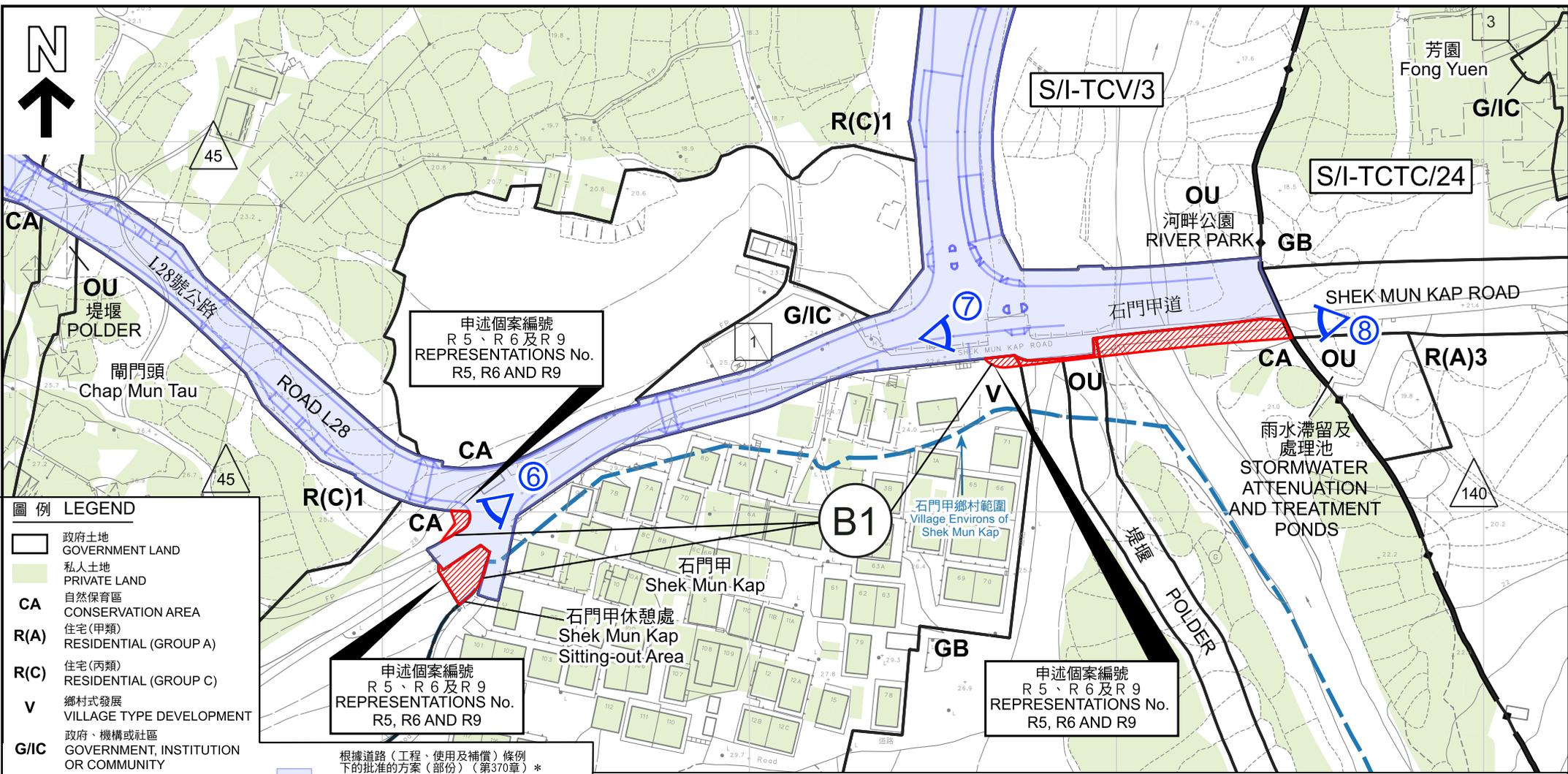
**修訂項目 AMENDMENT ITEMS**

**B1** 把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、  
「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶  
REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO 'COMMERCIAL(2)' ('C(2)'), 'OPEN SPACE' ('O'), 'GOVERNMENT, INSTITUTION OR COMMUNITY' ('G/IC'), 'VILLAGE TYPE DEVELOPMENT' ('V'), 'GREEN BELT', 'OTHER SPECIFIED USES' ANNOTATED 'POLDER' ('OU(POLDER)') AND 'CONSERVATION AREA'

**B2** 把一幅鄰近侯王宮的細小土地由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
REZONING OF A SMALL PIECE OF LAND NEAR HAU WONG TEMPLE FROM 'G/IC' TO 'O'

**B3** 把一幅位於侯王宮以南劃為「政府、機構或社區」地帶的細小土地的建築物高度限制由四層修訂為一層  
REVISION OF THE STIPULATED BUILDING HEIGHT RESTRICTION OF A SMALL PIECE OF LAND TO THE SOUTH OF HAU WONG TEMPLE ZONED 'G/IC' FROM 4 STOREYS TO 1 STOREY

