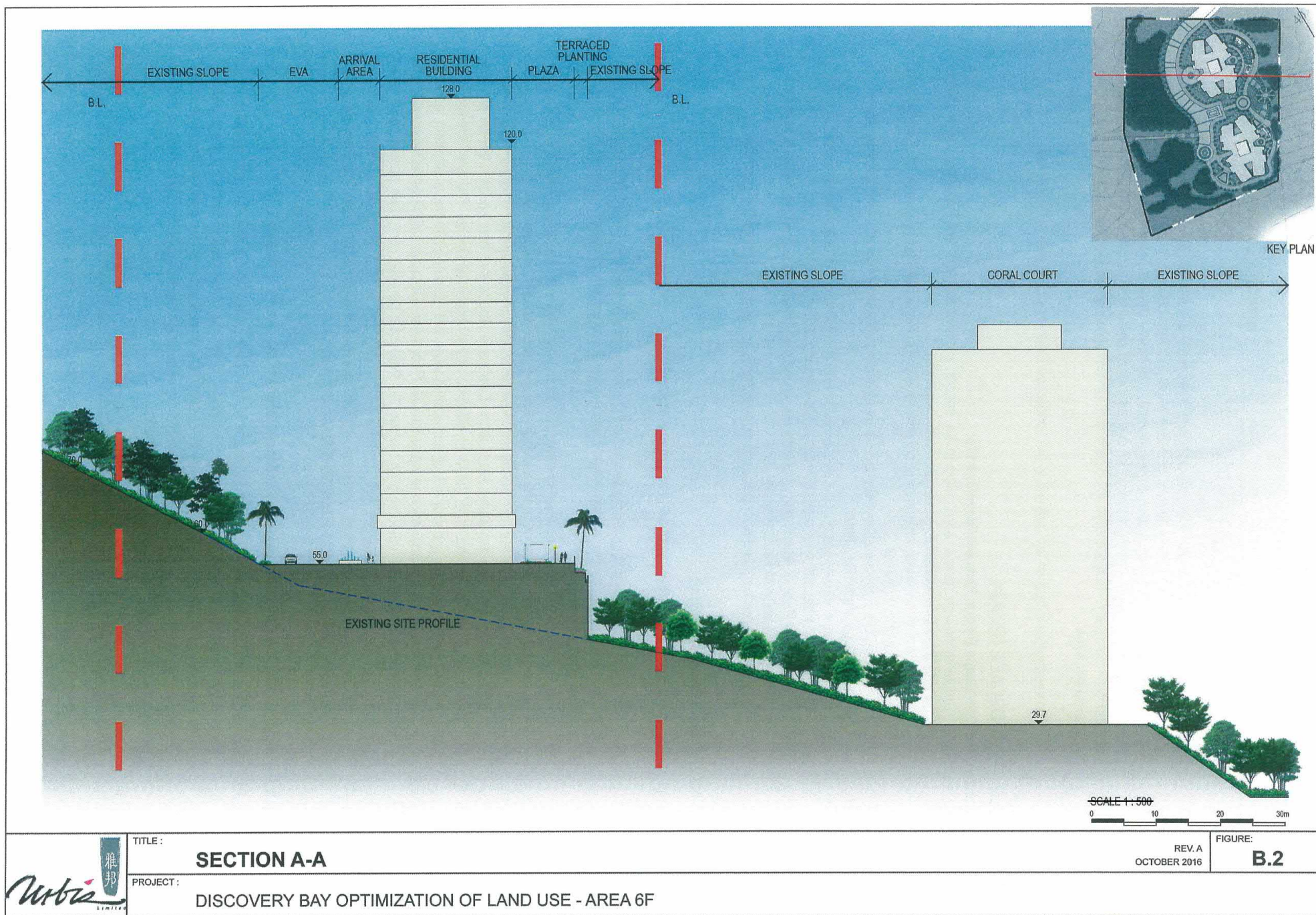


(來源：申請人於2016年10月27日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 27.10.2016)

參考編號  
REFERENCE No.  
M/LI/24/7

繪圖  
DRAWING  
1a



(來源：申請人於2016年10月27日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 27.10.2016)

參考編號  
REFERENCE No.  
M/LI/24/7

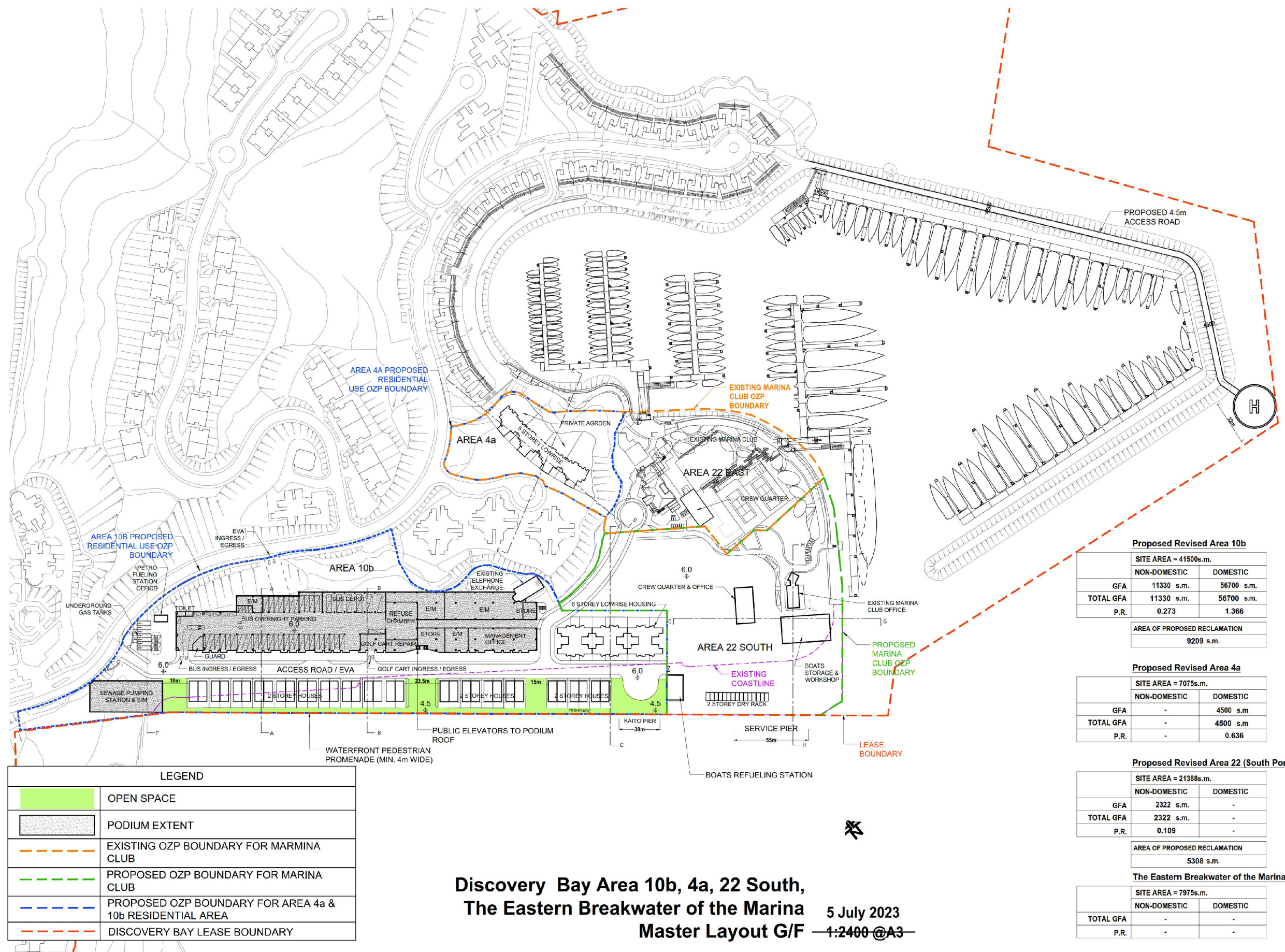
繪圖  
DRAWING  
1b



(來源：申請人於2016年10月27日提交)  
(SOURCE : SUBMITTED BY APPLICANT ON 27.10.2016)


