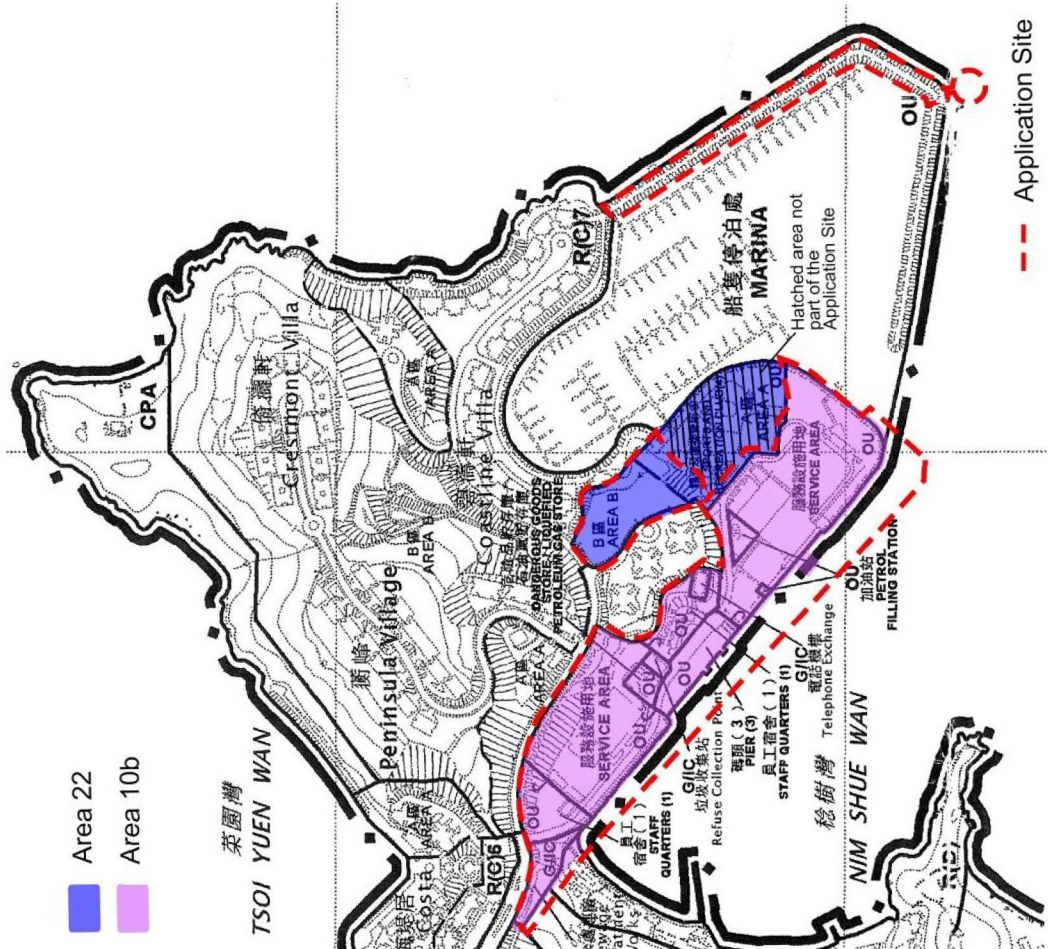


Existing Situation



(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.
Y/I-DB/4

繪圖 DRAWING
Z-1

Proposed Scheme

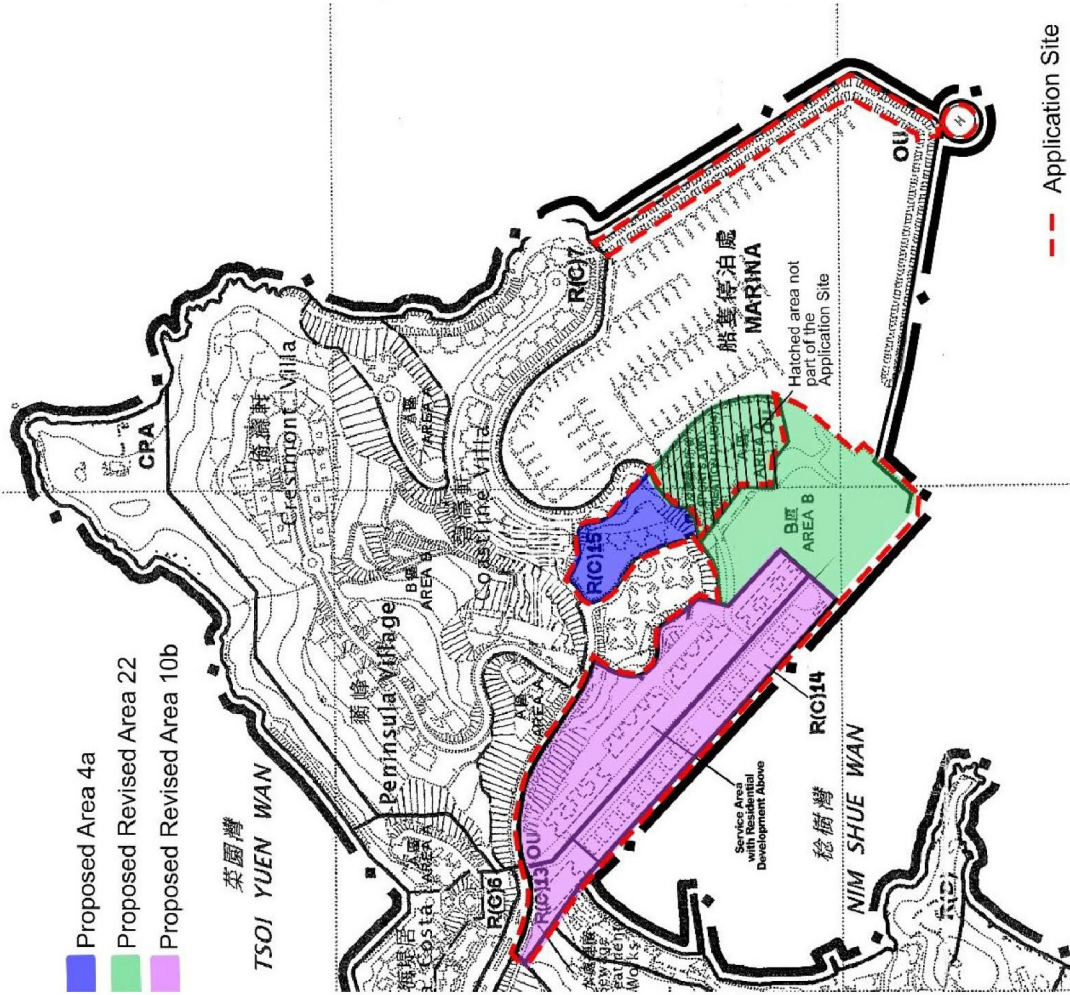
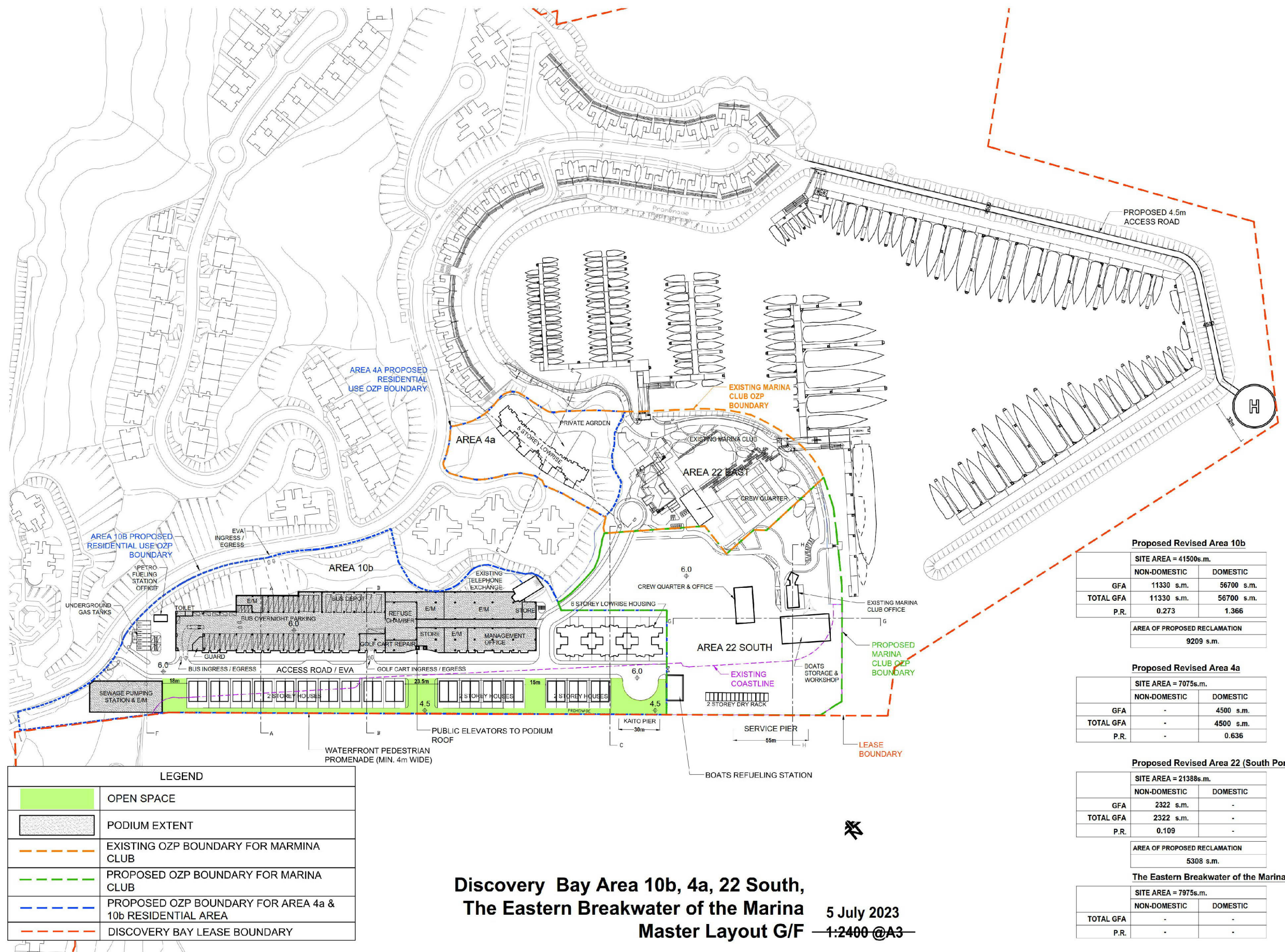