<p>本摘要圖於2026年2月4日擬備，所根據的資料為測量圖編號9-SE-13A和 9-SE-8C</p> <p>EXTRACT PLAN PREPARED ON 4.2.2026 BASED ON SURVEY SHEETS No. 9-SE-13A and 9-SE-8C</p>	<p>申述地點平面圖 SITE PLAN OF REPRESENTATION SITES</p> <p>就東涌谷分區計劃大綱草圖編號 S/I-TCV/3 提出的申述個案編號 R 1 至 R 9 作出考慮 CONSIDERATION OF REPRESENTATIONS No. R1 TO R9 TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3</p> <p>SCALE 1:1500 比例尺</p> <p>METRES 25 0 25 50 METRES</p>	<p> <b>規劃署</b> Planning Department</p> <p>參考編號 REFERENCE No. R/S/I-TCV/3-1 to 9</p> <p>圖 PLAN H-6b</p>
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圖例 LEGEND	
	政府土地 GOVERNMENT LAND
	私人土地 PRIVATE LAND
<b>CA</b>	自然保育區 CONSERVATION AREA
<b>R(A)</b>	住宅(甲類) RESIDENTIAL (GROUP A)
<b>R(C)</b>	住宅(丙類) RESIDENTIAL (GROUP C)
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>GB</b>	綠化地帶 GREEN BELT
	實地照片的觀景點 VIEWING POINT OF SITE PHOTO

根據道路(工程、使用及補償)條例下的批准的方案(部份)(第370章)\*  
ROAD SCHEME AUTHORIZED UNDER ROADS (WORKS, USE AND COMPENSATION) ORDINANCE (Cap.370)\*

\* 只顯示部分相關界線  
ONLY RELEVANT BOUNDARY IS SHOWN

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**修訂項目 AMENDMENT ITEM**

把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶  
REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO "COMMERCIAL(2)" ("C(2)"), "OPEN SPACE" ("O"), "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/IC"), "VILLAGE TYPE DEVELOPMENT" ("V"), "GREEN BELT", "OTHER SPECIFIED USES" ANNOTATED "POLDER" ("OU(POLDER)" AND "CONSERVATION AREA")

本摘要圖於2026年2月10日擬備，所根據的資料為測量圖編號9-SE-13C和 9-SE-18A

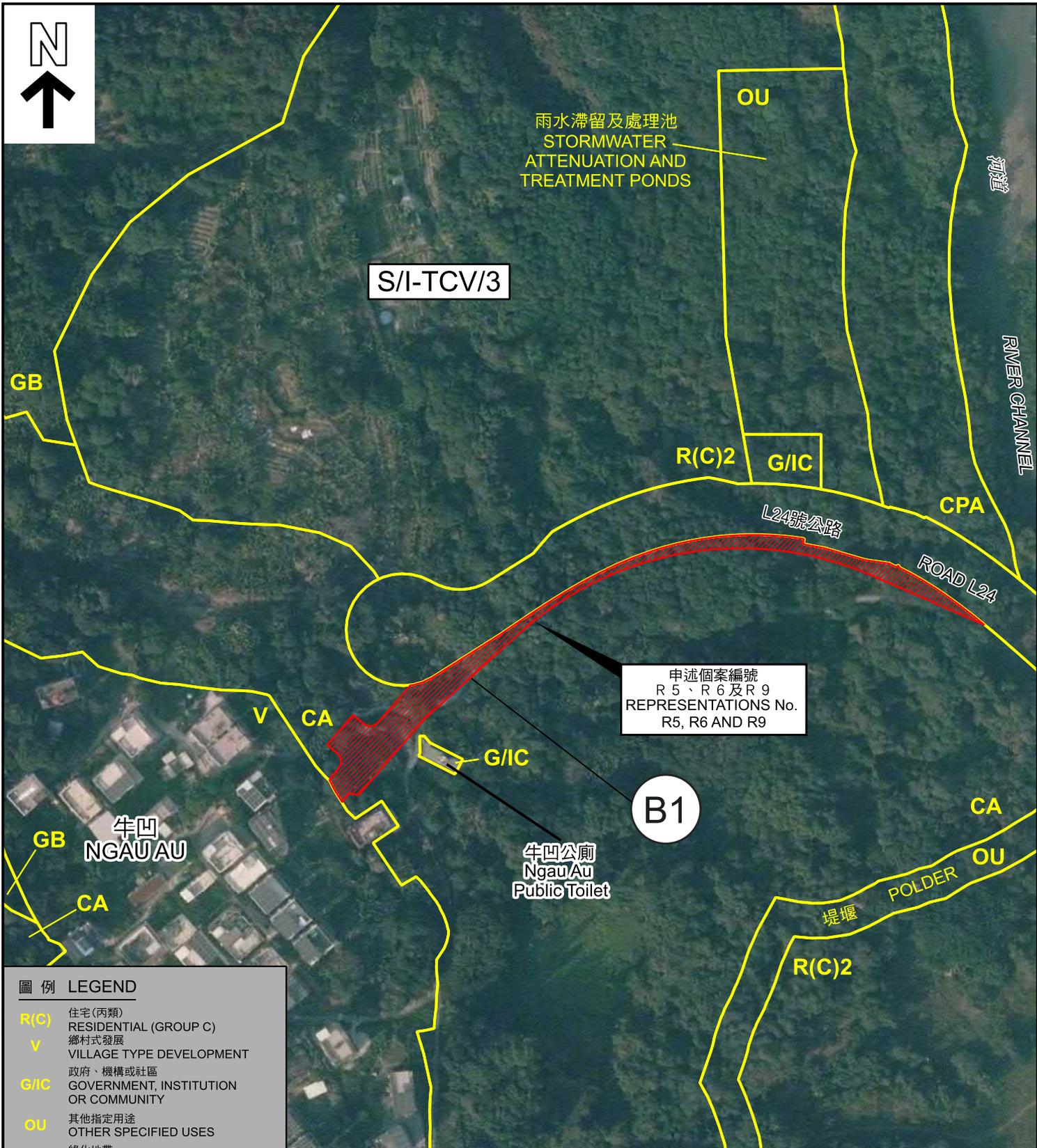
EXTRACT PLAN PREPARED ON 10.2.2026 BASED ON SURVEY SHEETS No. 9-SE-13C and 9-SE-18A