參考編號  
REFERENCE No.  
M/LI/24/7

繪圖  
DRAWING  
1c



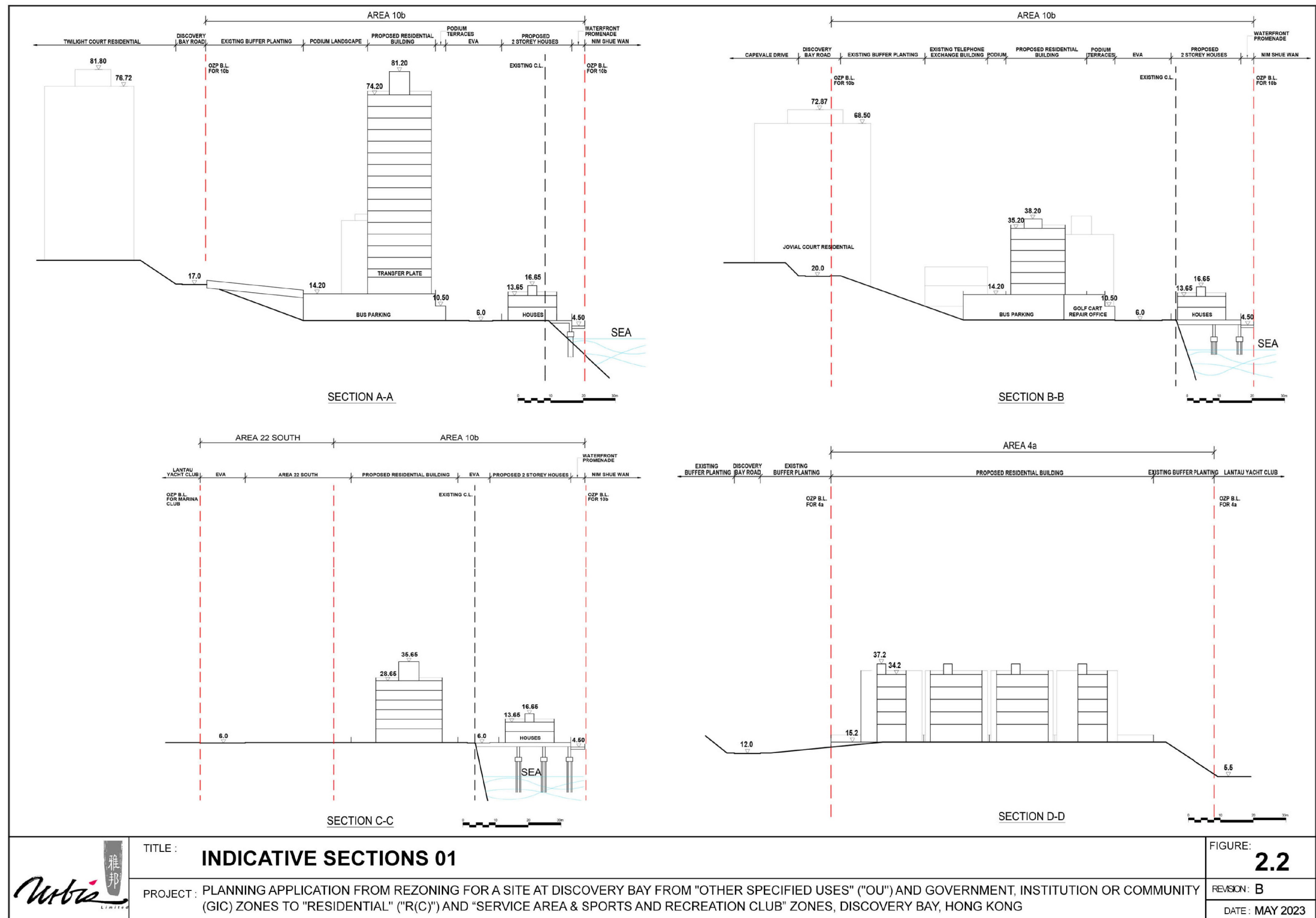
(來源：申請人於2023年7月27日提交)  
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)



	<p>TITLE : <b>LANDSCAPE MASTER PLAN</b></p> <p>PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA &amp; SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG</p>	<p>FIGURE : <b>C.1</b></p> <p>REVISION : <b>A</b></p> <p>DATE : <b>JULY 2023</b></p>
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(來源：申請人於2023年7月27日提交)  
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

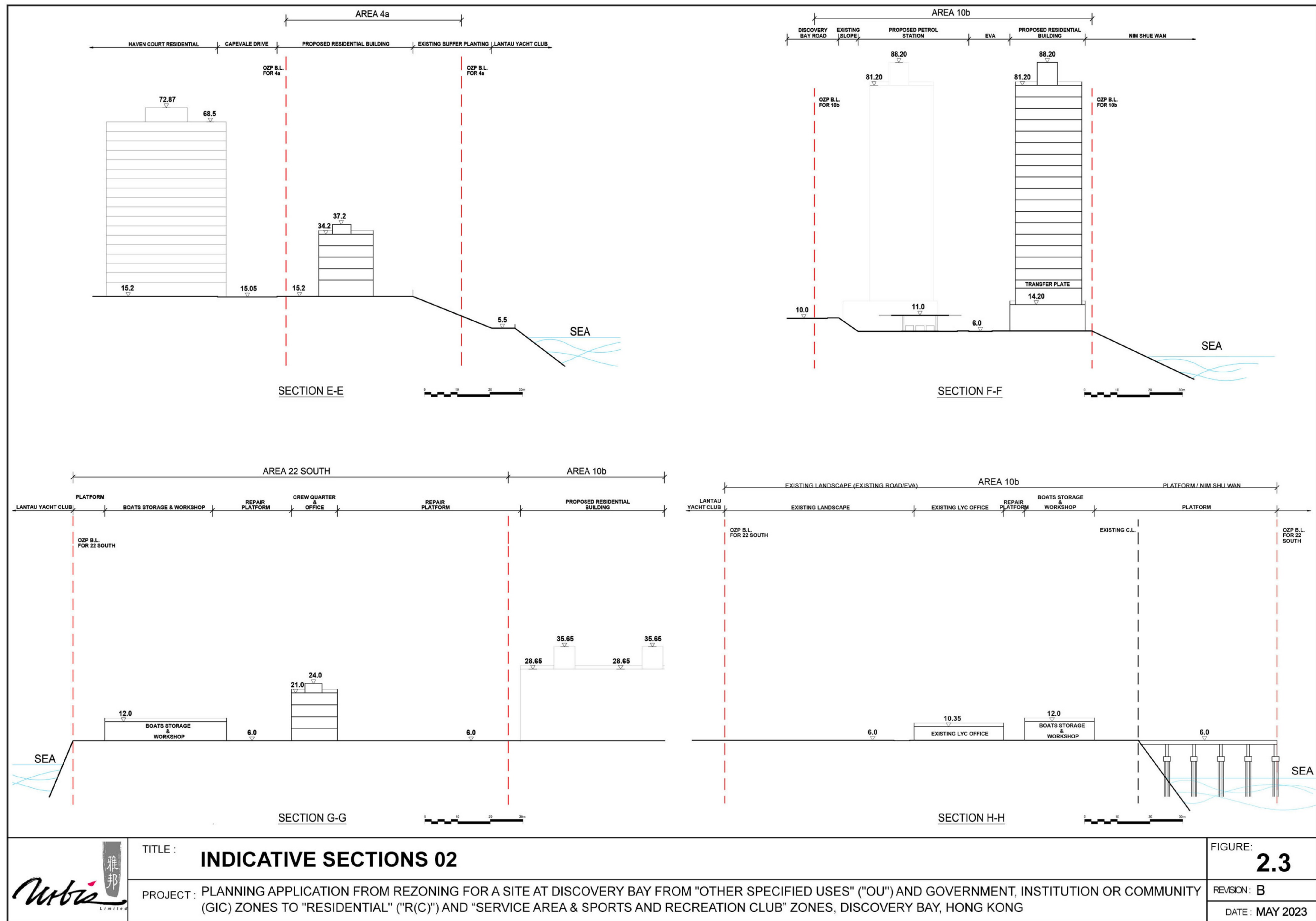
<p>參考編號 REFERENCE No. <b>M/LI/24/7</b></p>	<p>繪圖 <b>DRAWING</b> <b>2b</b></p>
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(來源：申請人於2023年7月27日提交)  
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號  
REFERENCE No.  
M/LI/24/7

繪圖 DRAWING  
2c



TITLE : **INDICATIVE SECTIONS 02**

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE: **2.3**

REVISION: B

DATE: MAY 2023

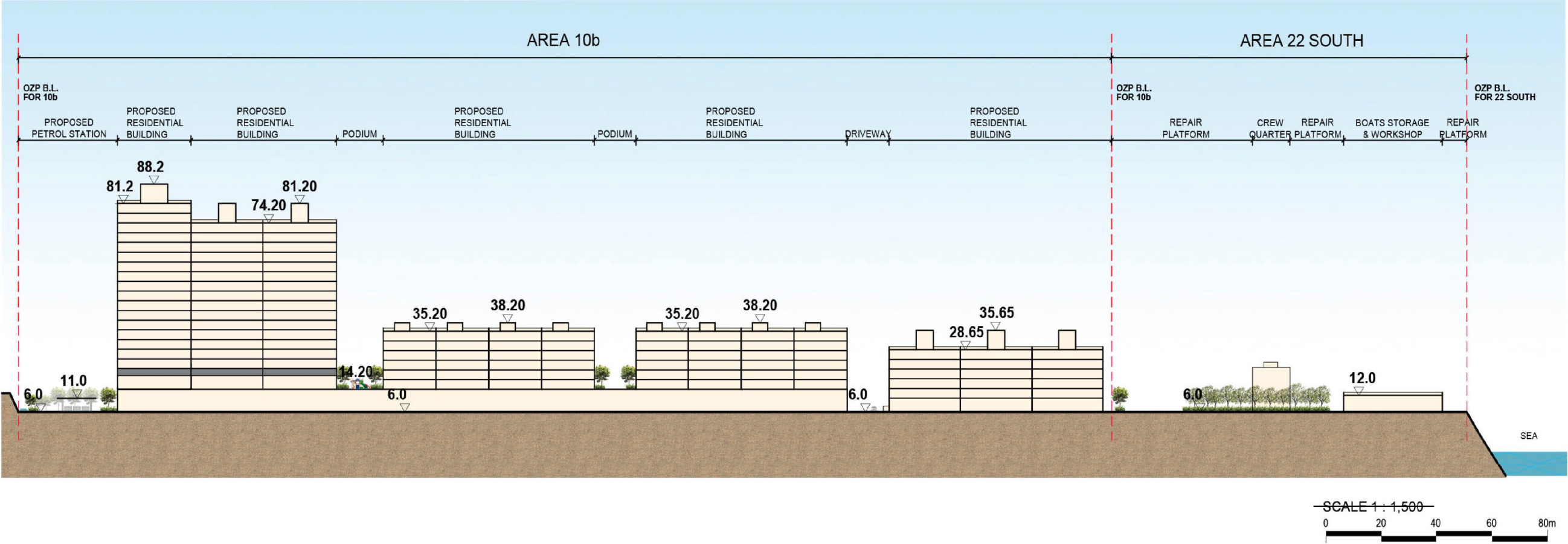
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(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號  
REFERENCE No.  
M/LI/24/7

