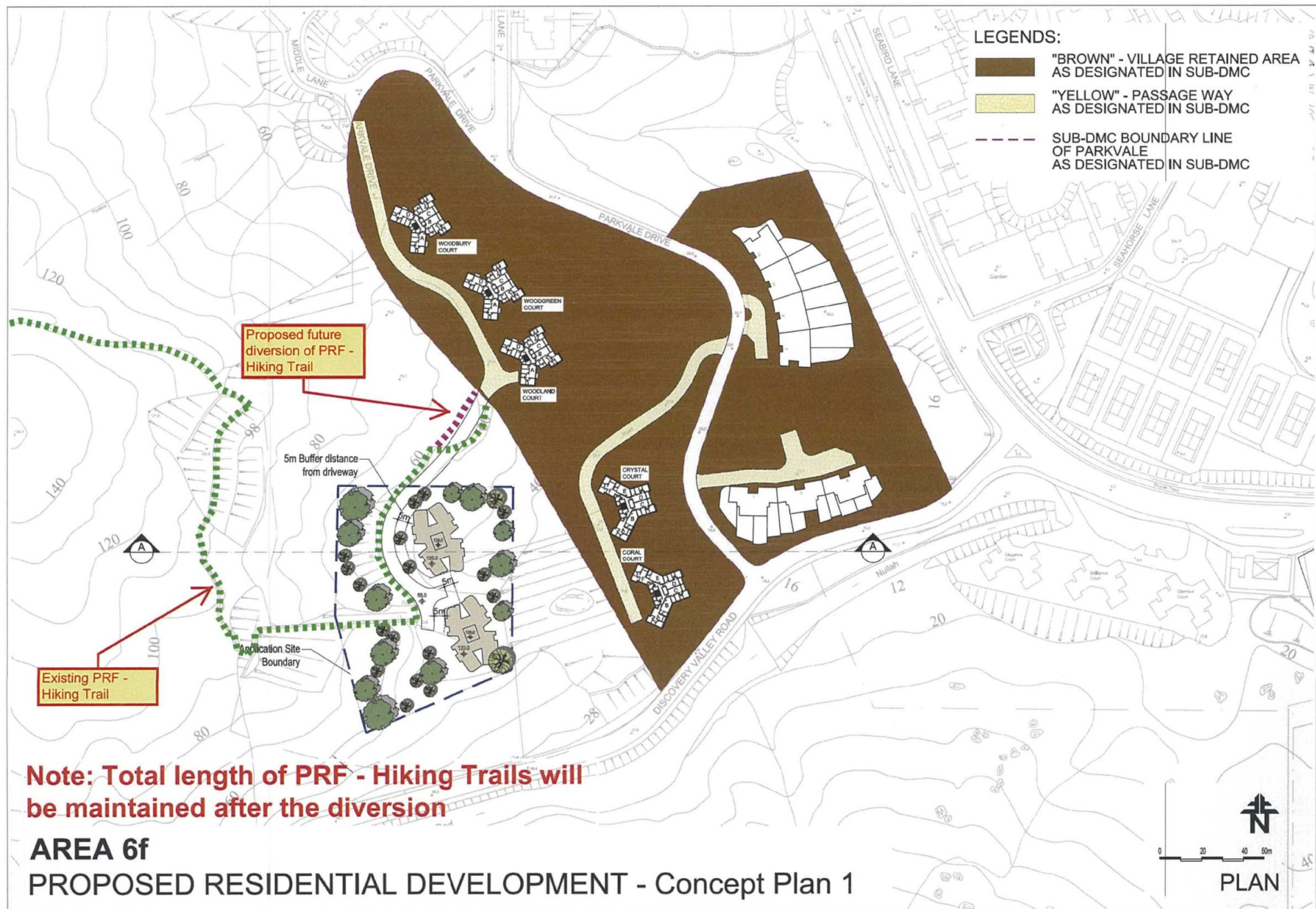


(來源：申請人於2016年10月27日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 27.10.2016)