**申述地點平面圖 SITE PLAN OF REPRESENTATION SITE**

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3 提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9 TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3



<p>規劃署 Planning Department</p>	<p>參考編號 REFERENCE No.</p> <p>R/S/I-TCV/3-1 to 9</p>	<p>圖 PLAN</p> <p>H-6c</p>
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圖例 LEGEND	
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
V	鄉村式發展 VILLAGE TYPE DEVELOPMENT
G/IC	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
CA	自然保育區 CONSERVATION AREA
CPA	海岸保護區 COASTAL PROTECTION AREA
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

**修訂項目 AMENDMENT ITEM**

 把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶

REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS "ROAD" TO "COMMERCIAL(2)" ("C(2)"), "OPEN SPACE" ("O"), "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/IC"), "VILLAGE TYPE DEVELOPMENT" ("V"), "GREEN BELT", "OTHER SPECIFIED USES" ANNOTATED "POLDER" ("OU(POLDER)") AND "CONSERVATION AREA"

本摘要圖於2026年2月4日擬備，  
所根據的資料為真數碼正射影像圖  
(2025年1月)

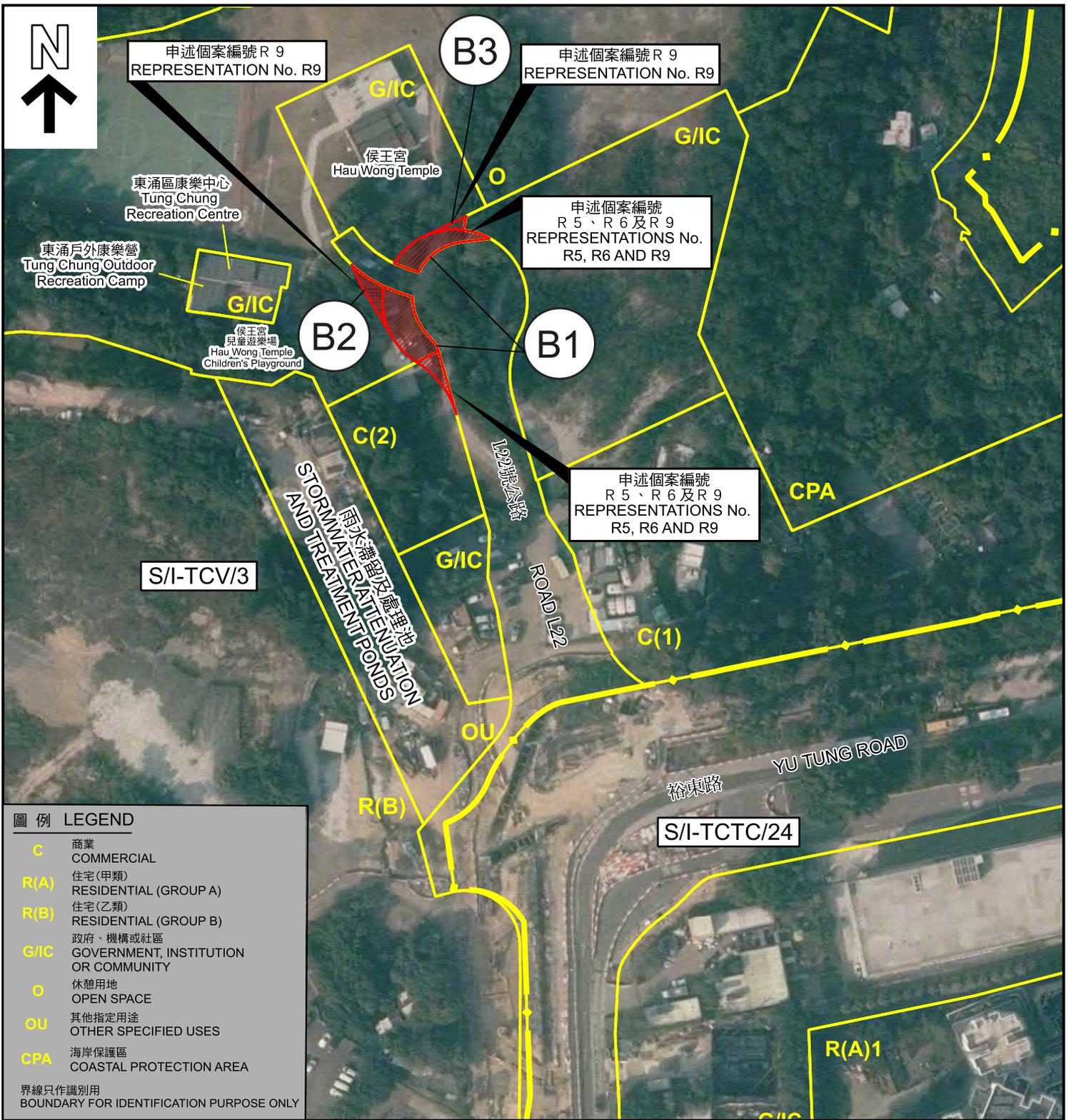
EXTRACT PLAN PREPARED ON  
4.2.2026 BASED ON TRUE DIGITAL  
ORTHO PHOTO (JAN 2025)