繪圖 DRAWING  
2d



KEY PLAN



TITLE : **SECTION I-I**

PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE : **C.10**

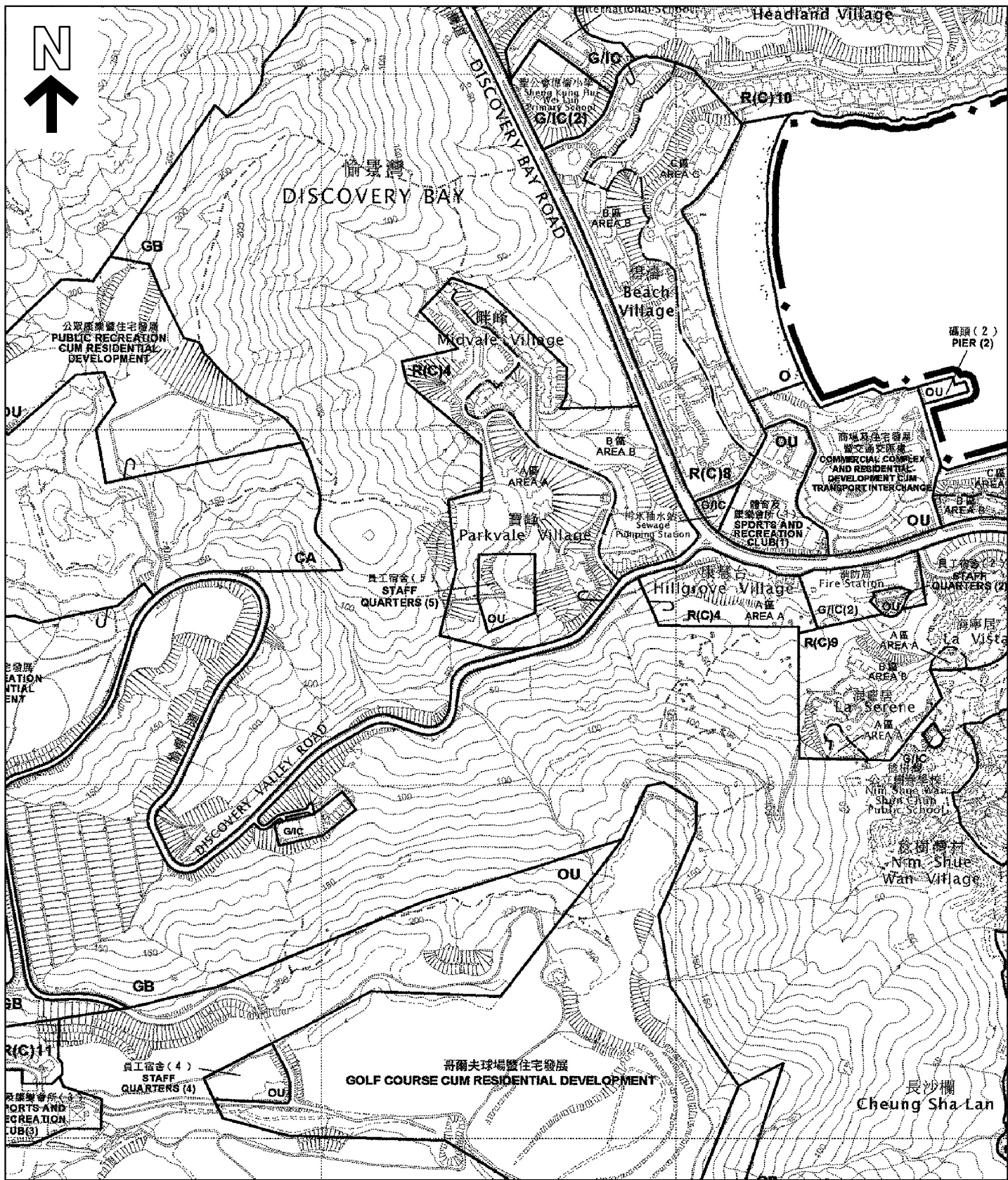
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DATE : JULY 2023

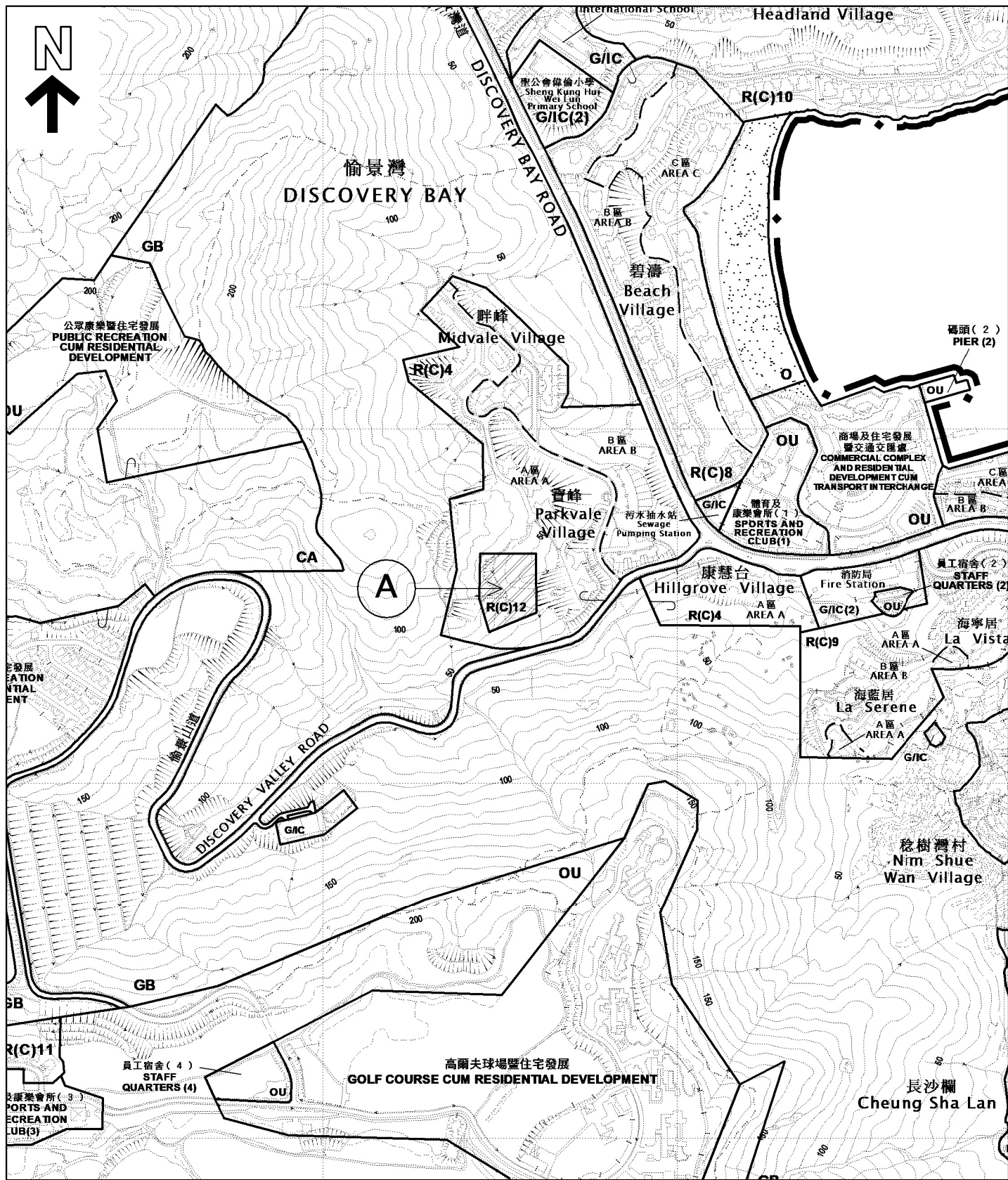
(來源：申請人於2023年7月27日提交)  
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號  
REFERENCE No.  
M/LI/24/7

繪圖 DRAWING  
2e



愉景灣分區計劃大綱核准圖編號 S/I-D B/4  
THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4



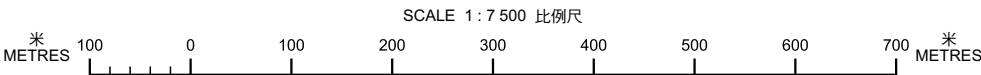
愉景灣分區計劃大綱核准圖編號 S/I-D B/4 的擬議修訂  
PROPOSED AMENDMENT TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

A 擬議修訂項目  
PROPOSED AMENDMENT ITEM

本摘要圖於2024年3月11日擬備，  
所根據的資料為於2005年2月1日  
核准的分區計劃大綱圖編號S/I-DB/4  
EXTRACT PLAN PREPARED ON 11.3.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/I-DB/4 APPROVED ON 1.2.2005