參考編號
REFERENCE No.
Y/I-DB/2

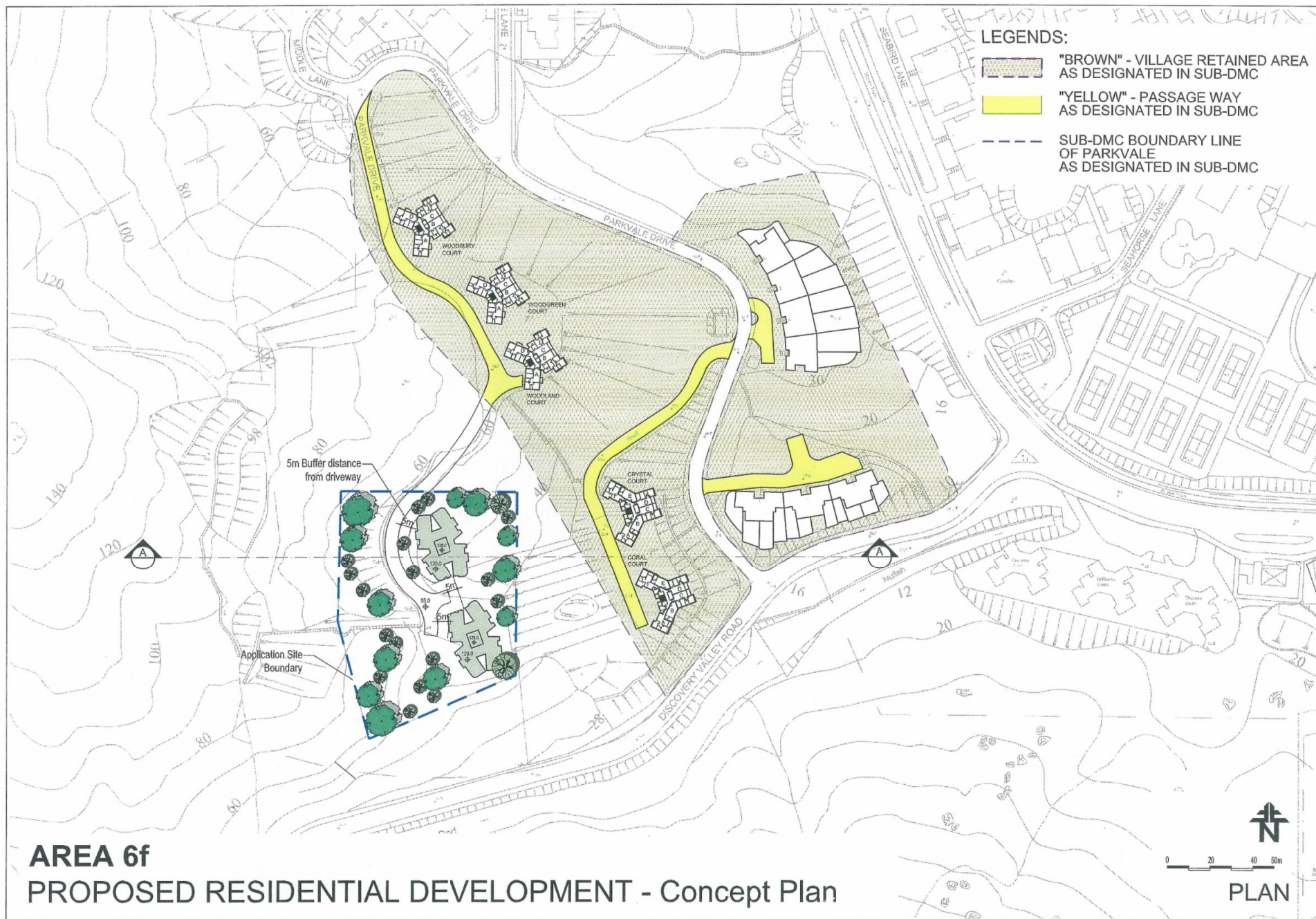
繪圖
DRAWING
FZ - 1a



(來源：申請人於2017年4月10日提交)
 (SOURCE : SUBMITTED BY APPLICANT ON 10.4.2017)