申述地點航攝照片  
**AERIAL PHOTO OF REPRESENTATION SITE**

就東涌谷分區計劃大綱草圖編號 S / I - T C V / 3  
提出的申述個案編號 R 1 至 R 9 作出考慮

CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

 <b>規劃署</b> Planning Department	
參考編號 REFERENCE No. R/S/I-TCV/3-1 to 9	<b>圖 PLAN</b> H-6d



**圖例 LEGEND**

- C** 商業  
COMMERCIAL
- R(A)** 住宅(甲類)  
RESIDENTIAL (GROUP A)
- R(B)** 住宅(乙類)  
RESIDENTIAL (GROUP B)
- 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
- CPA** 海岸保護區  
COASTAL PROTECTION AREA

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**修訂項目 AMENDMENT ITEMS**

- B1** 把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶  
REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO 'COMMERCIAL(2)' ('C(2)'), 'OPEN SPACE' ('O'), 'GOVERNMENT, INSTITUTION OR COMMUNITY' ('G/IC'), 'VILLAGE TYPE DEVELOPMENT' ('V'), 'GREEN BELT', 'OTHER SPECIFIED USES' ANNOTATED "POLDER" ("OU(POLDER)") AND "CONSERVATION AREA"
- B2** 把一幅鄰近侯王宮的細小土地由「政府、機構或社區」地帶改劃為「休憩用地」地帶  
REZONING OF A SMALL PIECE OF LAND NEAR HAU WONG TEMPLE FROM "G/IC" TO "O"
- B3** 把一幅位於侯王宮以南劃為「政府、機構或社區」地帶的細小土地的建築物高度限制由四層修訂為一層  
REVISION OF THE STIPULATED BUILDING HEIGHT RESTRICTION OF A SMALL PIECE OF LAND TO THE SOUTH OF HAU WONG TEMPLE ZONED "G/IC" FROM 4 STOREYS TO 1 STOREY

本摘要圖於2026年2月4日擬備，  
所根據的資料為真數碼正射影像圖  
(2025年1月)

EXTRACT PLAN PREPARED ON  
4.2.2026 BASED ON TRUE DIGITAL  
ORTHO PHOTO (JAN 2025)

**申述地點航攝照片  
AERIAL PHOTO OF REPRESENTATION SITE**

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

 **規劃署**  
Planning Department

參考編號 REFERENCE No.	圖 PLAN
R/S/I-TCV/3-1 to 9	H-6e



**圖例 LEGEND**

<b>CA</b>	自然保育區 CONSERVATION AREA
<b>R(A)</b>	住宅(甲類) RESIDENTIAL (GROUP A)
<b>R(C)</b>	住宅(丙類) RESIDENTIAL (GROUP C)
<b>V</b>	鄉村式發展 VILLAGE TYPE DEVELOPMENT
<b>G/IC</b>	政府、機構或社區 GOVERNMENT, INSTITUTION OR COMMUNITY
<b>OU</b>	其他指定用途 OTHER SPECIFIED USES
<b>GB</b>	綠化地帶 GREEN BELT
	界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