位置圖 LOCATION PLAN

愉景灣分區計劃大綱核准圖編號 S/I-D B/4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

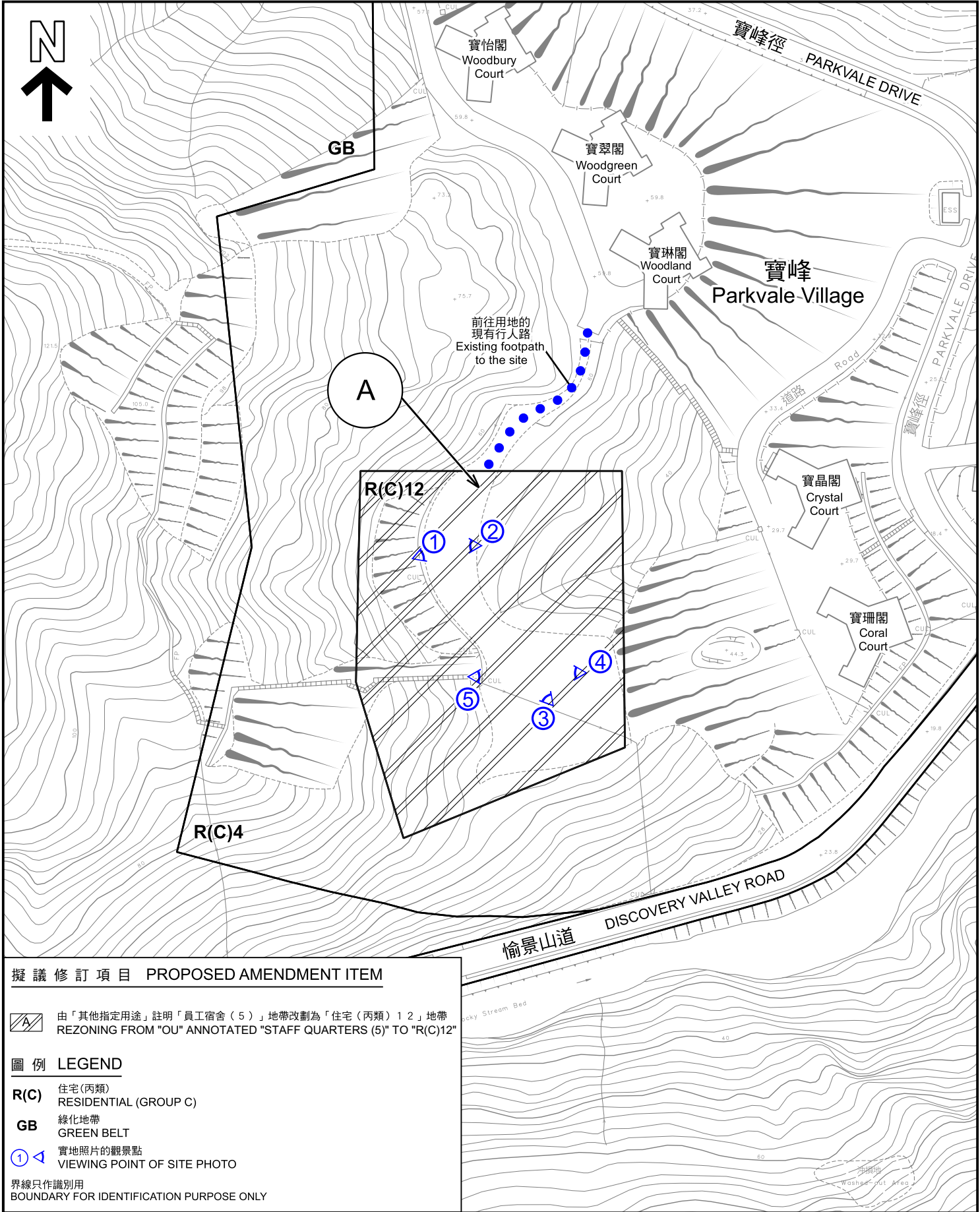


規劃署  
PLANNING DEPARTMENT



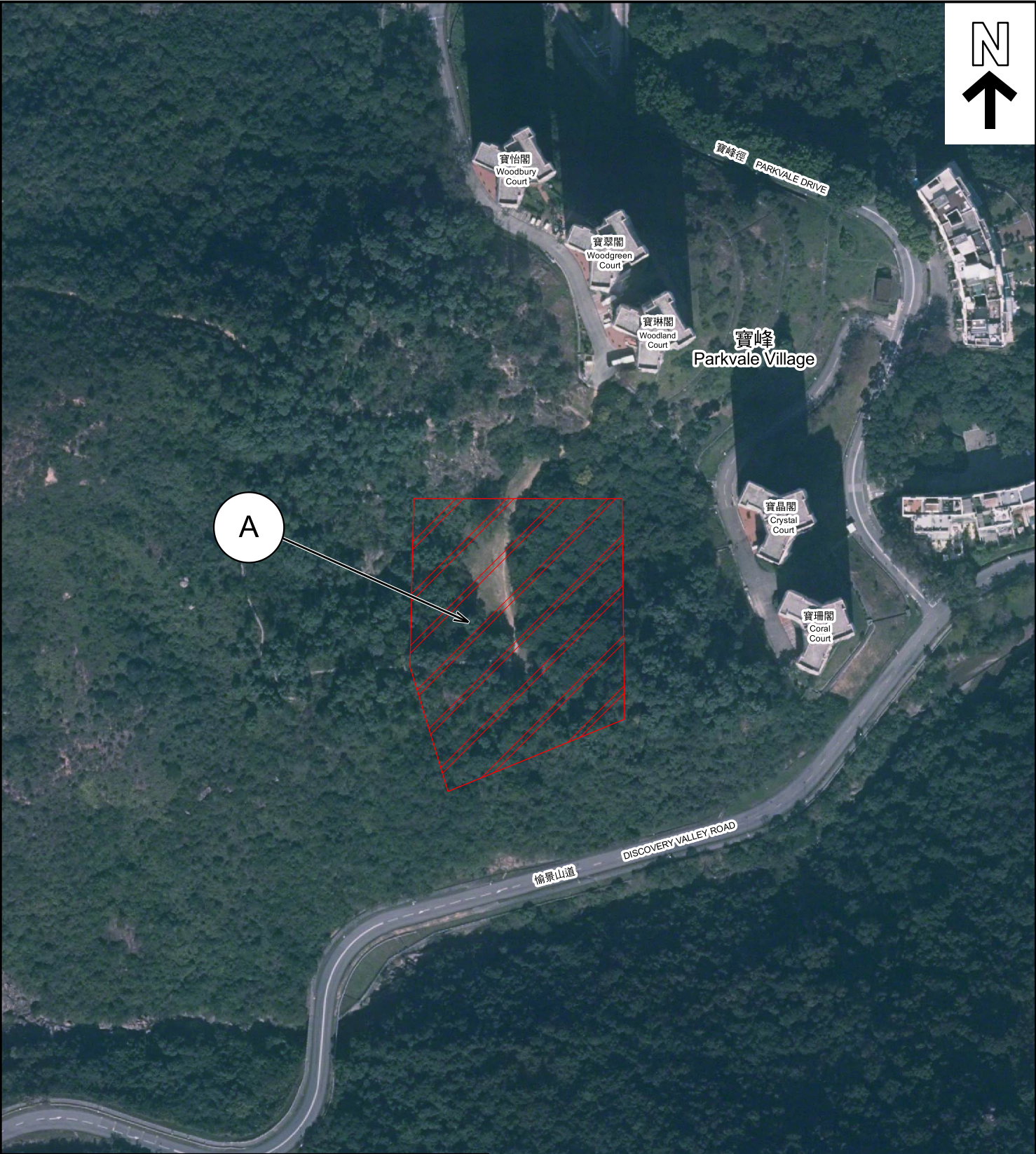
參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
1a



擬議修訂項目 PROPOSED AMENDMENT ITEM	
	由「其他指定用途」註明「員工宿舍(5)」地帶改劃為「住宅(丙類)12」地帶 REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (5)" TO "R(C)12"
圖例 LEGEND	
<b>R(C)</b>	住宅(丙類) RESIDENTIAL (GROUP C)
<b>GB</b>	綠化地帶 GREEN BELT
	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		規劃署 PLANNING DEPARTMENT	
本摘要圖於2024年3月11日擬備， 所根據的資料為測量圖編號10-SW-3B及D EXTRACT PLAN PREPARED ON 11.3.2024 BASED ON SURVEY SHEETS No. 10-SW-3B&D		參考編號 REFERENCE No. M/LI/24/7	
愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂 PROPOSED AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4		圖 PLAN 1b	
SCALE 1:1 500 比例尺 米 25 0 25 50 米 METRES			



**擬議修訂項目 PROPOSED AMENDMENT ITEM**

 由「其他指定用途」註明「員工宿舍（5）」地帶改劃為「住宅（丙類）12」地帶  
REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (5)" TO "R(C)12"

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

<p>本摘要圖於2024年3月11日擬備，所根據的資料為真數碼正射影像圖(2022年12月)</p> <p>EXTRACT PLAN PREPARED ON 11.3.2024 BASED ON TRUE DIGITAL ORTHOPHOTO (DEC 2022)</p>	<p><u>航攝照片 AERIAL PHOTO</u></p> <p>愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂</p> <p>PROPOSED AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4</p>	<p>規劃署 PLANNING DEPARTMENT</p> 	
		<p>參考編號 REFERENCE No. M/LI/24/7</p>	<p>圖 PLAN 1c</p>

寶翠閣  
Woodgreen  
Court

寶琳閣  
Woodland  
Court

寶晶閣  
Crystal Court

寶珊閣  
Coral Court

1



2



3



界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

## 實地照片 SITE PHOTOS

本圖於2024年3月11日擬備，所根據的資料為攝於2024年2月5日的實地照片  
PLAN PREPARED ON 11.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