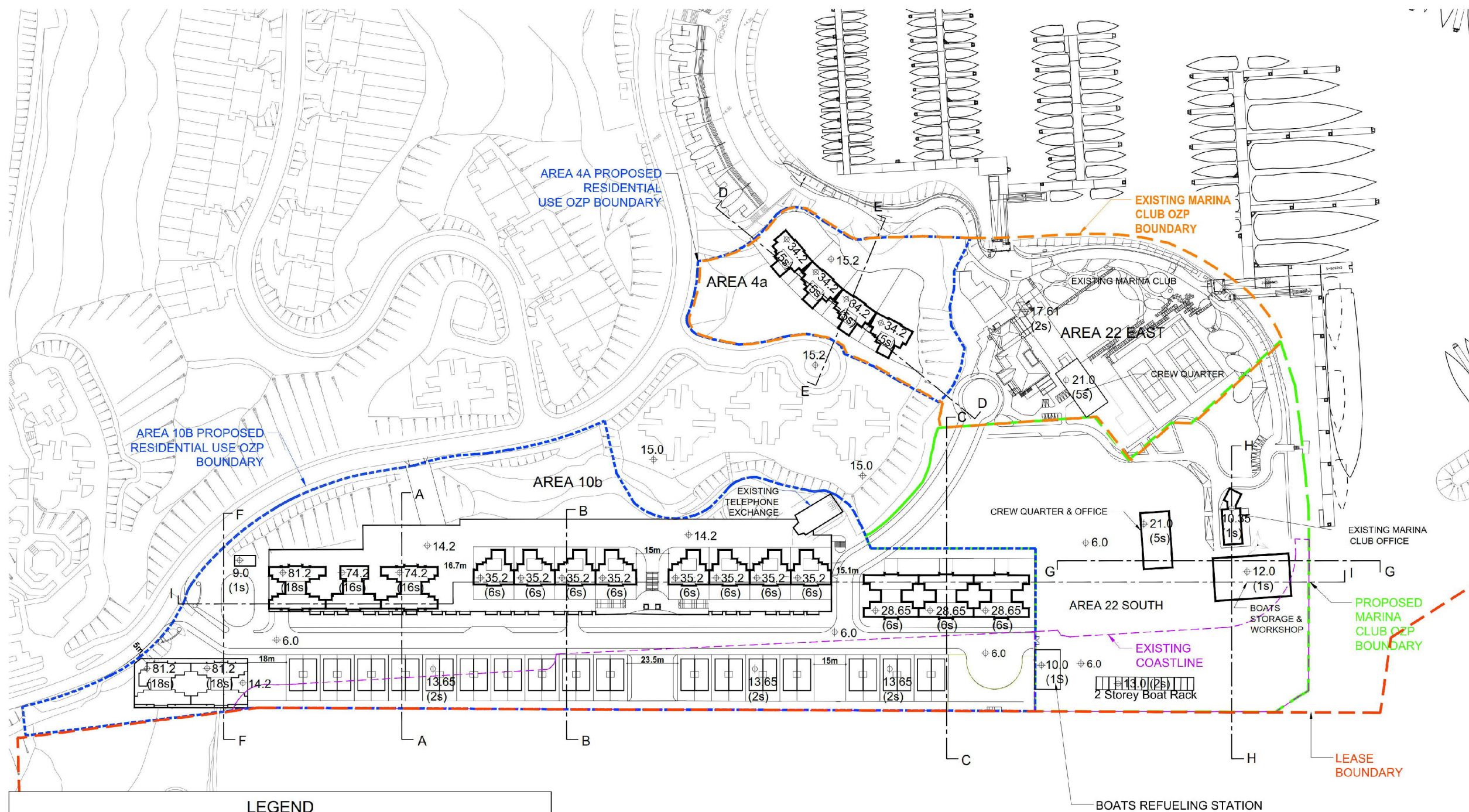


Figure 5b: Proposed Amendments to the Discovery Bay Outline Zoning Plan, overlaid with the Amendments to the Discovery Bay Master Plan which would be submitted to Lands Department after the Approval of this Rezoning Application.