**修訂項目 AMENDMENT ITEM**

<b>B1</b>	把六幅鄰近侯王宮、牛凹及石門甲道的狹長土地由顯示為「道路」的地方改劃為「商業(2)」地帶、「休憩用地」地帶、「政府、機構或社區」地帶、「鄉村式發展」地帶、「綠化地帶」、「其他指定用途」註明「堤堰」地帶及「自然保育區」地帶 REZONING OF SIX STRIPS OF LAND NEAR HAU WONG TEMPLE, NGAU AU AND SHEK MUN KAP FROM AREA SHOWN AS 'ROAD' TO "COMMERCIAL(2)" ("C(2)"), "OPEN SPACE" ("O"), "GOVERNMENT, INSTITUTION OR COMMUNITY" ("G/IC"), "VILLAGE TYPE DEVELOPMENT" ("V"), "GREEN BELT", "OTHER SPECIFIED USES" ANNOTATED "POLDER" ("OU(POLDER)") AND "CONSERVATION AREA"
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本摘要圖於2026年2月10日擬備，所根據的資料為真數碼正射影像圖(2025年1月)

EXTRACT PLAN PREPARED ON 10.2.2026 BASED ON TRUE DIGITAL ORTHOPHOTO (JAN 2025)

**申述地點航攝照片 AERIAL PHOTO OF REPRESENTATION SITE**

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3 提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9 TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN No. S/I-TCV/3

 <b>規劃署</b> Planning Department	參考編號 REFERENCE No.	圖 PLAN
	R/S/I-TCV/3-1 to 9	H-6f

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

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3



規劃署  
Planning Department

本圖於2026年2月4日擬備，所根據的  
資料為攝於2025年9月4日的實地照片

PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTOS  
TAKEN ON 4.9.2025

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6g

3



往牛凹村的小徑  
EXISTING FOOTPATH  
TO NGAU AU VILLAGE

B1

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

實地照片 SITE PHOTO

就東涌谷分區計劃大綱草圖編號 S / I - T C V / 3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3



規劃署  
Planning Department

本圖於2026年2月4日擬備，所根據的資料為攝於2025年9月4日的實地照片  
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTO  
TAKEN ON 4.9.2025

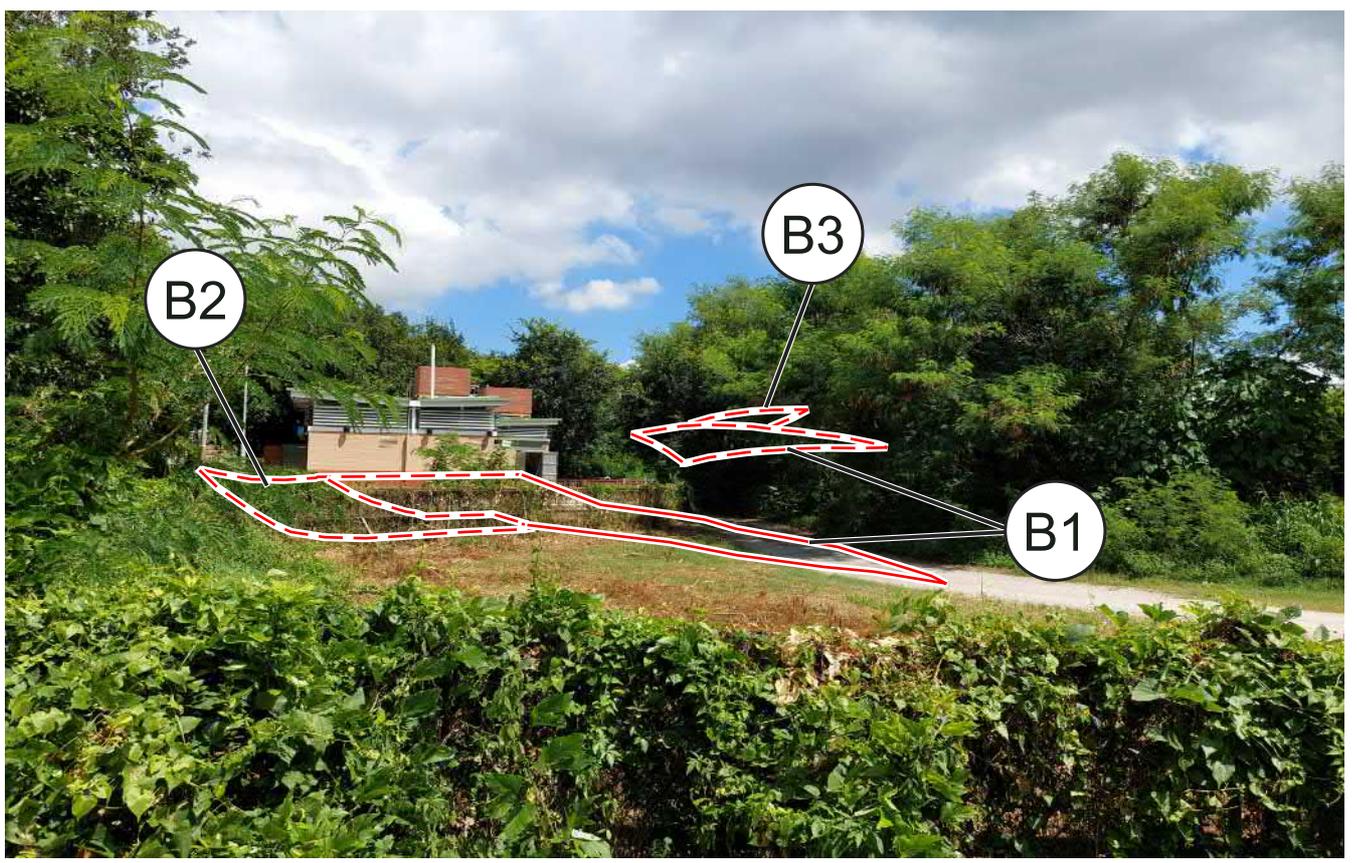
參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6h