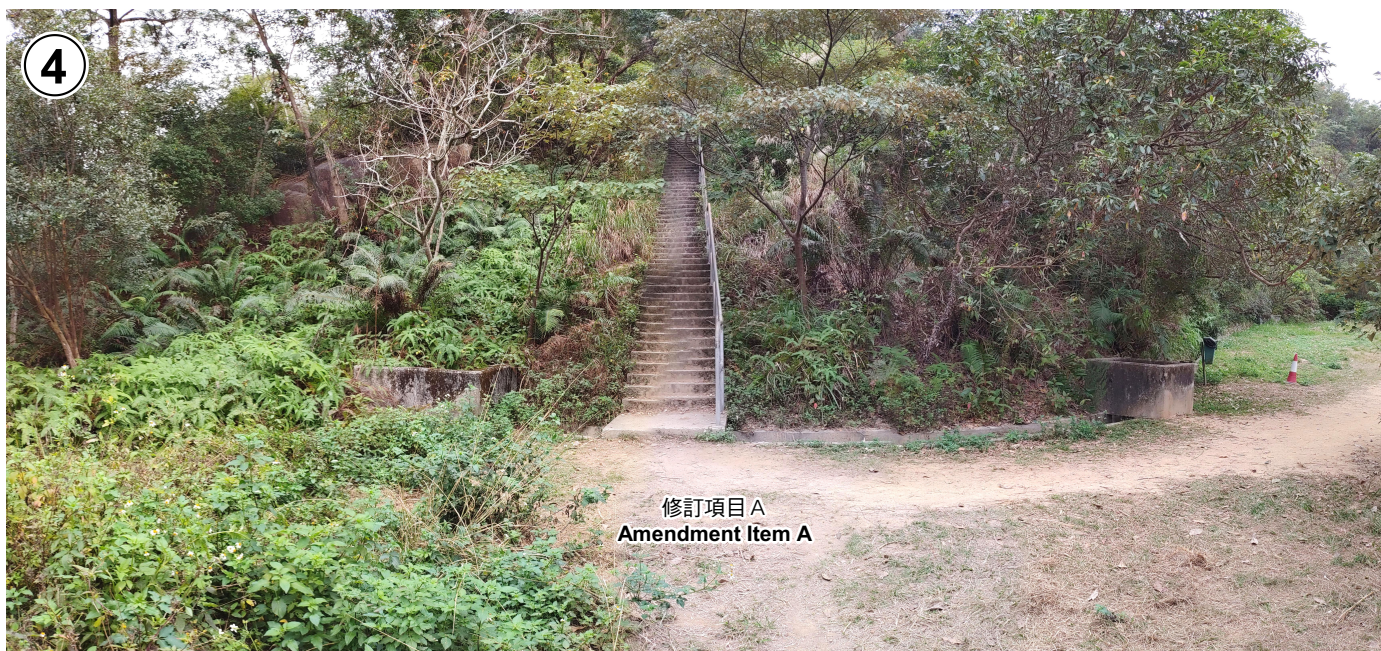
愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
1d



## 實地照片 SITE PHOTOS

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

本圖於2024年3月11日擬備，所根據的  
資料為攝於2024年2月5日的實地照片  
PLAN PREPARED ON 11.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

規劃署  
PLANNING  
DEPARTMENT

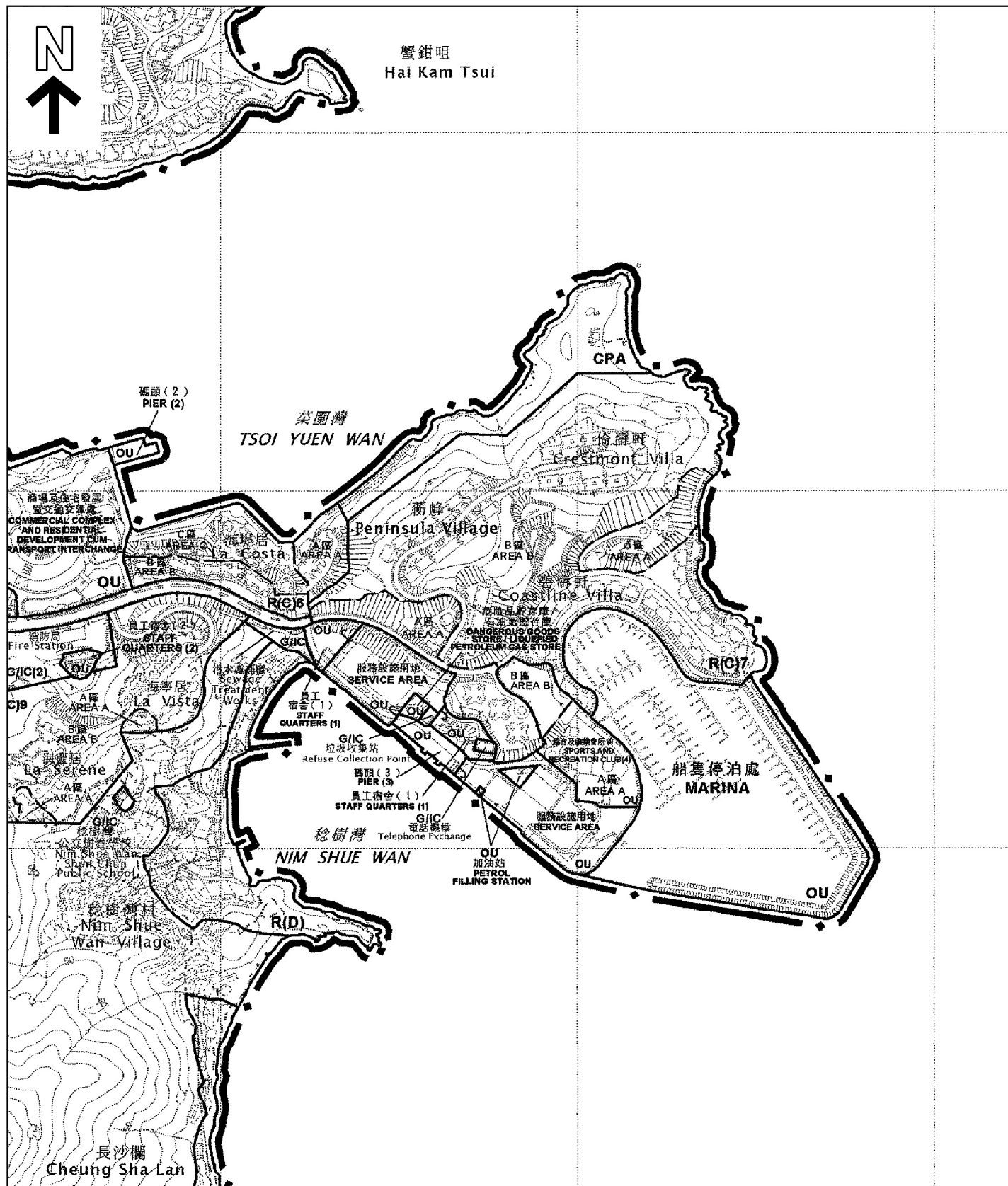


參考編號  
REFERENCE No.