Discovery Bay Area 10b, 4a, 22 South,
The Eastern Breakwater of the Marina
Master Layout G/F 5 July 2023
1:2400 @A3



LEGEND	
(6s)	6 Storey
---	EXISTING OZP BOUNDARY FOR MARMINA CLUB
---	PROPOSED OZP BOUNDARY FOR MARINA CLUB
---	PROPOSED OZP BOUNDARY FOR AREA 4a & 10b RESIDENTIAL AREA
---	DISCOVERY BAY LEASE BOUNDARY
* ALL LEVELS SHOWN ON BLOCK PLAN ARE MAIN ROOF LEVEL	

Discovery Bay Area 10b, 4a, 22 South, The Eastern Breakwater of the Marina Block Plan

25 July 2023
1:1700 @A3

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

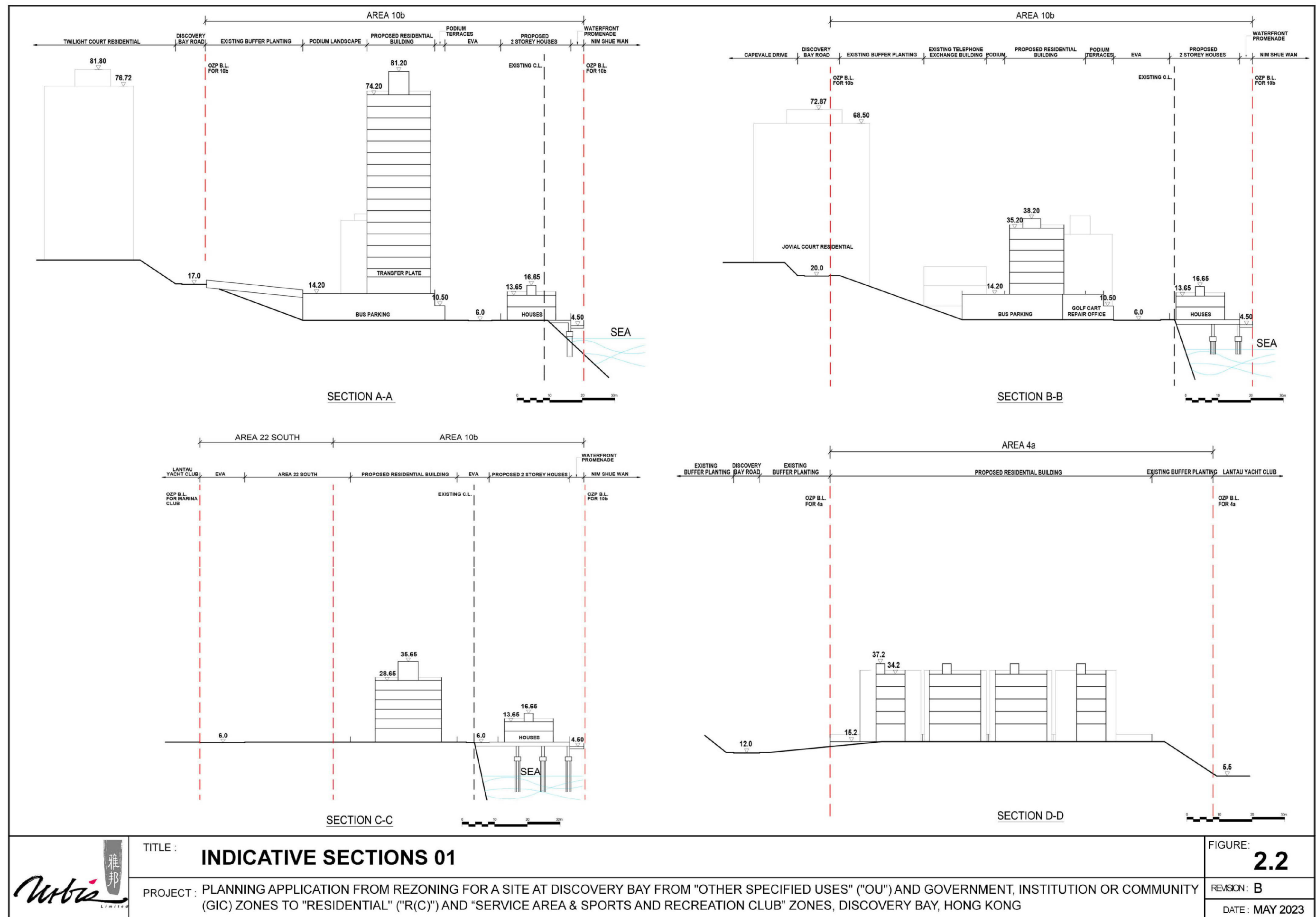
參考編號 REFERENCE No. Y/I-DB/4	繪圖DRAWING Z-3
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	<p>TITLE : LANDSCAPE MASTER PLAN</p> <p>PROJECT : PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG</p>	<p>FIGURE: C.1</p> <p>REVISION: A</p> <p>DATE: JULY 2023</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)

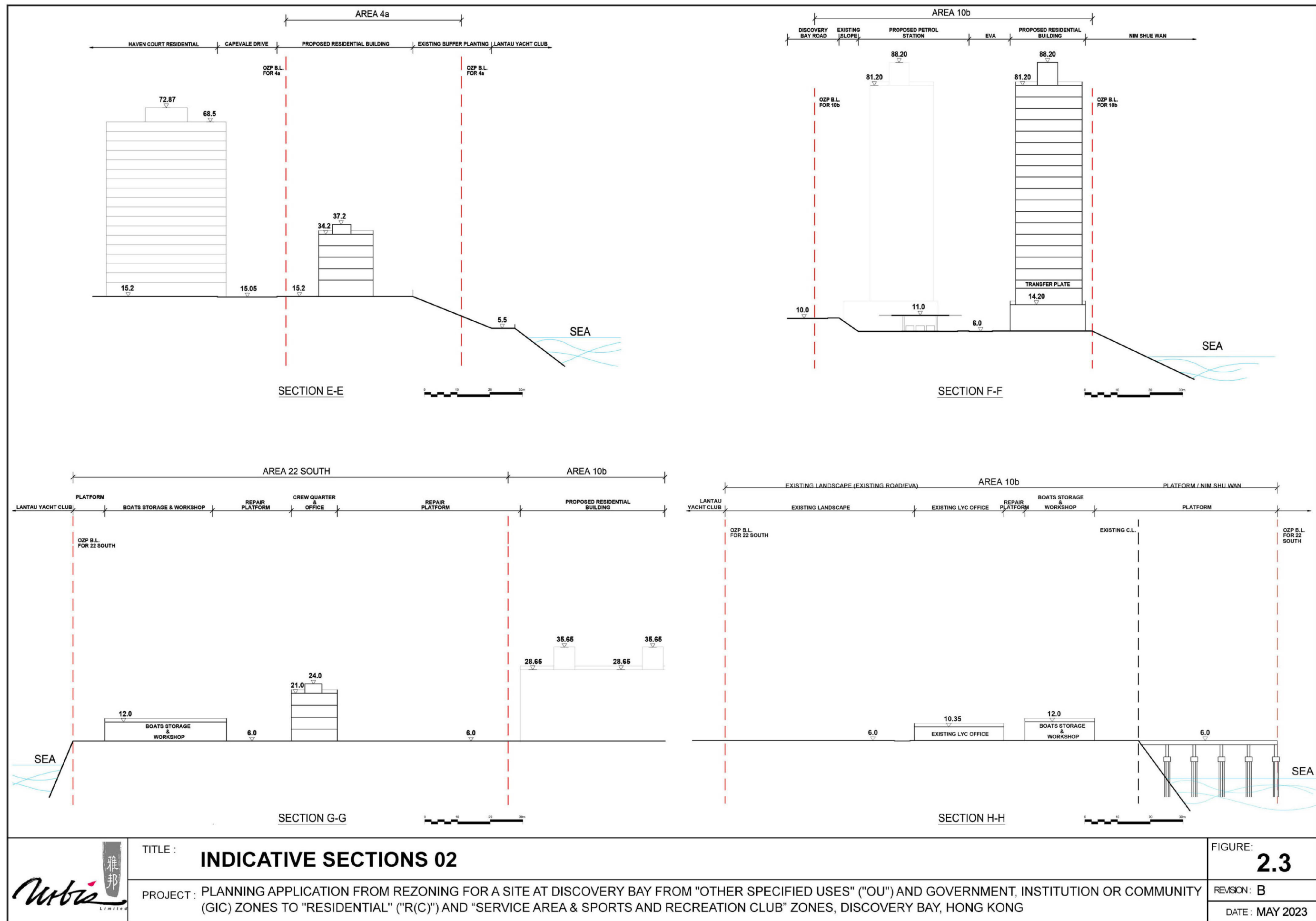
<p>參考編號 REFERENCE No. Y/I-DB/4</p>	<p>繪圖 DRAWING Z-4</p>
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(來源：申請人於2023年7月27日提交)
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號
REFERENCE No.
Y/I-DB/4