4



5



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

**實地照片 SITE PHOTOS**

就東涌谷分區計劃大綱草圖編號 S / I - T C V / 3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

 **規劃署**  
Planning Department

本圖於2026年2月4日擬備，所根據的資料為攝於2025年9月4日的實地照片  
PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTOS  
TAKEN ON 4.9.2025

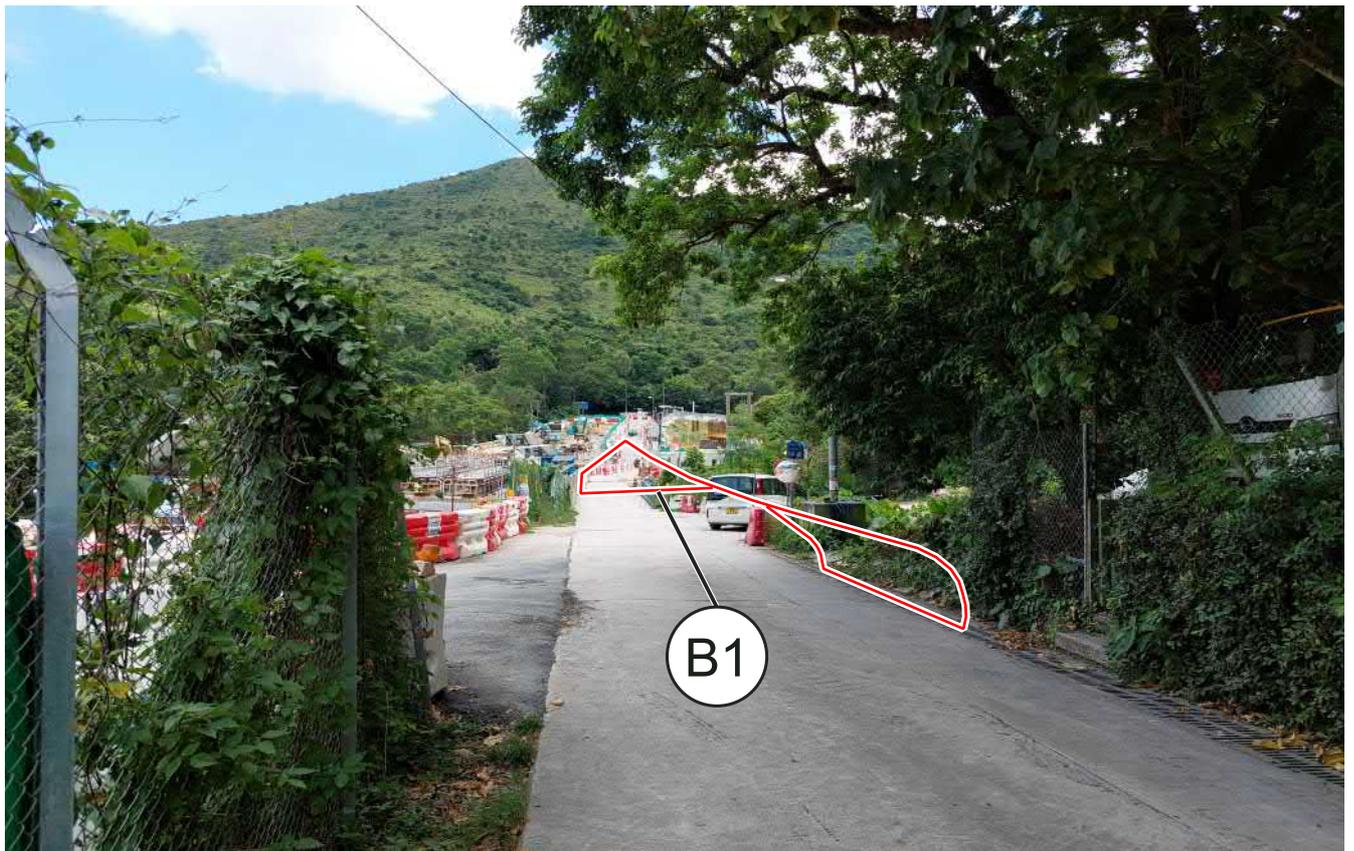
參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6i