參考編號
 REFERENCE No.
Y/I-DB/2

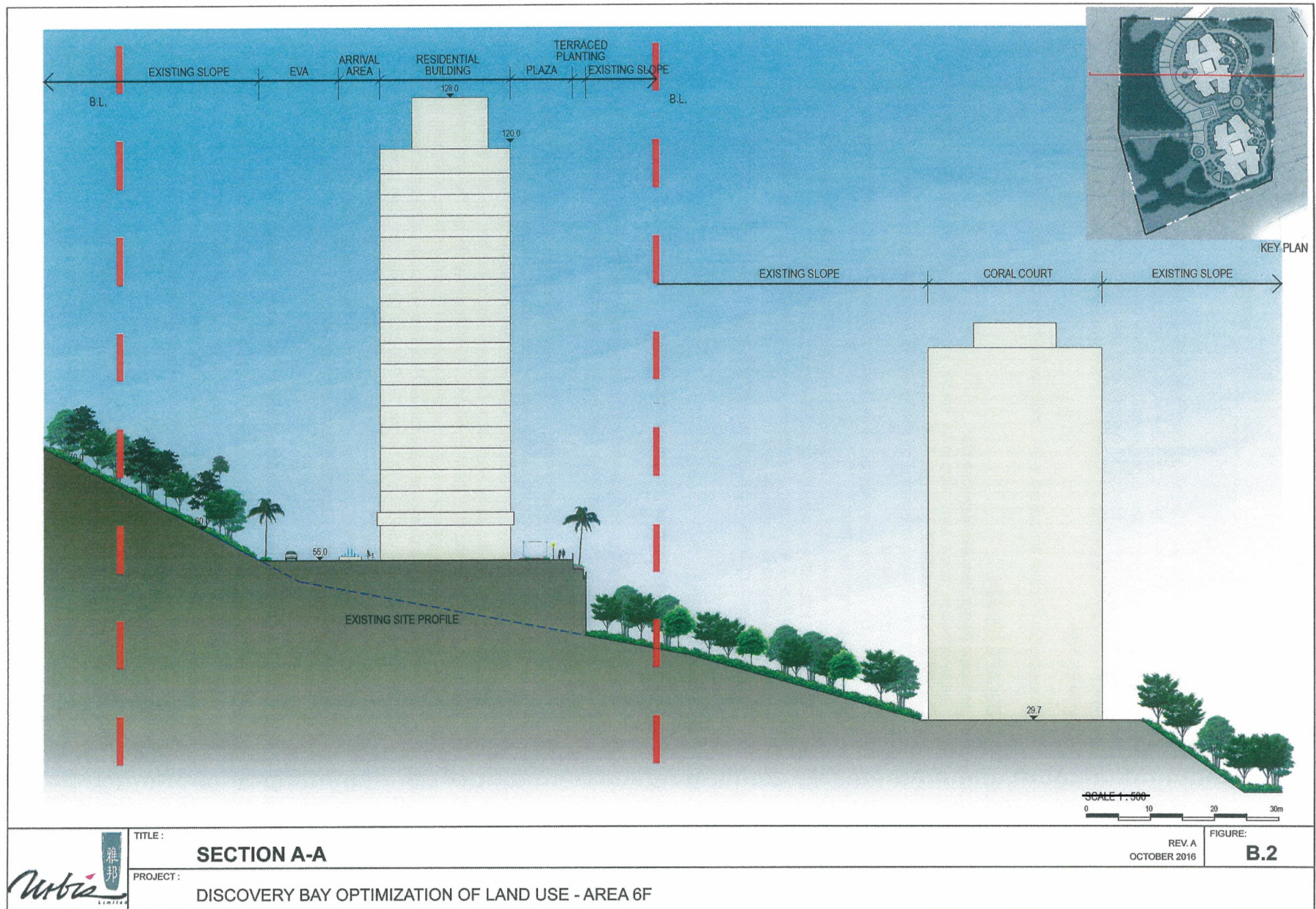
繪圖
DRAWING
FZ - 1b



(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.
 Y/I-DB/2

繪圖
 DRAWING
 FZ - 1c



(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.
Y/I-DB/2

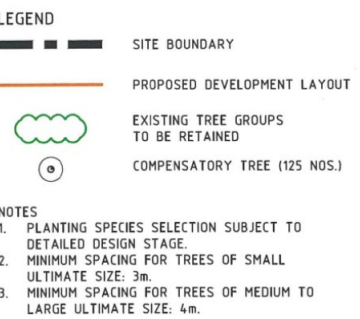
繪圖
DRAWING
FZ - 2



參考編號
REFERENCE No.
Y/I-DB/2

繪圖
DRAWING
FZ - 3

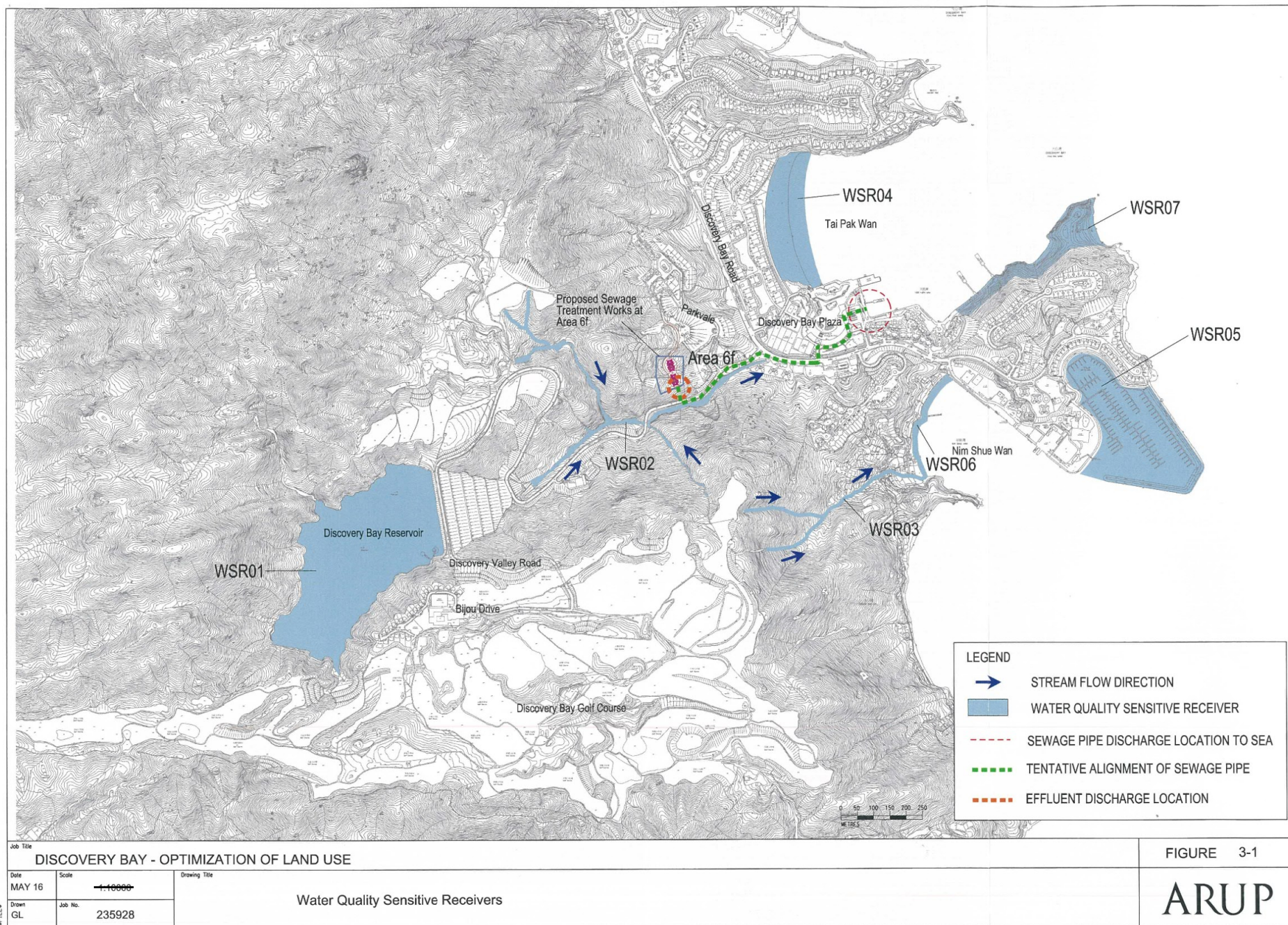
(來源：申請人於2016年10月27日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 27.10.2016)





 Planning, Urban Design, Landscape, Golf & Environmental Consultants
 Urbis Limited, 11/F Su On Centre, 188 Lockhart Road, Wan Chai, Hong Kong. Tel: 2802 3333 Fax: 2802 6662