繪圖 DRAWING
Z-5a



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

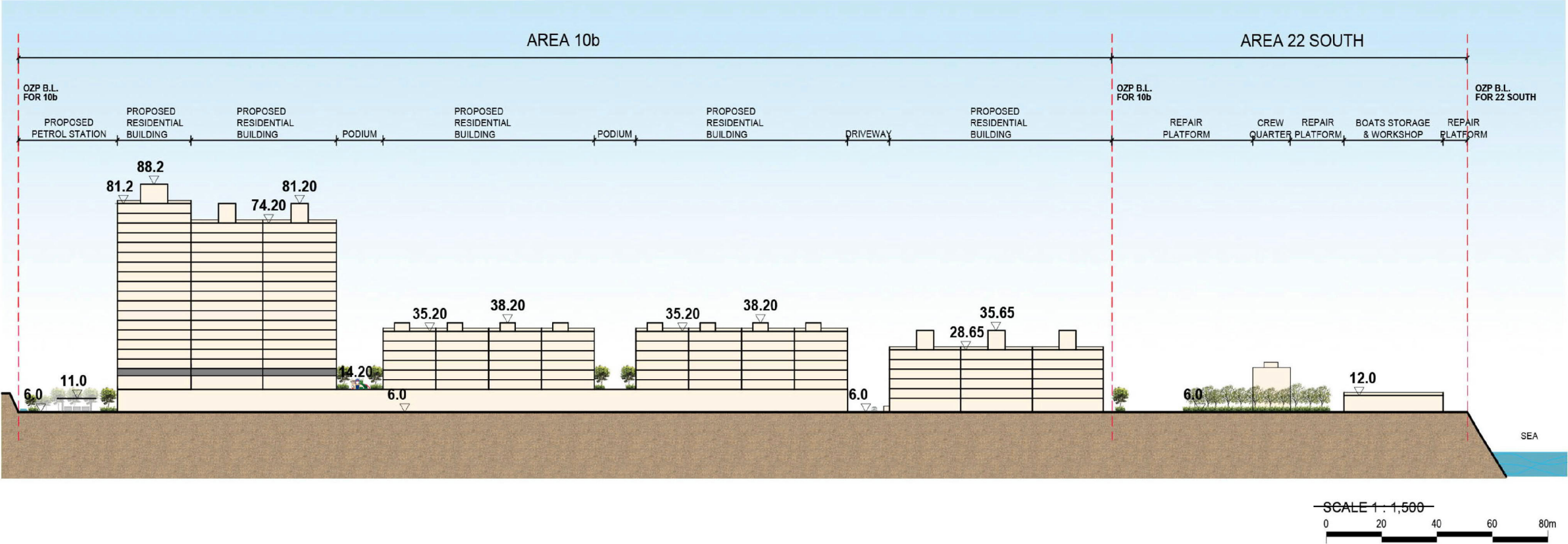
(來源：申請人於2023年7月27日提交)
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號
REFERENCE No.
Y/I-DB/4

繪圖 DRAWING
Z-5b



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**

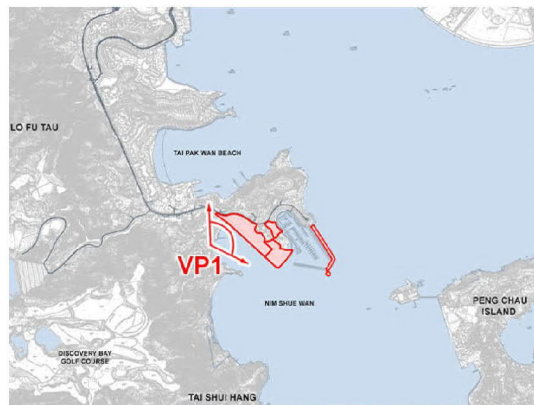
REVISION : 0

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.
Y/I-DB/4

繪圖 DRAWING
Z-5c



Key Plan



VP1: View North-East towards Application Site from Nim Shue Wan Pier (Existing Condition)



VP1: View North-East towards Application Site from Nim Shue Wan Pier with Proposed Development

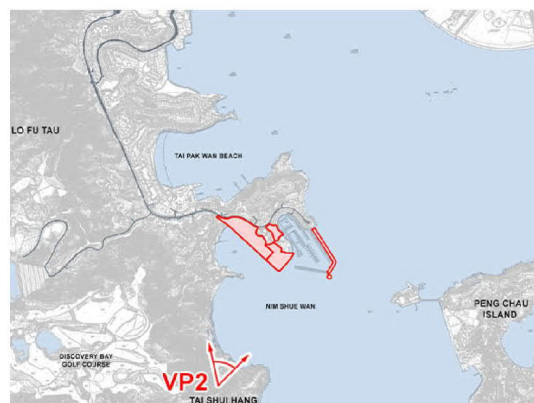


TITLE :	PHOTOMONTAGE - VP1 (VSR REC4) FROM NIM SHUE WAN PIER
PROJECT :	PLANNING APPLICATION FROM REZONING FOR A SITE AT DISCOVERY BAY FROM "OTHER SPECIFIED USES" ("OU") AND GOVERNMENT, INSTITUTION OR COMMUNITY (GIC) ZONES TO "RESIDENTIAL" ("R(C)") AND "SERVICE AREA & SPORTS AND RECREATION CLUB" ZONES, DISCOVERY BAY, HONG KONG

FIGURE: 6.1
REVISION: B
DATE: MAY 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. Y/I-DB/4	繪圖 DRAWING Z-6a
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Key Plan



VP2: View North-East towards Application Site from Tai Shui Hang (Existing Condition)



VP2: View North-East towards Application Site from Tai Shui Hang with Proposed Development