6



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

**實地照片 SITE PHOTOS**

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3



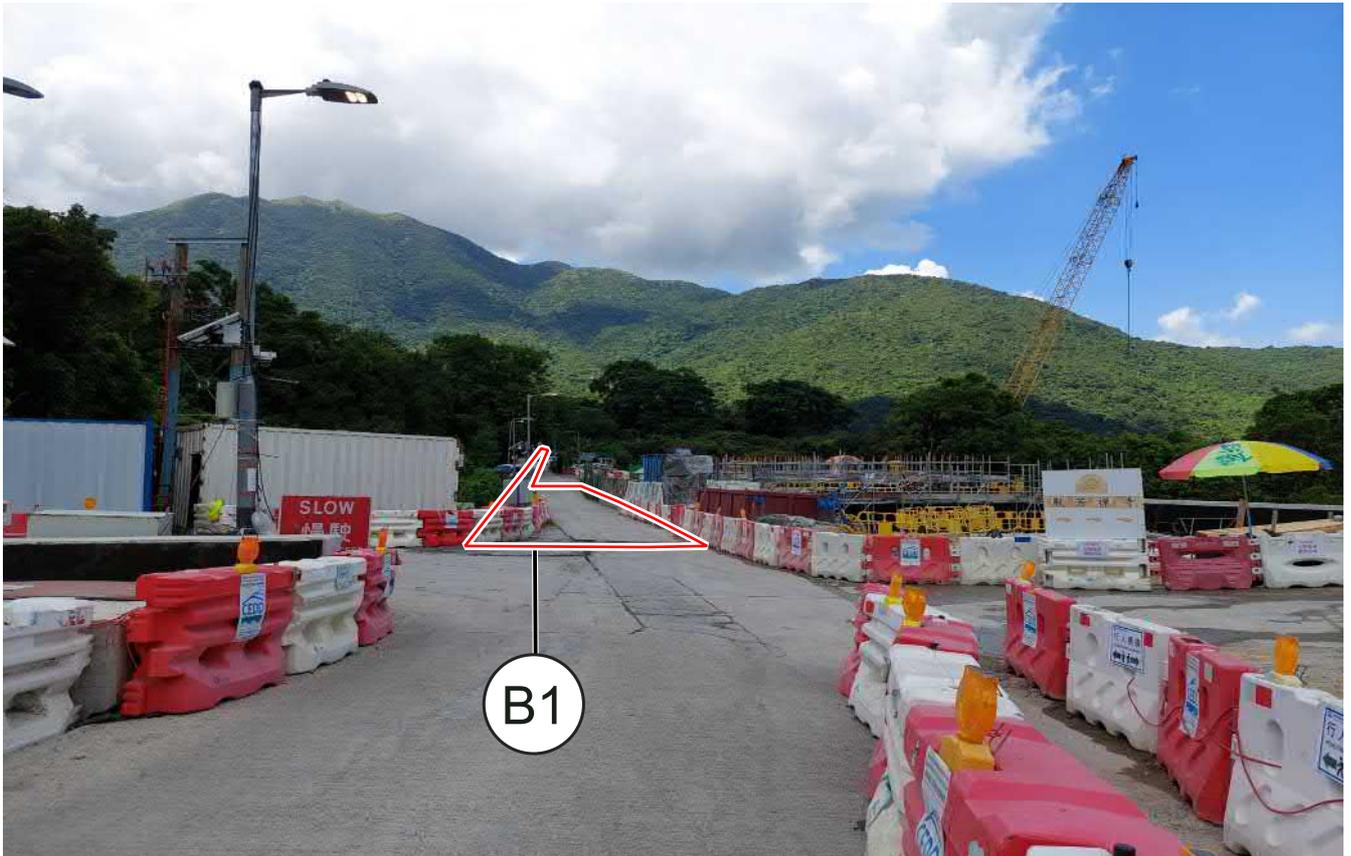
**規劃署**  
Planning Department

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PLAN PREPARED ON 4.2.2026  
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參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6j

8



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

**實地照片 SITE PHOTO**

就東涌谷分區計劃大綱草圖編號 S / I - T C V / 3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3