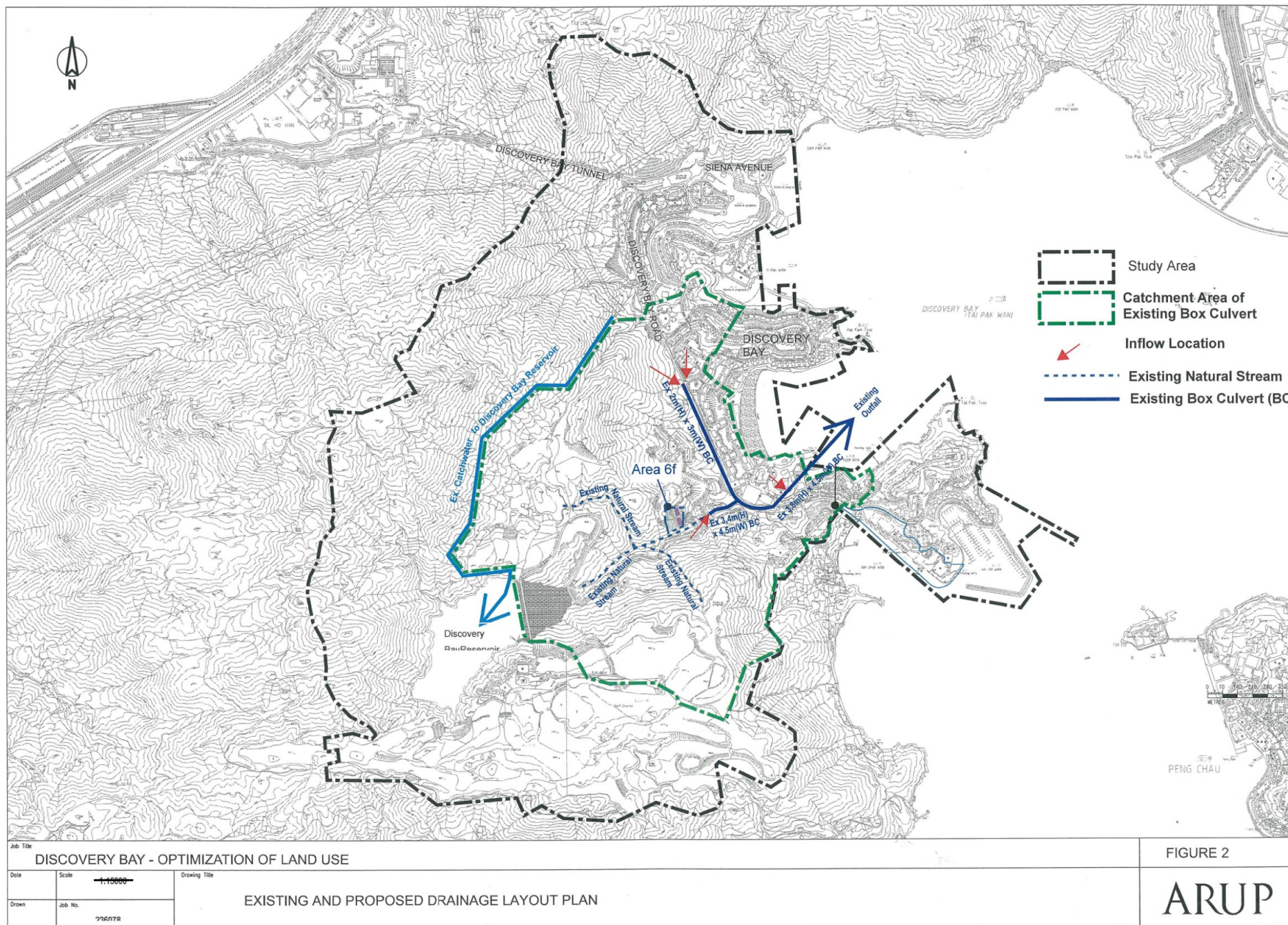
繪圖
DRAWING
FZ - 4



(來源：申請人於2016年11月28日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 28.11.2016)