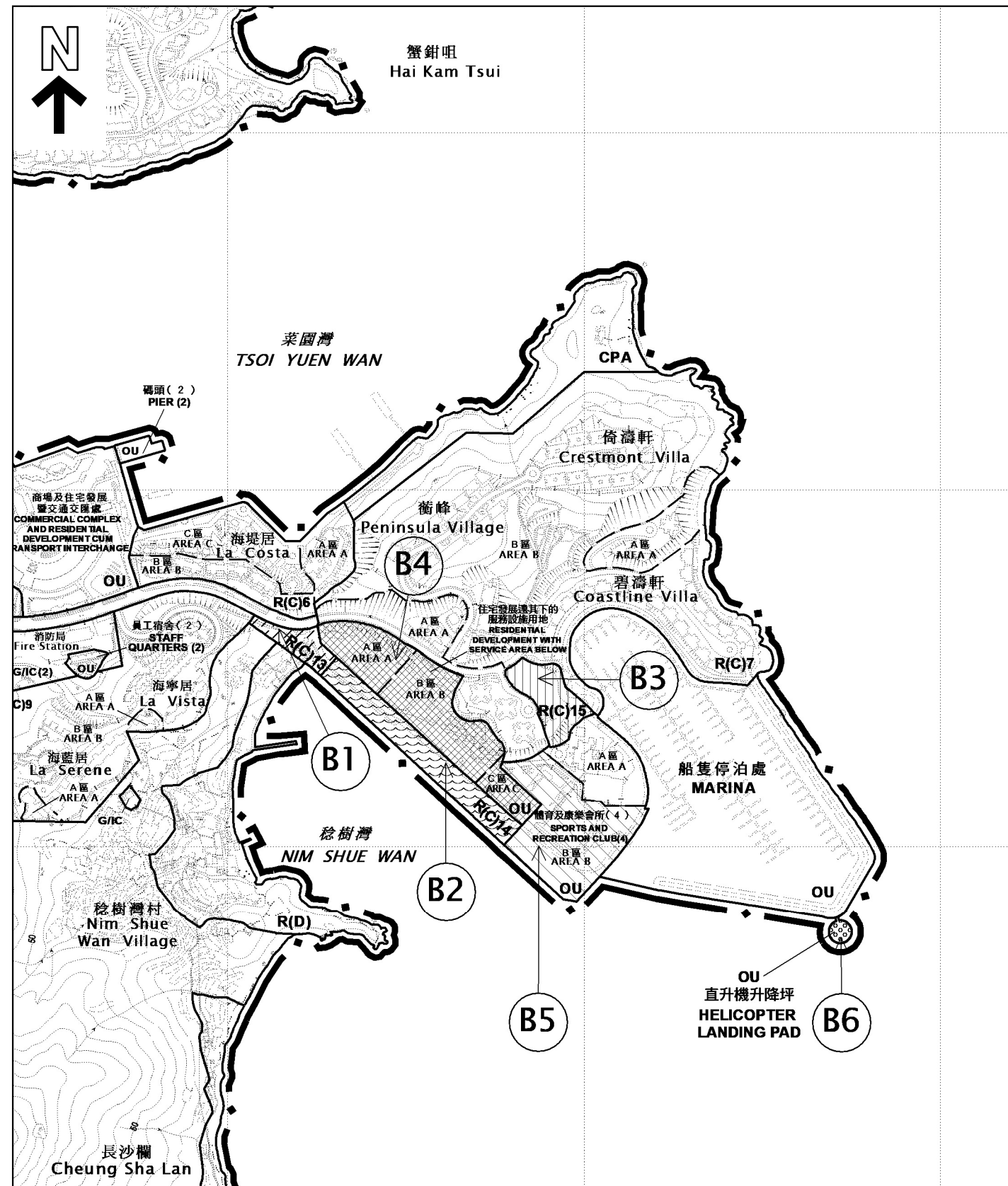
M/LI/24/7

圖 PLAN

1e



愉景灣分區計劃大綱核准圖編號 S/I-D B/4  
THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4



愉景灣分區計劃大綱核准圖編號 S/I-D B/4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

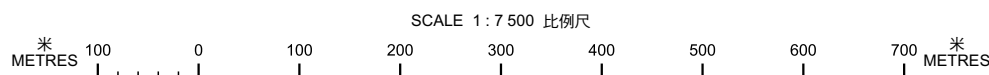
Ⓑ1 Ⓑ2 Ⓑ3  
Ⓑ4 Ⓑ5 Ⓑ6

擬議修訂項目  
PROPOSED AMENDMENT ITEMS

本摘要圖於2024年3月11日擬備，  
所根據的資料為於2005年2月1日  
核准的分區計劃大綱圖編號S/I-DB/4  
EXTRACT PLAN PREPARED ON 11.3.2024  
BASED ON OUTLINE ZONING PLAN No.  
S/I-DB/4 APPROVED ON 1.2.2005

## 位置圖 LOCATION PLAN

愉景灣分區計劃大綱核准圖編號 S/I-D B/4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

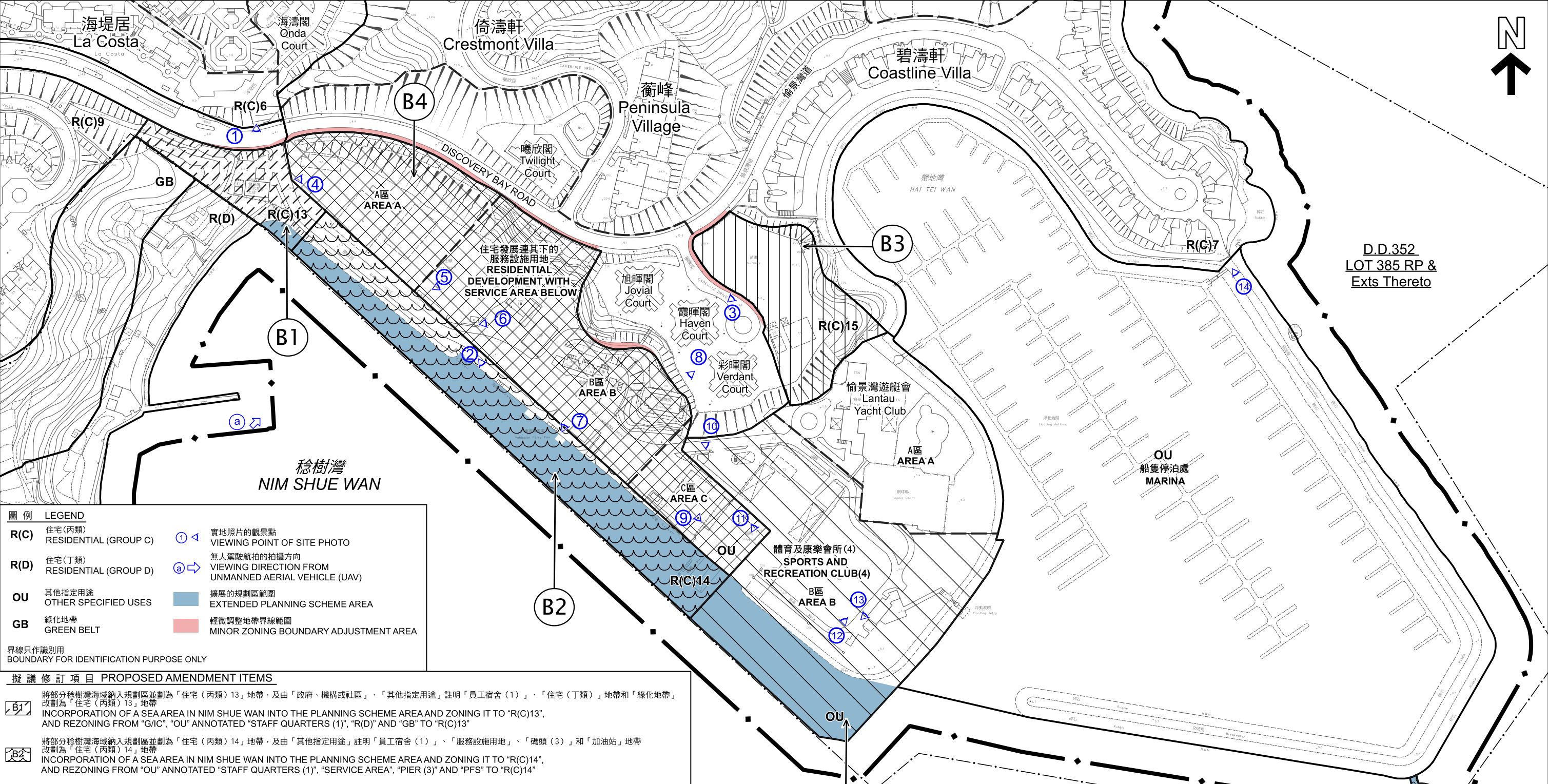


規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2a



圖例 LEGEND	
R(C)	住宅(丙類) RESIDENTIAL (GROUP C)
R(D)	住宅(丁類) RESIDENTIAL (GROUP D)
OU	其他指定用途 OTHER SPECIFIED USES
GB	綠化地帶 GREEN BELT
① ◀	實地照片的觀景點 VIEWING POINT OF SITE PHOTO
a ➡	無人駕駛航拍的拍攝方向 VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)
Blue shaded area	擴展的規劃區範圍 EXTENDED PLANNING SCHEME AREA
Red shaded area	輕微調整地帶界線範圍 MINOR ZONING BOUNDARY ADJUSTMENT AREA
界線只作識別用 BOUNDARY FOR IDENTIFICATION PURPOSE ONLY	

擬議修訂項目 PROPOSED AMENDMENT ITEMS	
B1	將部分稔樹灣海域納入規劃區並劃為「住宅(丙類)13」地帶，及由「政府、機構或社區」、「其他指定用途」註明「員工宿舍(1)」、「住宅(丁類)」地帶和「綠化地帶」改劃為「住宅(丙類)13」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "R(C)13", AND REZONING FROM "G/IC", "OU" ANNOTATED "STAFF QUARTERS (1)", "R(D)" AND "GB" TO "R(C)13"
B2	將部分稔樹灣海域納入規劃區並劃為「住宅(丙類)14」地帶，及由「其他指定用途」註明「員工宿舍(1)」、「服務設施用地」、「碼頭(3)」和「加油站」地帶改劃為「住宅(丙類)14」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "R(C)14", AND REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (1)", "SERVICE AREA", "PIER (3)" AND "PFS" TO "R(C)14"
B3	由「其他指定用途」註明「體育及康樂會所(4)」和「住宅(丙類)7」地帶改劃為「住宅(丙類)15」地帶 REZONING FROM "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "R(C)7" TO "R(C)15"
B4	由「其他指定用途」註明「員工宿舍(1)」、「服務設施用地」、「危險品貯存庫/石油氣貯存庫」、「碼頭(3)」、「加油站」、「政府、機構或社區」和「住宅(丙類)7」地帶改劃為「其他指定用途」註明「住宅發展連其下的服務設施用地」地帶及於圖則上訂明支區 REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (1)", "SERVICE AREA", "DANGEROUS GOODS STORE/LIQUEFIED PETROLEUM GAS STORE", "PIER (3)" AND "PFS", "G/IC" AND "R(C)7" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH SERVICE AREA BELOW" AND STIPULATING SUB-AREAS ON THE PLAN
B5	將部分稔樹灣海域納入規劃區並劃為「其他指定用途」註明「體育及康樂會所(4)」地帶並訂明為B區，及由「其他指定用途」註明「服務設施用地」、「船隻停泊處」和「加油站」地帶改劃為「其他指定用途」註明「體育及康樂會所(4)」地帶並訂明為B區 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND STIPULATING AS AREA B, AND REZONING FROM "OU" ANNOTATED "SERVICE AREA", "MARINA" AND "PFS" TO "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND STIPULATING AS AREA B
B6	將部分稔樹灣海域納入規劃區並劃為「其他指定用途」註明「直升機升降坪」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "OU" ANNOTATED "HELICOPTER LANDING PAD"