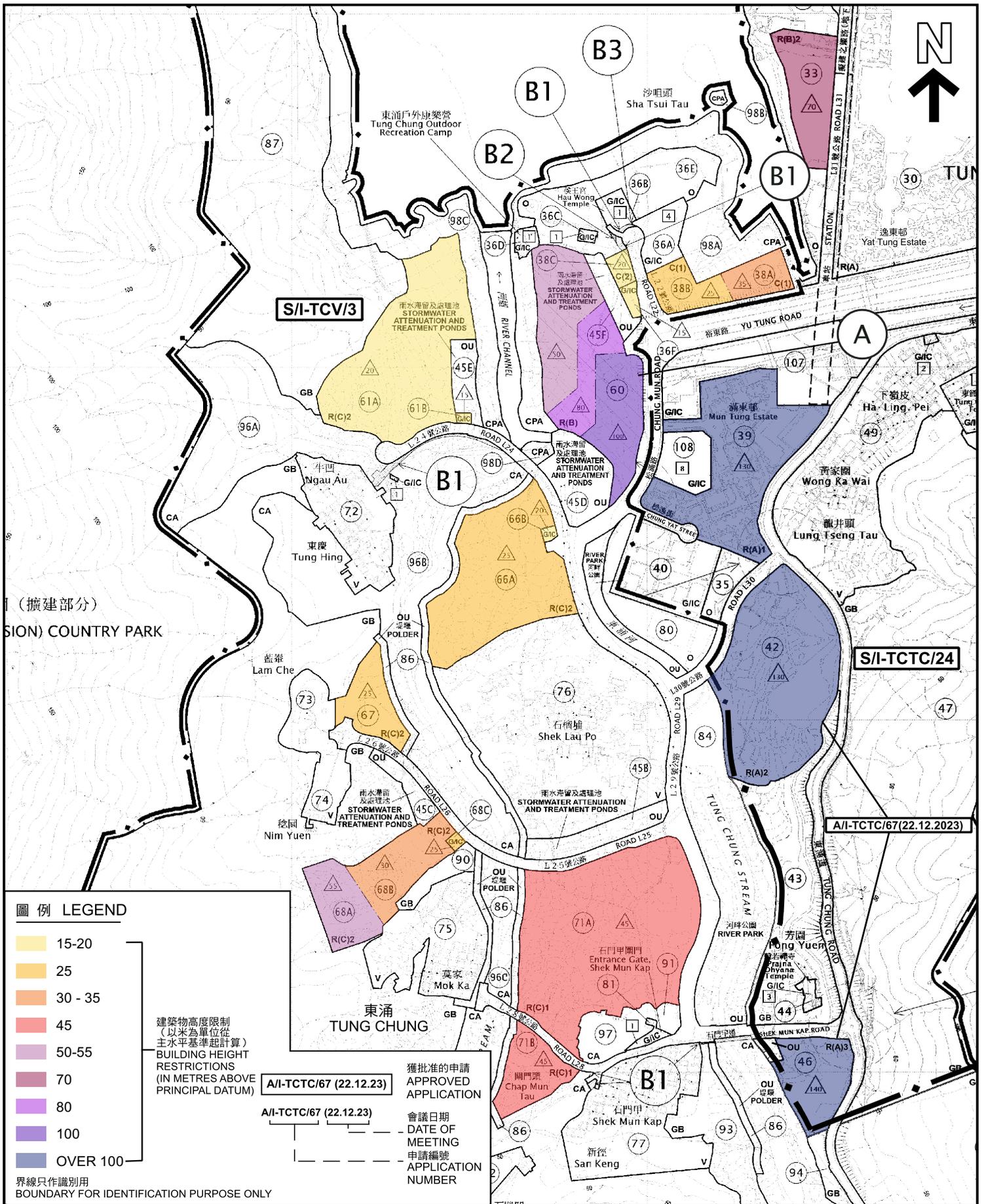
**規劃署**  
Planning Department

本圖於2026年2月4日擬備，所根據的資料為攝於2025年9月4日的實地照片

PLAN PREPARED ON 4.2.2026  
BASED ON SITE PHOTOS  
TAKEN ON 4.9.2025

參考編號  
REFERENCE No.  
R/S/I-TCV/3-1 to 9

圖 PLAN  
H-6k



本摘要圖於2026年3月5日擬備  
EXTRACT PLAN PREPARED ON 5.3.2026

**東涌西建築物高度限制**  
**BUILDING HEIGHT RESTRICTION OF TUNG CHUNG WEST**

就東涌谷分區計劃大綱草圖編號 S/I-TCV/3  
提出的申述個案編號 R 1 至 R 9 作出考慮  
CONSIDERATION OF REPRESENTATIONS No. R1 TO R9  
TO THE DRAFT TUNG CHUNG VALLEY OUTLINE ZONING PLAN  
No. S/I-TCV/3

SCALE 1:7 000 比例尺

米 METRES 100 0 100 200 300 米 METRES

**規劃署**  
Planning Department

參考編號  
REFERENCE No.

R/S/I-TCV/3-1 to 9

圖 PLAN

H-7