參考編號
REFERENCE No.
Y/I-DB/2

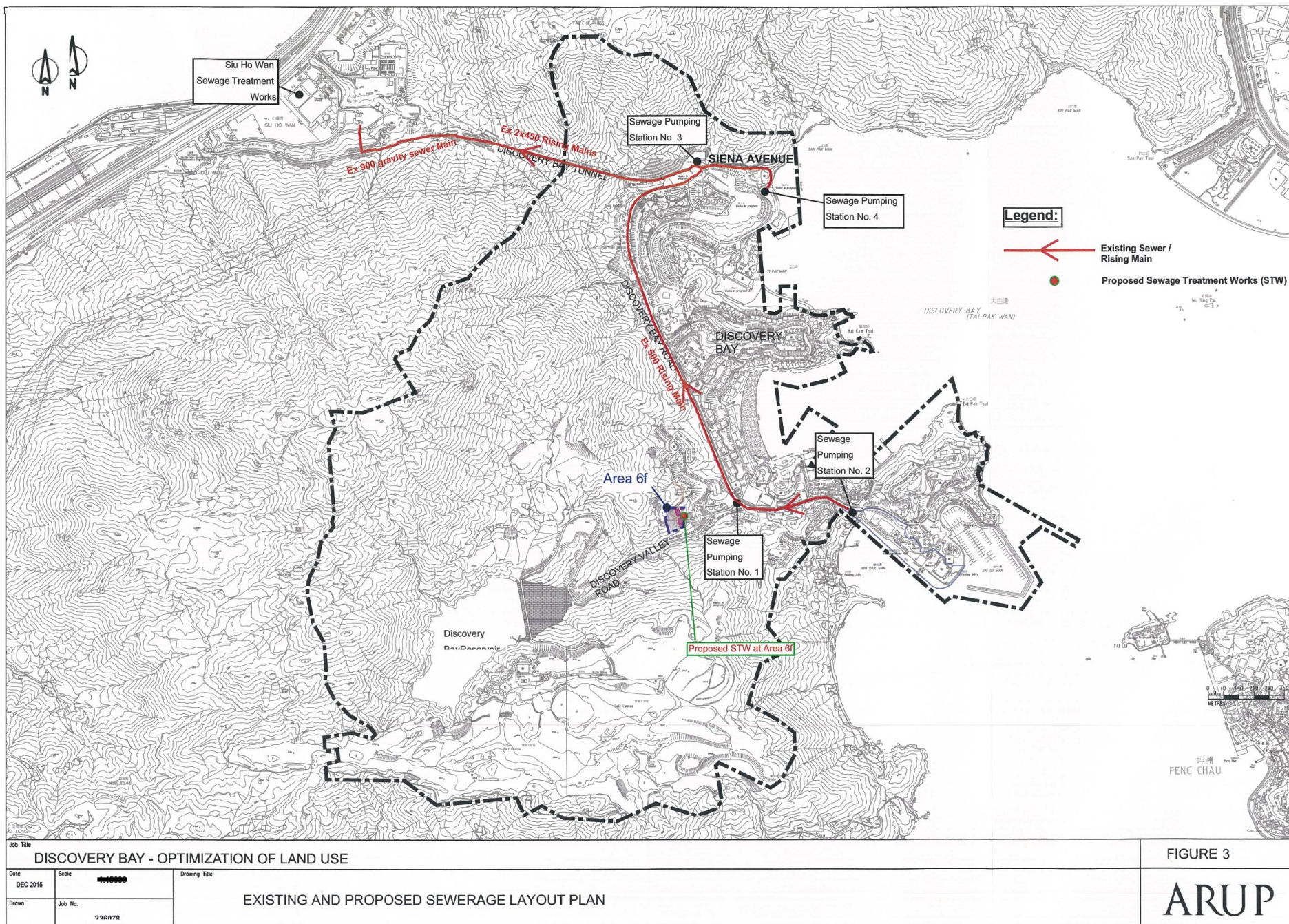
繪圖
DRAWING
FZ - 5



(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.
Y/I-DB/2

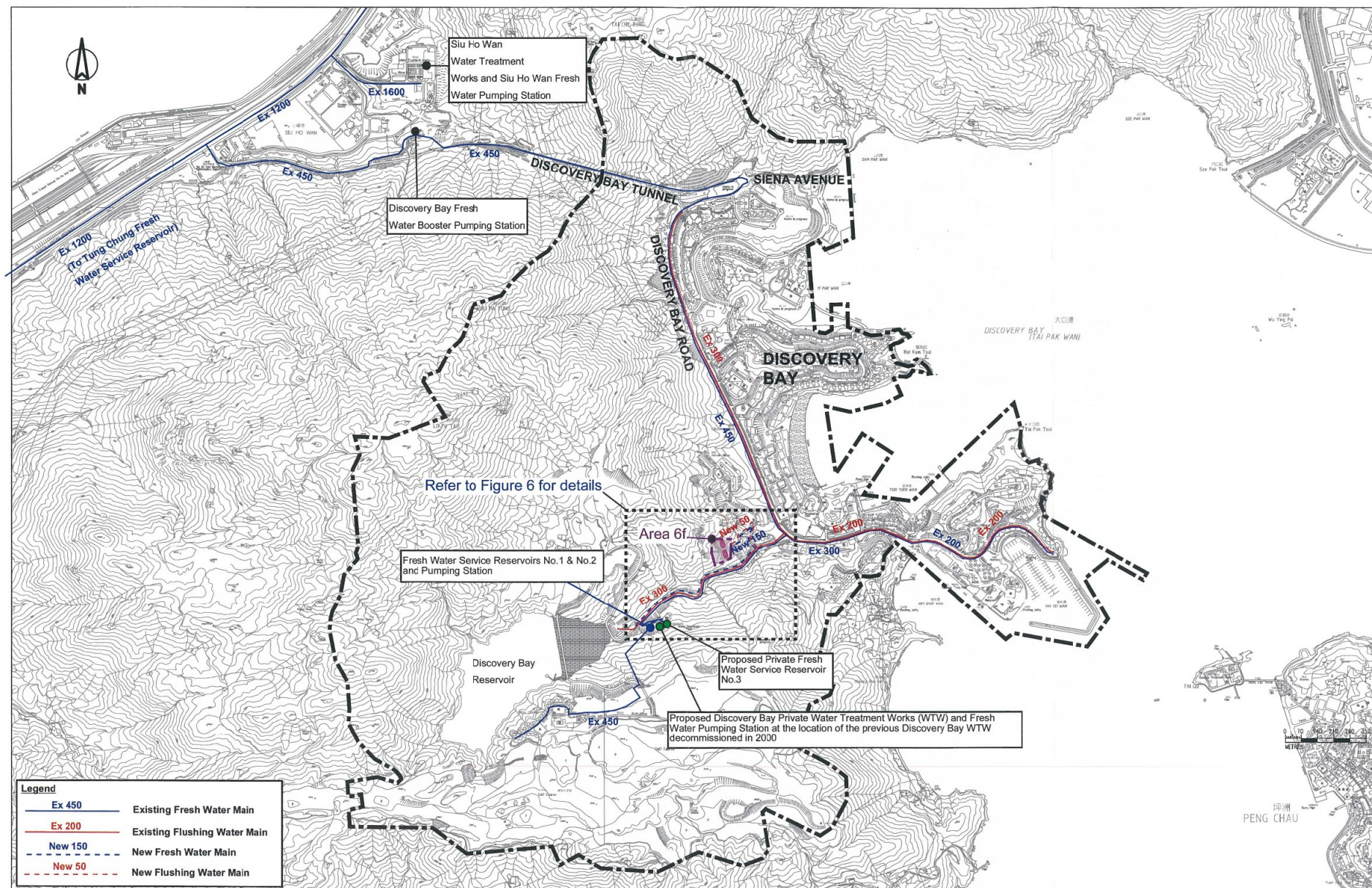
繪圖
DRAWING
FZ - 6



(來源：申請人於2017年4月10日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 10.4.2017)

參考編號
REFERENCE No.
Y/I-DB/2

繪圖
DRAWING
FZ - 7



Job Title
DISCOVERY BAY - OPTIMIZATION OF LAND USE

Date April 2017	Scale 1:1000	Drawing Title
Drawn SY	Job No. 236078	

**EXISTING AND PROPOSED WATER SUPPLY LAYOUT PLAN FOR OPTION 2 -
SUPPLY FROM DISCOVERY BAY PRIVATE WATER SUPPLY SYSTEM (SHEET 1 OF 2)**

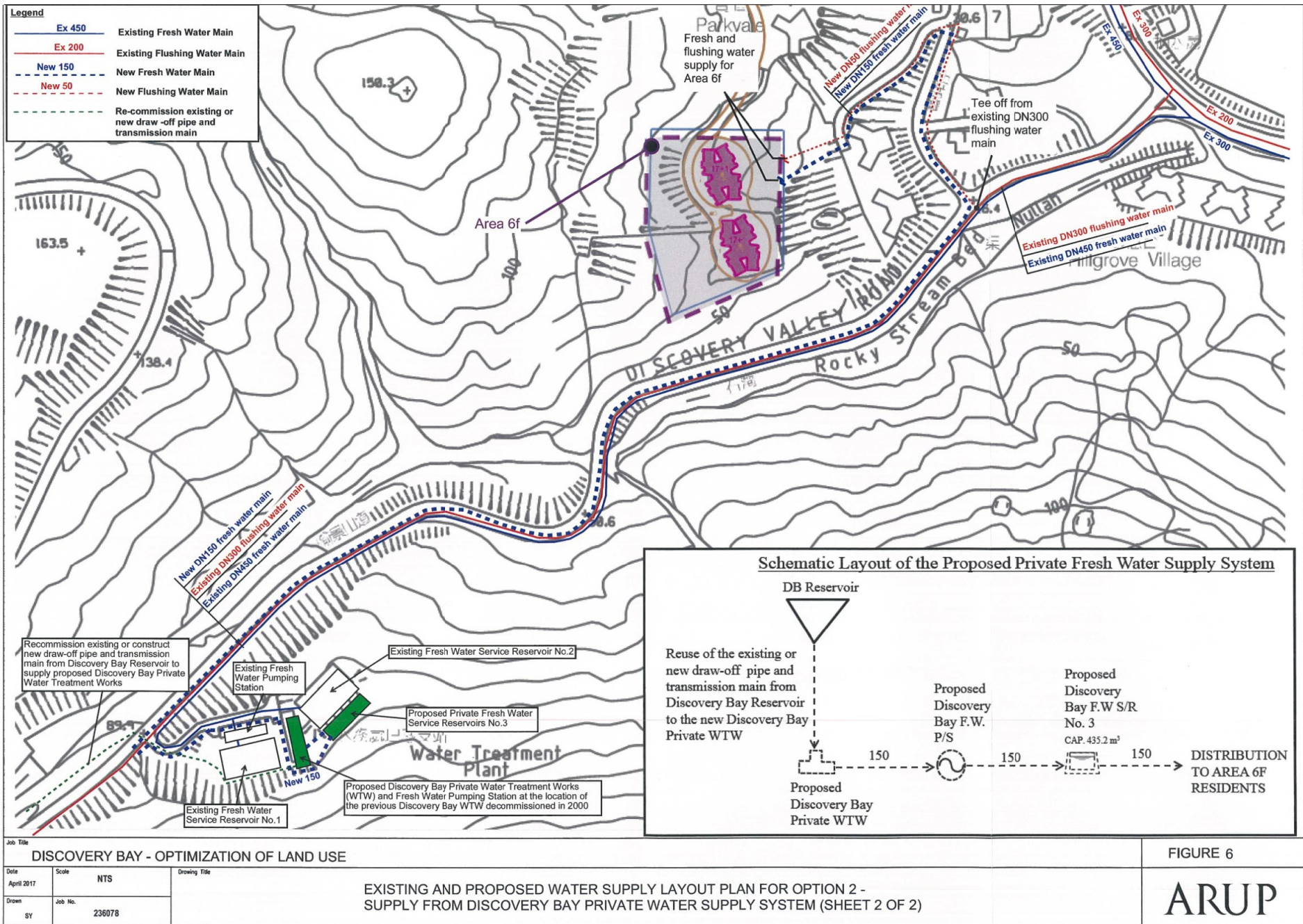
FIGURE 5

ARUP

參考編號
REFERENCE No.
Y/I-DB/2

繪圖
**DRAWING
FZ - 8a**

(來源：申請人於2017年4月10日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 10.4.2017)