TITLE : **PHOTOMONTAGE - VP2 (VSR REC6) FROM TAI SHUI HANG**

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: **6.2**

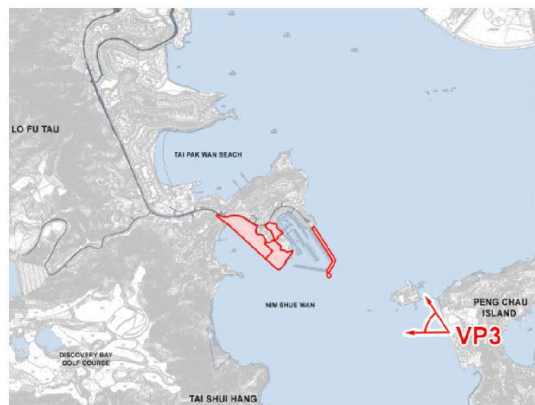
REVISION: **B**

DATE: MAY 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.
Y/I-DB/4

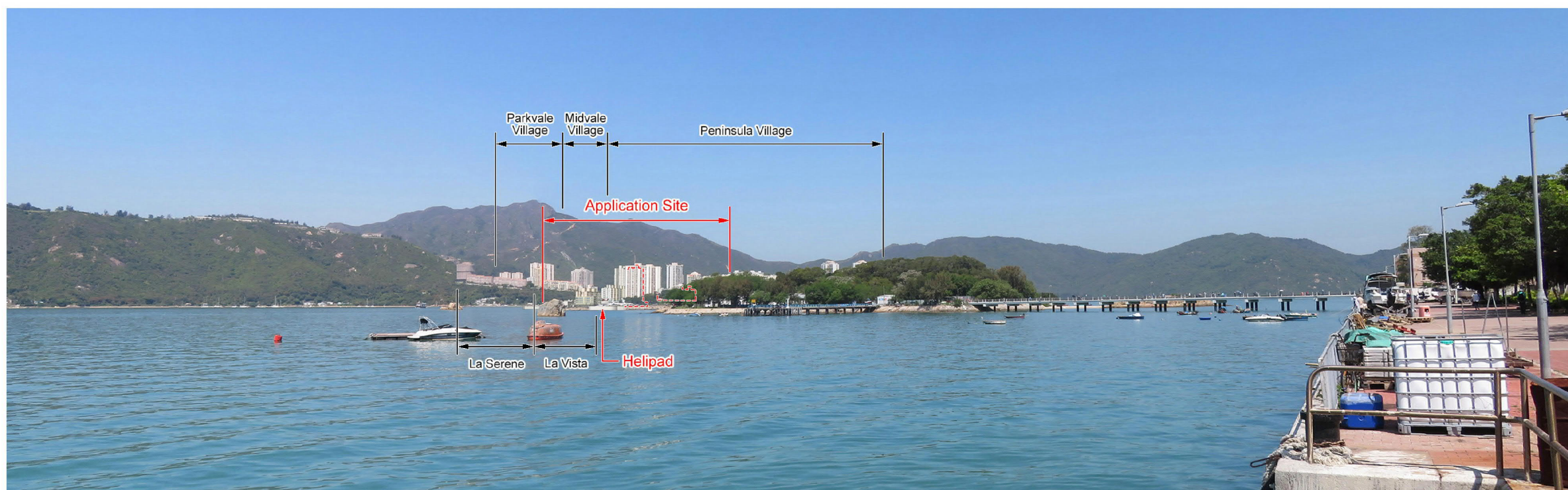
繪圖 DRAWING
Z-6b



Key Plan



VP3: View North-West towards Application Site from Peng Chau Island Promenade (Existing Condition)



VP3: View North-West towards Application Site from Peng Chau Island Promenade with Proposed Development



TITLE :

PHOTOMONTAGE - VP3 (VSR REC7) FROM PENG CHAU ISLAND PROMENADE

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:

6.3

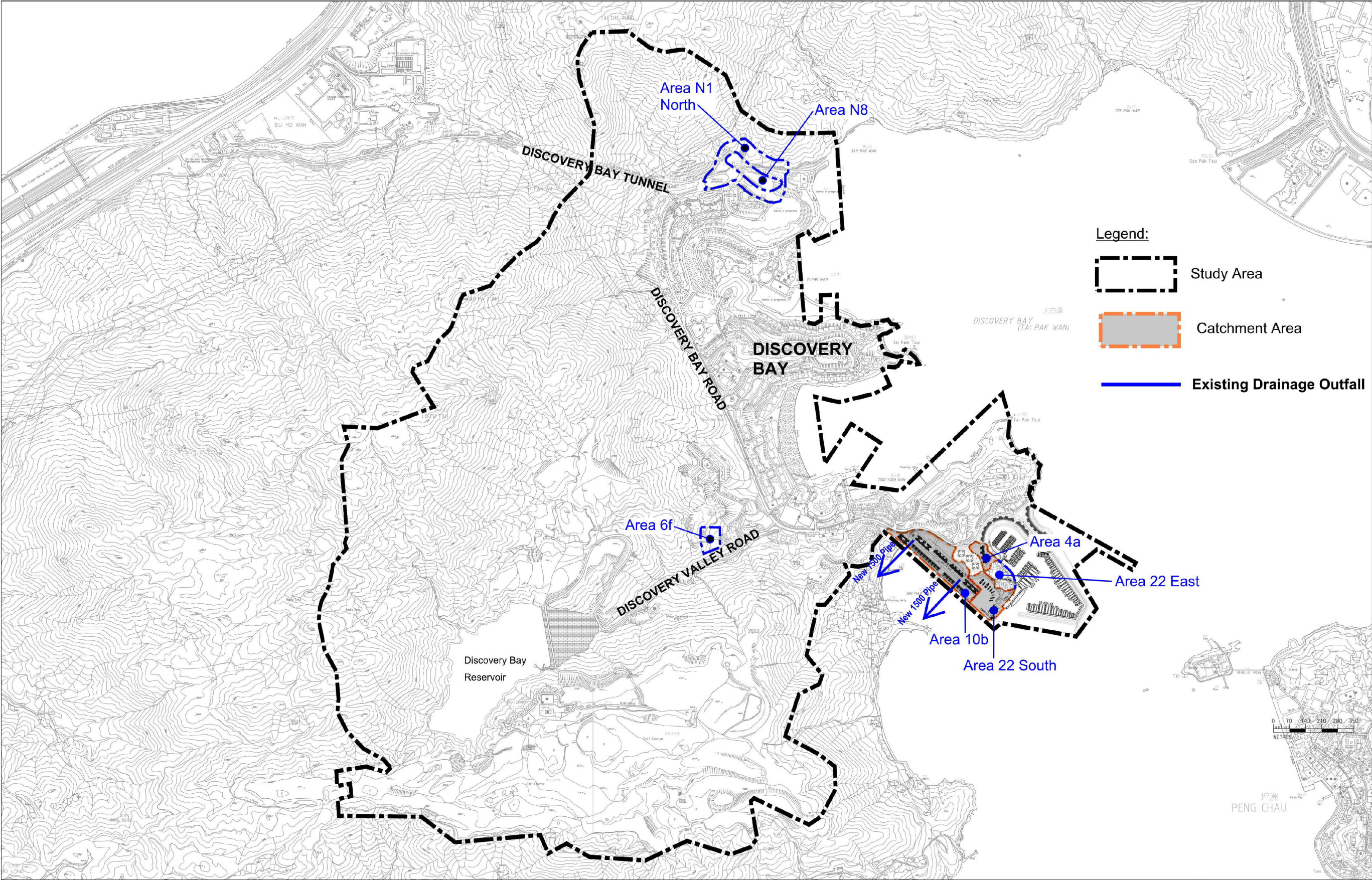
REVISION: A

DATE: FEB 2023

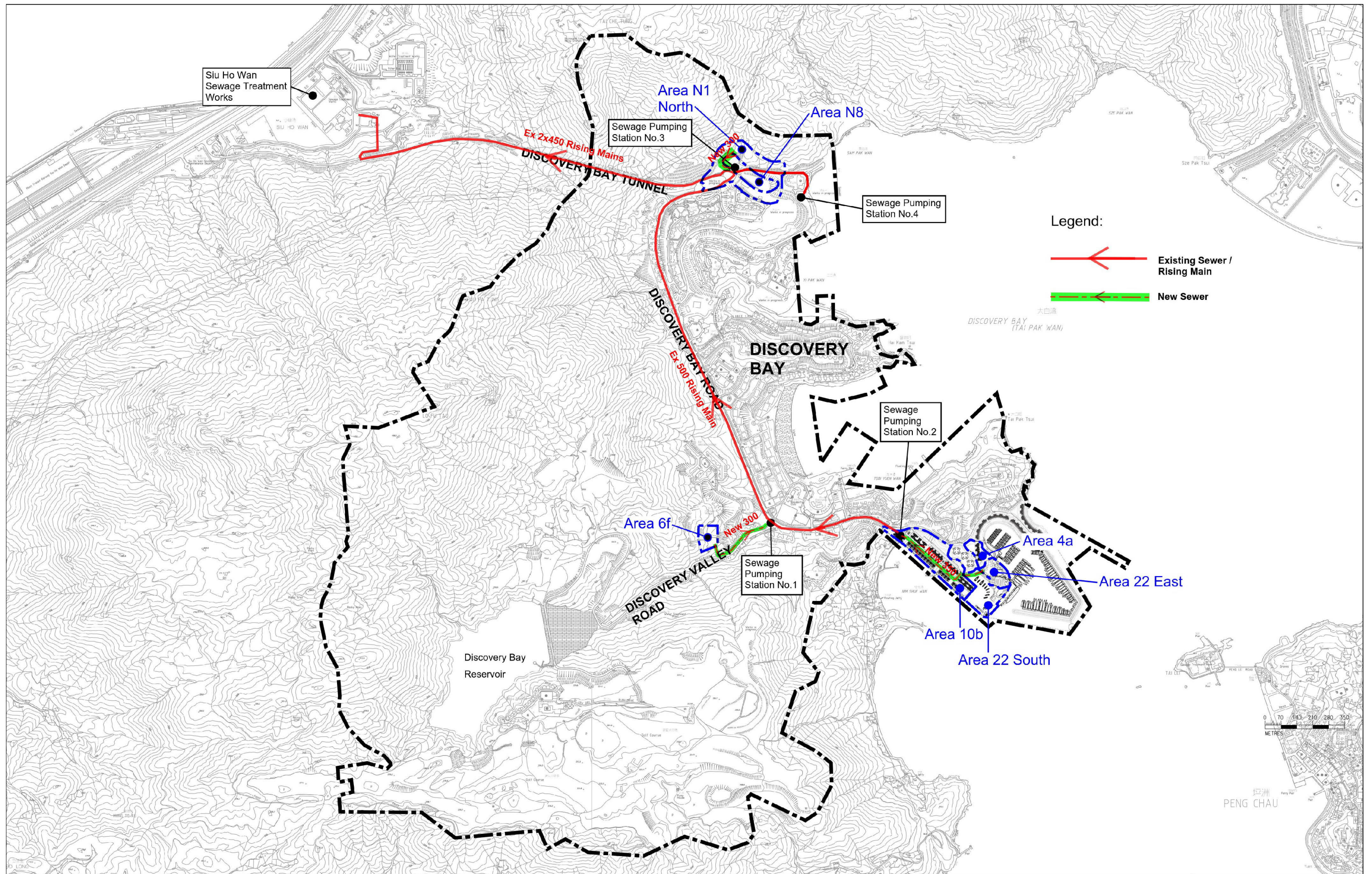
(來源：申請人於2023年7月27日提交)
(SOURCE: SUBMITTED BY APPLICANT ON 27.7.2023)

參考編號
REFERENCE No.
Y/I-DB/4

繪圖 DRAWING
Z-6c



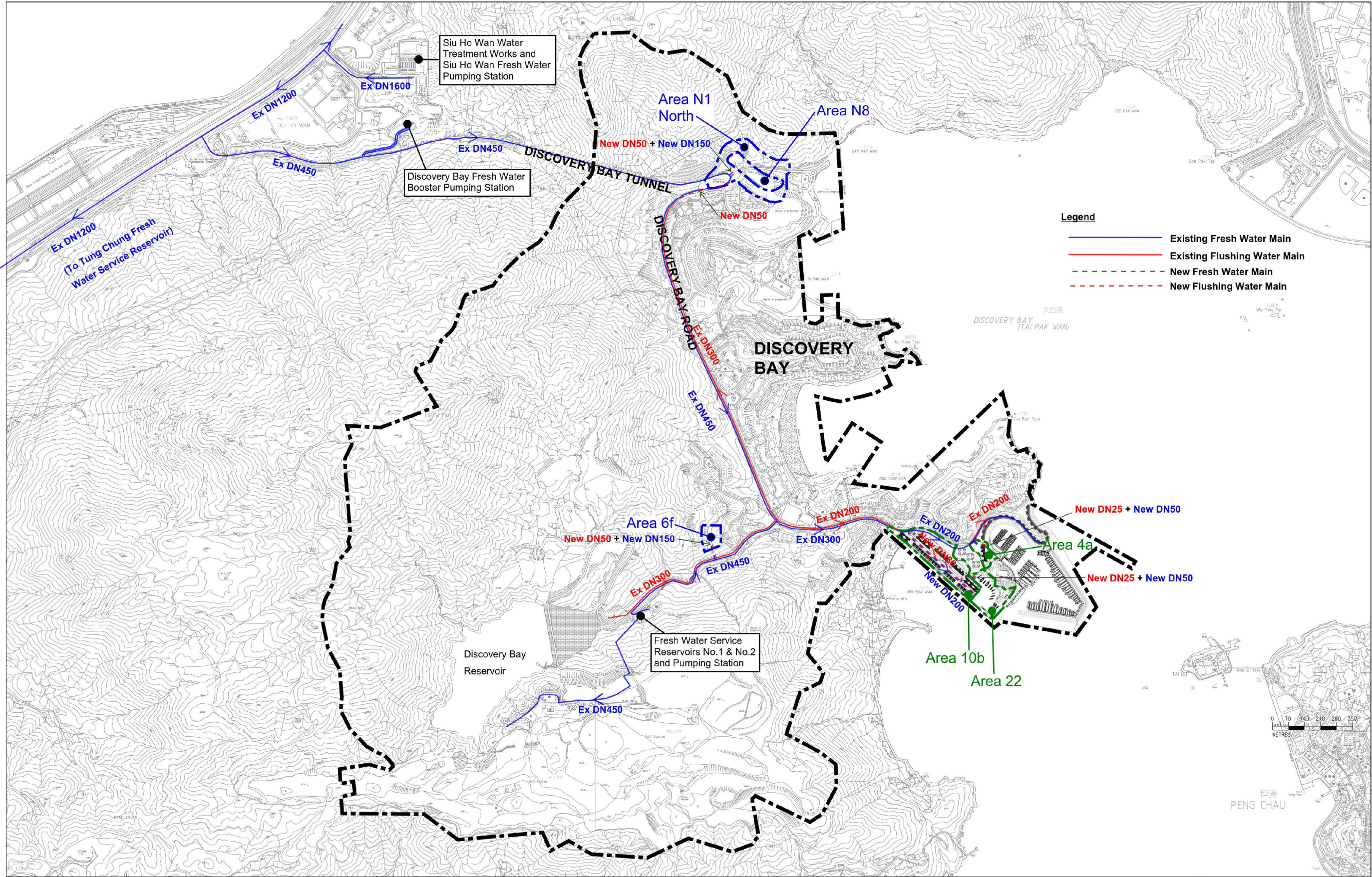
Job Title DISCOVERY BAY - OPTIMIZATION OF LAND USE			FIGURE 2	
Date MAY 2022	Scale 1:45000	Drawing Title EXISTING AND PROPOSED DRAINAGE LAYOUT PLAN	ARUP	
Drawn SY	Job No. 236078			