本摘要圖於2024年3月11日擬備，  
所根據的資料為測量圖編號  
10-SW-4A、B、C及D

EXTRACT PLAN PREPARED ON  
11.3.2024 BASED ON SURVEY SHEETS  
No. 10-SW-4A,B,C&D

平面圖 SITE PLAN

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂

PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

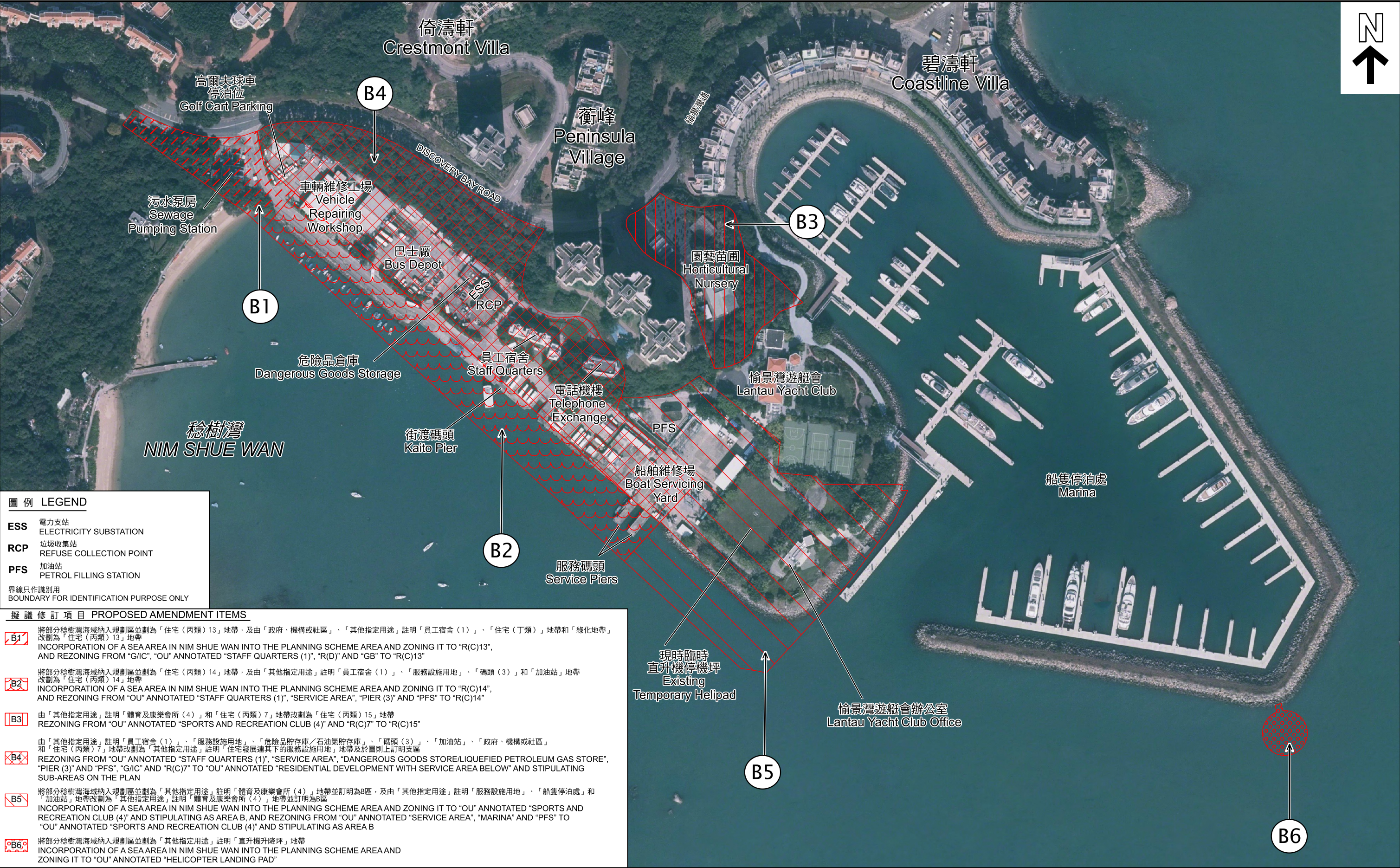
SCALE 1:2 500 比例尺

米 50 0 50 100 150 200 米  
METRES

規劃署  
PLANNING DEPARTMENT

參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2b



**圖例 LEGEND**

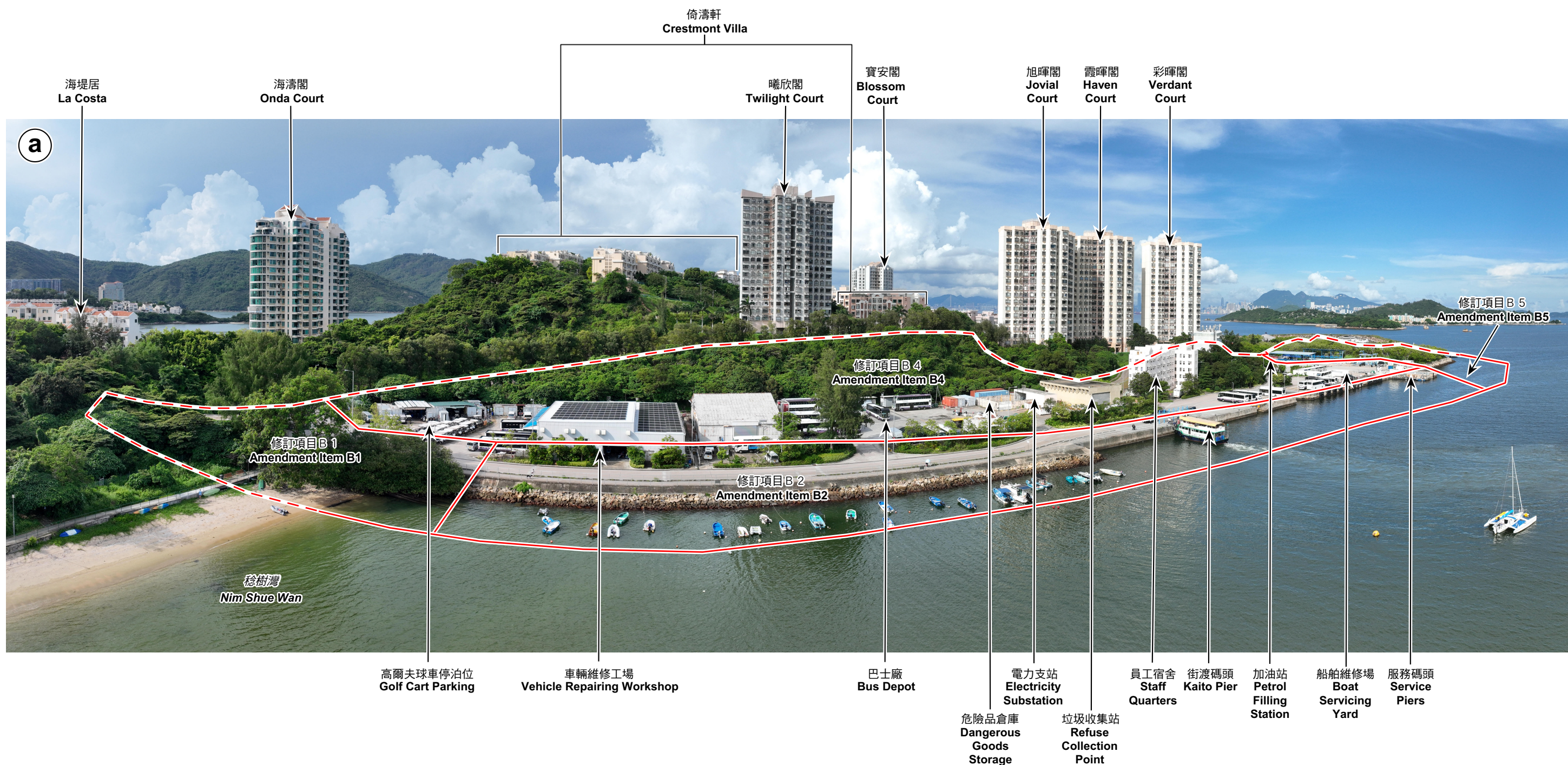
**ESS** 電力支站  
ELECTRICITY SUBSTATION

**RCP** 垃圾收集站  
REFUSE COLLECTION POINT

**PFS** 加油站  
PETROL FILLING STATION

界線只作識別用  
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

擬議修訂項目 PROPOSED AMENDMENT ITEMS	
<div><div></div><div>B1</div></div>	將部分稔樹灣海域納入規劃區並劃為「住宅（丙類）13」地帶，及由「政府、機構或社區」、「其他指定用途」註明「員工宿舍（1）」、「住宅（丁類）」地帶和「綠化地帶」改劃為「住宅（丙類）13」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "R(C)13", AND REZONING FROM "G/IC", "OU" ANNOTATED "STAFF QUARTERS (1)", "R(D)" AND "GB" TO "R(C)13"
<div><div></div><div>B2</div></div>	將部分稔樹灣海域納入規劃區並劃為「住宅（丙類）14」地帶，及由「其他指定用途」註明「員工宿舍（1）」、「服務設施用地」、「碼頭（3）」和「加油站」地帶改劃為「住宅（丙類）14」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "R(C)14", AND REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (1)", "SERVICE AREA", "PIER (3)" AND "PFS" TO "R(C)14"
<div><div></div><div>B3</div></div>	由「其他指定用途」註明「體育及康樂會所（4）」和「住宅（丙類）7」地帶改劃為「住宅（丙類）15」地帶 REZONING FROM "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "R(C)7" TO "R(C)15"
<div><div></div><div>B4</div></div>	由「其他指定用途」註明「員工宿舍（1）」、「服務設施用地」、「危險品貯存庫／石油氣貯存庫」、「碼頭（3）」、「加油站」、「政府、機構或社區」和「住宅（丙類）7」地帶改劃為「其他指定用途」註明「住宅發展連其下的服務設施用地」地帶及於圖則上訂明支區 REZONING FROM "OU" ANNOTATED "STAFF QUARTERS (1)", "SERVICE AREA", "DANGEROUS GOODS STORE/LIQUEFIED PETROLEUM GAS STORE", "PIER (3)" AND "PFS", "G/IC" AND "R(C)7" TO "OU" ANNOTATED "RESIDENTIAL DEVELOPMENT WITH SERVICE AREA BELOW" AND STIPULATING SUB-AREAS ON THE PLAN
<div><div></div><div>B5</div></div>	將部分稔樹灣海域納入規劃區並劃為「其他指定用途」註明「體育及康樂會所（4）」地帶並訂明為B區，及由「其他指定用途」註明「服務設施用地」、「船隻停泊處」和「加油站」地帶改劃為「其他指定用途」註明「體育及康樂會所（4）」地帶並訂明為B區 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND STIPULATING AS AREA B, AND REZONING FROM "OU" ANNOTATED "SERVICE AREA", "MARINA" AND "PFS" TO "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND STIPULATING AS AREA B