(來源：申請人於2017年4月10日提交)
(SOURCE : SUBMITTED BY APPLICANT ON 10.4.2017)

參考編號
REFERENCE No.
Y/I-DB/2

繪圖
DRAWING
FZ - 8b

LEGEND

--- Application Site Boundary

Construction Mitigation Measures:-

- CM1 : Preservation of as many existing trees as possible
- CM2 : Screen hoardings
- CM3 : Advance buffer planting around site perimeter

Operation Mitigation Measures:-

- OM1 : Spacing of towers to enhance the degree of visual permeability to avoid 'wall' effect
- OM2 : Sensitive architectural and chromatic treatments to buildings and engineered structures sympathetic to the landscape context
- OM3 : Tree and shrub planting along the Proposed Development boundaries to screen and integrate the Application Site with adjacent rural landscape framework
- OM4 : Tree and shrub planting within the Proposed Development in accordance with the Landscape Master Plan to soften and screen the perceived built forms and enhance the overall greening



TITLE :

VISUAL MITIGATION MEASURES

PROJECT :

DISCOVERY BAY OPTIMIZATION OF LAND USE - REFINEMENT OF AREAS 6F

REV. B
SEPT 2016

FIGURE :

B.8

參考編號
REFERENCE No.
Y/I-DB/2

繪圖
DRAWING
FZ - 9

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



VP1: View South-West towards Application Site from Discovery Bay Plaza (Existing Condition)



VP1: View South-West towards Application Site from Discovery Bay Plaza with Proposed Development



TITLE: **PHOTOMONTAGE - VP1 (VSR REC1) FROM DISCOVERY BAY PLAZA**

PROJECT: **DISCOVERY BAY OPTIMIZATION OF LAND USE - REFINEMENT OF AREA 6F**

OCTOBER 2016

FIGURE:
B.9

(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.
Y/I-DB/2

繪圖
DRAWING
FZ - 10a



VP5: View South-East towards Application Site from Lo Fu Tau Pergola/Lookout (Existing Condition)



VP5: View South-East towards Application Site from Lo Fu Tau Pergola/Lookout with Proposed Development



TITLE : **PHOTOMONTAGE - VP5 (VSR REC4) FROM LO FU TAU PERGOLA/LOOKOUT**

OCTOBER 2016

FIGURE : **B.10**

PROJECT : **DISCOVERY BAY OPTIMIZATION OF LAND USE - REFINEMENT OF AREA 6F**

(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.
Y/I-DB/2

繪圖
DRAWING
FZ - 10b



VP12: View West towards Application Site from D-Deck (Existing Condition)