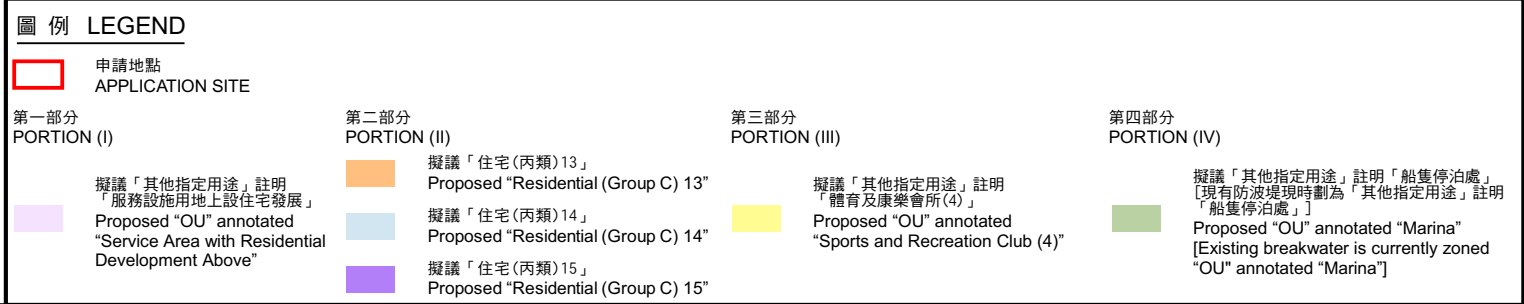
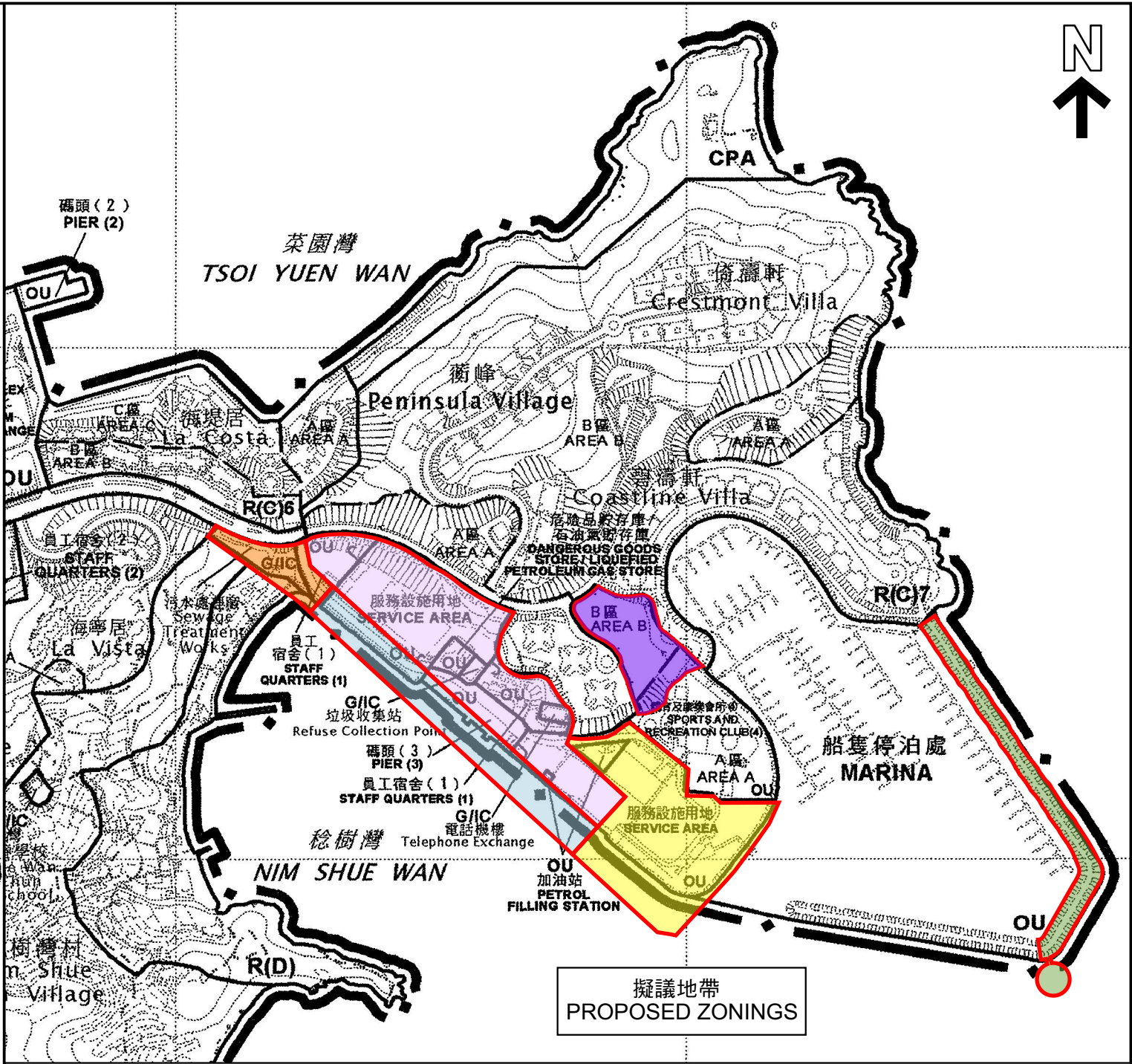
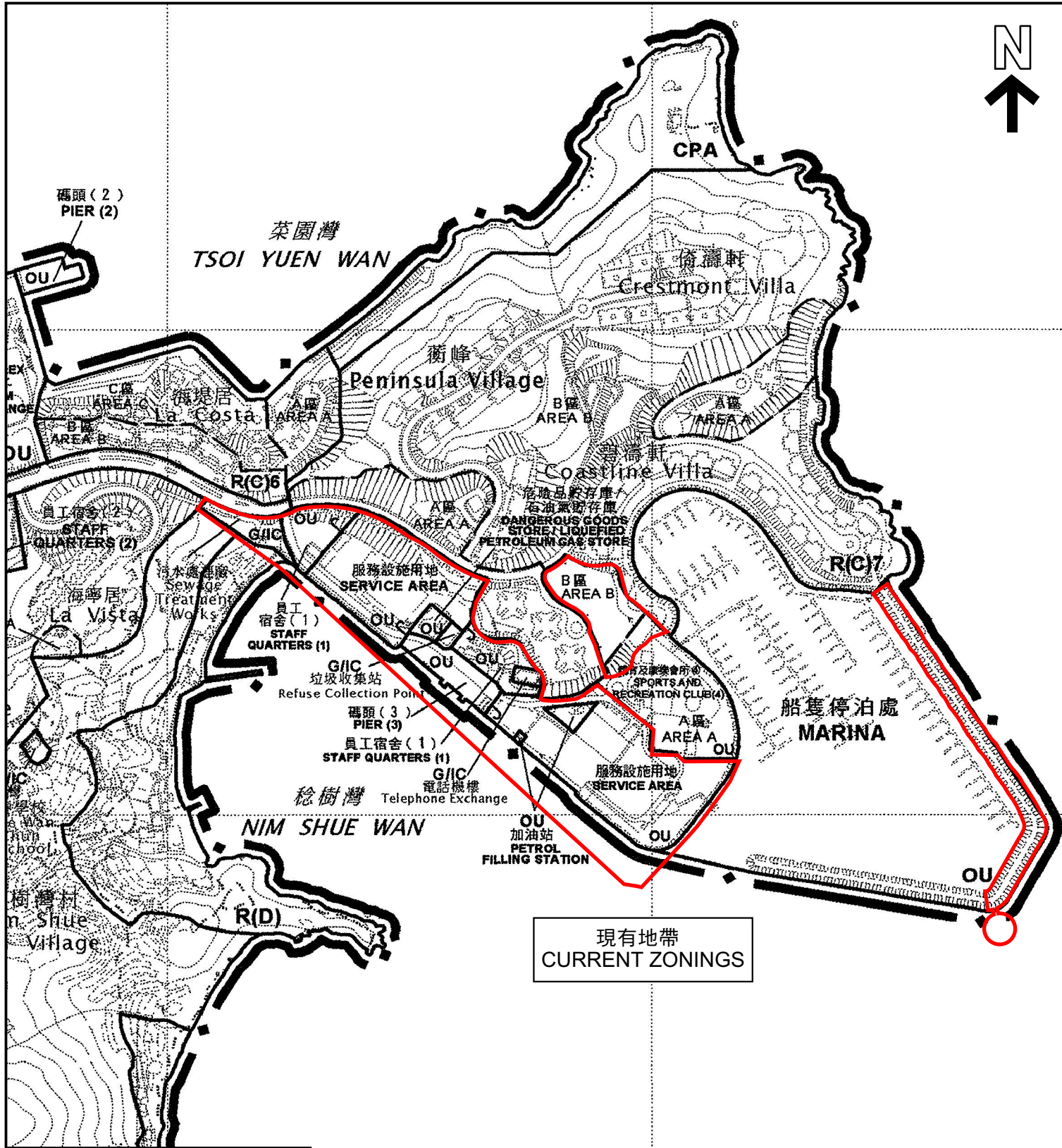
Job Title DISCOVERY BAY - OPTIMIZATION OF LAND USE			FIGURE 3	
Date MAY 2022	Scale 1:45000	Drawing Title EXISTING AND PROPOSED SEWERAGE LAYOUT PLAN	ARUP	
Drawn SY	Job No. 236078			