<div><div></div><div>B6</div></div>	將部分稔樹灣海域納入規劃區並劃為「其他指定用途」註明「直升機升降坪」地帶 INCORPORATION OF A SEA AREA IN NIM SHUE WAN INTO THE PLANNING SCHEME AREA AND ZONING IT TO "OU" ANNOTATED "HELICOPTER LANDING PAD"



實地照片 SITE PHOTO

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

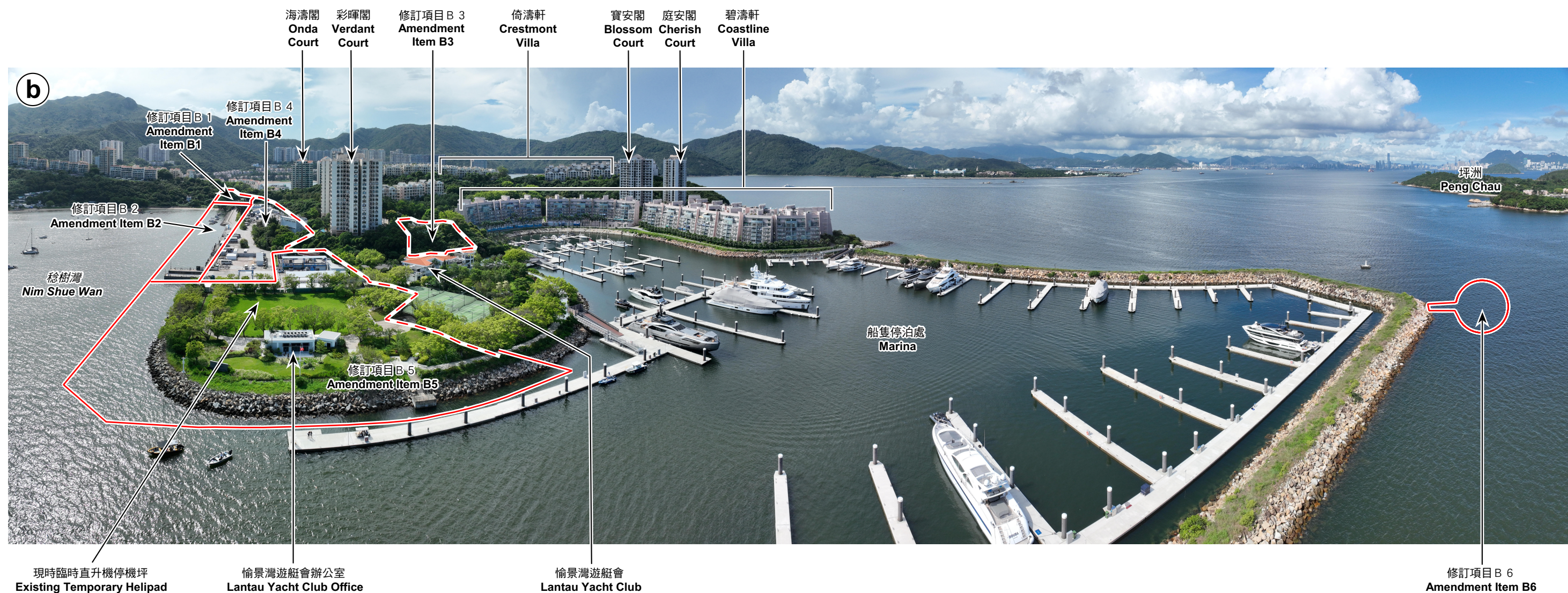
本圖於2024年2月28日擬備，所根據的  
資料為攝於2023年6月26日的無人駕駛航拍照片  
PLAN PREPARED ON 28.2.2024  
BASED ON UNMANNED AERIAL VEHICLE  
(UAV) PHOTO TAKEN ON 26.6.2023

規劃署  
PLANNING DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2d



實地照片 SITE PHOTO

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING DEPARTMENT

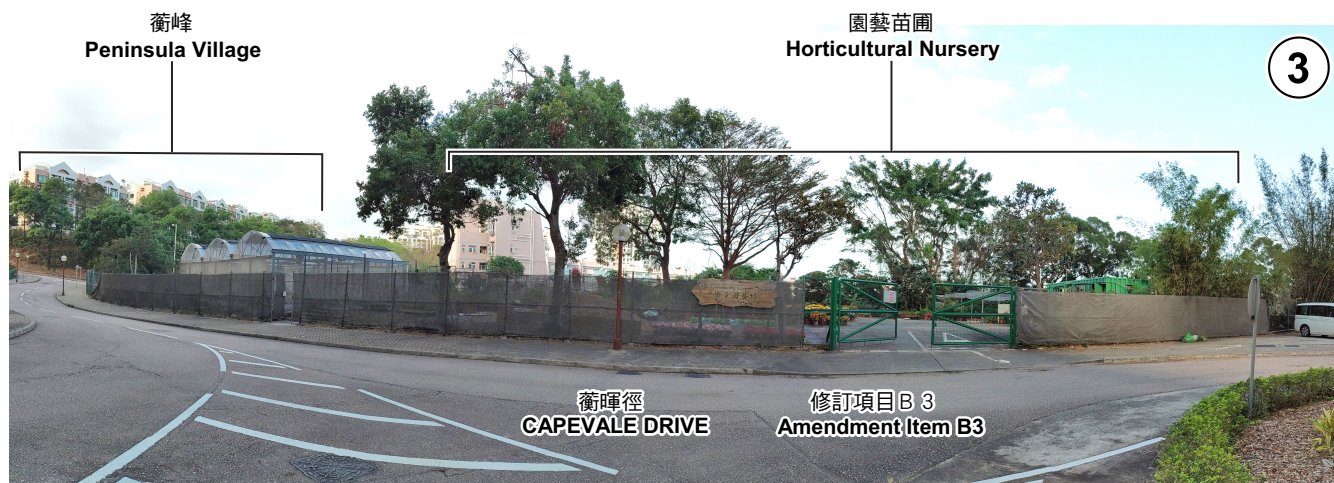


參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2e

本圖於2024年3月11日擬備，所根據的  
資料為攝於2023年6月26日的無人駕駛航拍照片

PLAN PREPARED ON 11.3.2024  
BASED ON UNMANNED AERIAL VEHICLE  
(UAV) PHOTO TAKEN ON 26.6.2023



### 實地照片 SITE PHOTOS

本圖於2024年3月12日擬備，所根據的資料為攝於2024年2月5日的實地照片  
PLAN PREPARED ON 12.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2f



## 實地照片 SITE PHOTOS

本圖於2024年3月12日擬備，所根據的資料為攝於2024年2月5日的實地照片  
PLAN PREPARED ON 12.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2g



### 實地照片 SITE PHOTOS

本圖於2024年3月12日擬備，所根據的資料為攝於2024年2月5日的實地照片

PLAN PREPARED ON 12.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
PROPOSED AMENDMENTS TO THE APPROVED  
DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.

M/LI/24/7

圖 PLAN  
2h



# 實地照片 SITE PHOTOS

本圖於2024年3月12日擬備，所根據的資料為攝於2024年2月5日的實地照片  
PLAN PREPARED ON 12.3.2024  
BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
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DISCOVERY BAY OUTLINE ZONING PLAN No. S/I-DB/4

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2i

愉景灣遊艇會辦公室  
Lantau Yacht Club Office



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修訂項目 B 6  
Amendment Item B6



# 實地照片 SITE PHOTOS

愉景灣分區計劃大綱核准圖編號 S / I - D B / 4 的擬議修訂  
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BASED ON SITE PHOTOS  
TAKEN ON 5.2.2024

規劃署  
PLANNING  
DEPARTMENT



參考編號  
REFERENCE No.  
M/LI/24/7

圖 PLAN  
2j