VP12: View West towards Application Site from D-Deck with Proposed Development



TITLE: **PHOTOMONTAGE - VP12 (VSR REC10) FROM D-DECK**

OCTOBER 2016

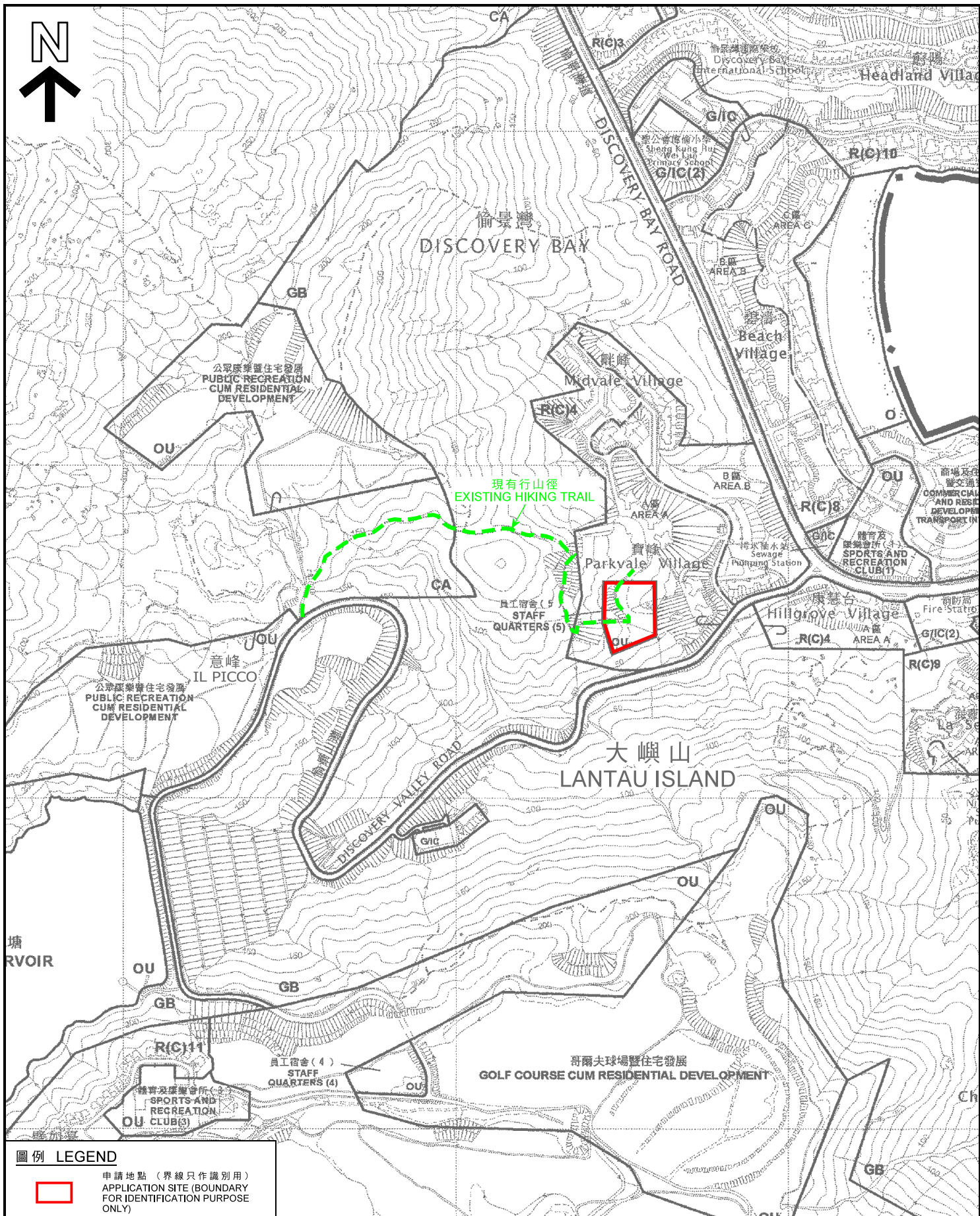
ANNEX: **B.14**

PROJECT: **DISCOVERY BAY OPTIMIZATION OF LAND USE - REFINEMENT OF AREA 6F**

(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.
Y/I-DB/2

繪圖
DRAWING
FZ - 10c



圖例 LEGEND



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

位置圖 LOCATION PLAN

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分(部分)
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "STAFF QUARTERS (5)" TO
"RESIDENTIAL (GROUP C) 12"
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

SCALE 1:7 500 比例尺
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT

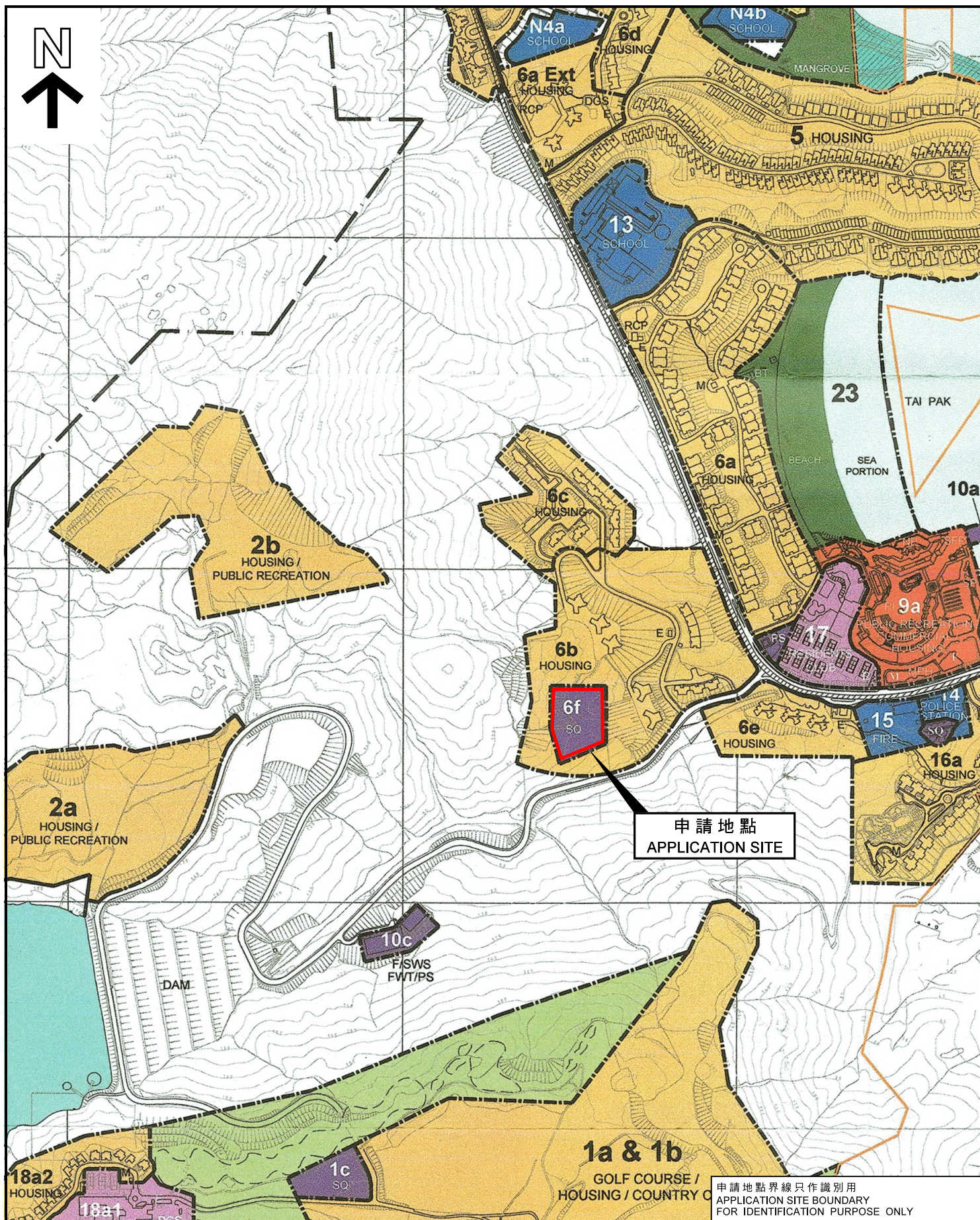


參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 1a

本摘要圖於2021年12月28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 28.12.2021
BASED ON OUTLINE ZONING PLAN No.
S/I-DB/4 APPROVED ON 1.2.2005



位置圖 LOCATION PLAN (2)

本摘要圖於2021年12月30日擬備，
所根據的資料為愉景灣總綱圖7.0E
EXTRACT PLAN PREPARED ON 30.11.2021
BASED ON DISCOVERY BAY MASTER
PLAN 7.0E

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分(部分)
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "STAFF QUARTERS (5)" TO
"RESIDENTIAL (GROUP C) 12"
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY
SCALE 1:7 500 比例尺

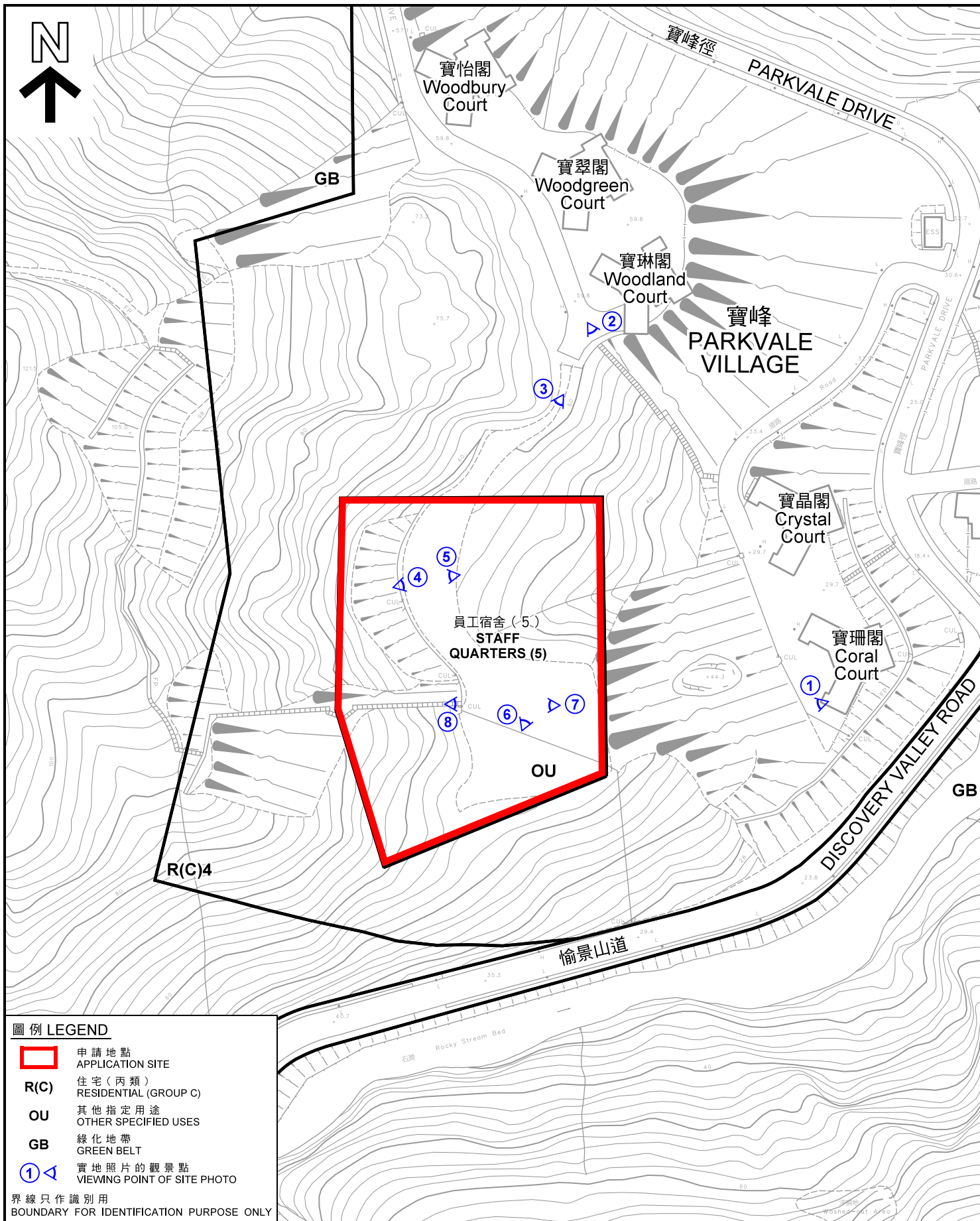
米 100 0 100 200 300 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 1b



圖例 LEGEND

- 申請地點
APPLICATION SITE
- R(C)** 住宅 (丙類)
RESIDENTIAL (GROUP C)
- 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

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

平面圖 SITE PLAN

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分 (部分)
TO REZONE THE APPLICATION SITE FROM
" OTHER SPECIFIED USES " ANNOTATED " STAFF QUARTERS (5) " TO
" RESIDENTIAL (GROUP C) 12 "
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

SCALE 1 : 1 500 比例尺
米 25 0 25 50 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 2

本摘要圖於2021年11月29日擬備，
所根據的資料為測量圖編號
10-SW-3B 及 10-SW-3D

EXTRACT PLAN PREPARED ON 29.11.2021
BASED ON SURVEY SHEETS No.
10-SW-3B & 10-SW-3D



圖例 LEGEND


 申請地點 APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2021年12月28日擬備，
所根據的資料為地政總署
於2021年1月9日拍得的
航攝照片編號E121391C，E121393C，
E121395C及E121396C
EXTRACT PLAN PREPARED ON 28.12.2021
BASED ON AERIAL PHOTOS No.
E121391C, E121393C, E121395C & E121396C
TAKEN ON 9.1.2021
BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分（部分）
TO REZONE THE APPLICATION SITE FROM
" OTHER SPECIFIED USES " ANNOTATED " STAFF QUARTERS (5) " TO
" RESIDENTIAL (GROUP C) 12 "
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

規劃署 PLANNING DEPARTMENT		
參考編號 REFERENCE No. Y/I-DB/2	圖 PLAN FZ - 3	



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

本圖於2021年12月30日擬備，
所根據的資料為攝於
2021年11月12日的實地照片
PLAN PREPARED ON 30.12.2021
BASED ON SITE PHOTO
TAKEN ON 12.11.2021

實地照片 SITE PHOTO

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分（部分）
TO REZONE THE APPLICATION SITE FROM
"OTHER SPECIFIED USES" ANNOTATED "STAFF QUARTERS (5)" TO
"RESIDENTIAL (GROUP C) 12"
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 4

寶琳閣
Woodland Court

寶晶閣
Crystal Court

寶珊閣
Coral Court



通道
ACCESS ROAD



申請地點
APPLICATION SITE

通道
ACCESS ROAD



申請地點
APPLICATION SITE



申請地點
APPLICATION SITE

實地照片 SITE PHOTOS

把「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
愉景灣第6f區丈量約份第3 5 2 約地段第3 8 5 號餘段及增批部分（部分）
TO REZONE THE APPLICATION SITE FROM
" OTHER SPECIFIED USES " ANNOTATED " STAFF QUARTERS (5) " TO
" RESIDENTIAL (GROUP C) 12 "
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 5

本圖於2021年11月29日擬備，
所根據的資料為攝於
2021年11月12日的實地照片
PLAN PREPARED ON 29.11.2021
BASED ON SITE PHOTOS
TAKEN ON 12.11.2021



實地照片 SITE PHOTOS

把「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
愉景灣第6f區丈量約份第352約地段第385號餘段及增批部分（部分）
TO REZONE THE APPLICATION SITE FROM
" OTHER SPECIFIED USES " ANNOTATED " STAFF QUARTERS (5) " TO
" RESIDENTIAL (GROUP C) 12 "
AREA 6f, LOT 385 RP & EXT. (PART) IN D.D. 352, DISCOVERY BAY

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/2

圖 PLAN
FZ - 6

本圖於2021年11月29日擬備，
所根據的資料為攝於
2021年11月12日的實地照片
PLAN PREPARED ON 29.11.2021
BASED ON SITE PHOTOS
TAKEN ON 12.11.2021