(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. Y/I-DB/4	繪圖DRAWING Z-8
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Job Title DISCOVERY BAY - OPTIMIZATION OF LAND USE			FIGURE 4	
Date MAY 2022	Scale 1:45000	Drawing Title EXISTING AND PROPOSED WATER SUPPLY LAYOUT PLAN	ARUP	
Drawn SY	Job No. 236078			



界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年8月2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 2.8.2023
BASED ON OUTLINE ZONING
PLAN No. S/I-DB/4 APPROVED ON 1.2.2005

位置圖 LOCATION PLAN

把申請地點劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅(丙類)13」、「住宅(丙類)14」、「住宅(丙類)15」地帶及「其他指定用途」註明「體育及康樂會所(4)」，及延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅(丙類)14」、「其他指定用途」註明「體育及康樂會所(4)」及「其他指定用途」註明「船隻停泊處」
愉景灣第10b區及22區(部分)丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"

TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"

DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

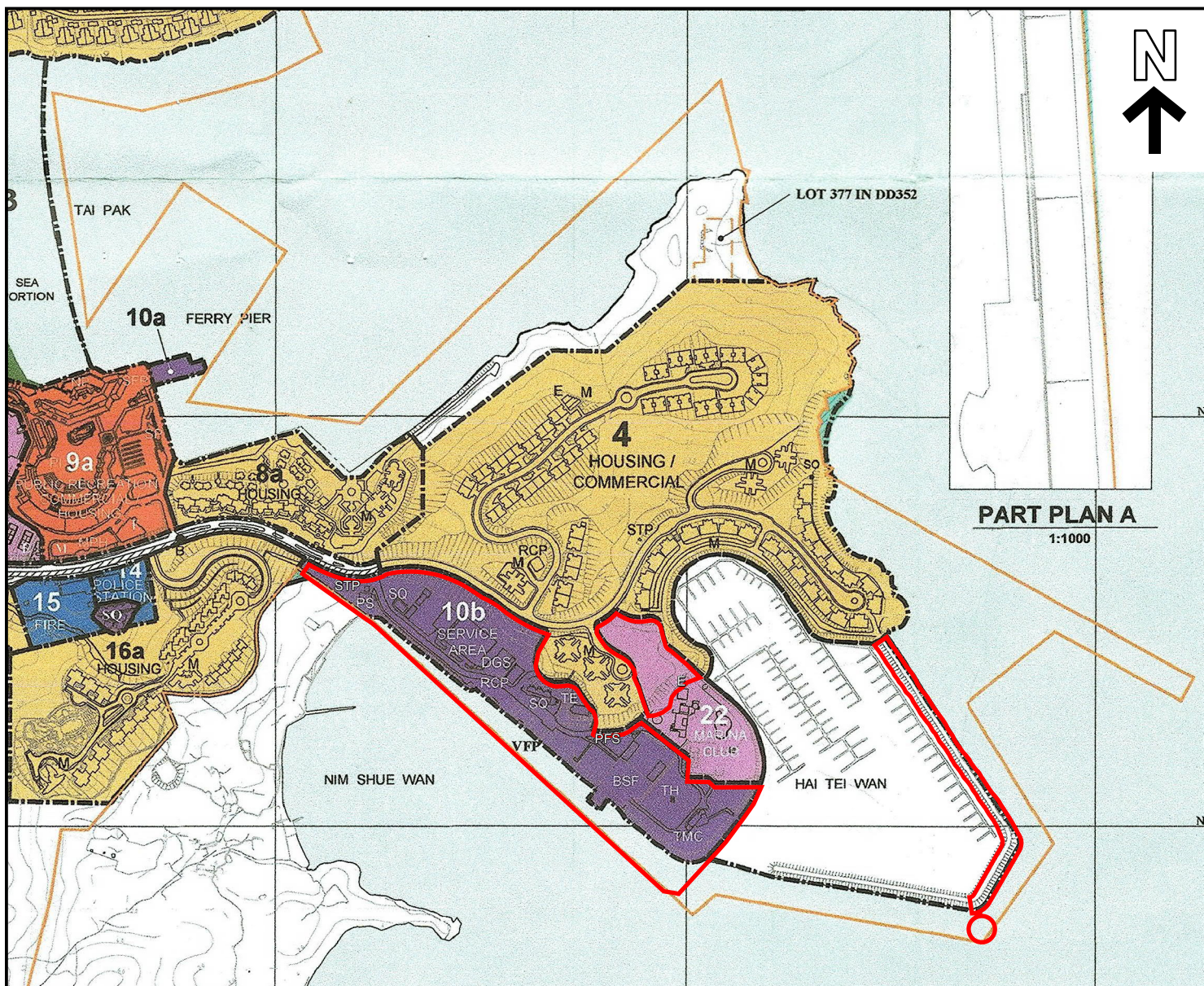
SCALE 1:5 500 比例尺

米 100 0 100 200 300 400 500 米
METRES

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-1a



PART PLAN A

1:1000

LEGENDS

TH	TEMPORARY HELIPAD
STP	SEWAGE TREATMENT PLANT
FWT	FRESH WATER TREATMENT
SWS	SALT WATER STORAGE
FWS	FRESH WATER STORAGE
SO	SEWAGE OUTFALL
SQ	STAFF QUARTERS - QUARTERS FOR STAFF RELATED TO THE OPERATION, MAINTENANCE AND MANAGEMENT OF DISCOVERY BAY
PS	PUMPING STATION
PFS	PETROL FILLING STATION
VFP	VEHICULAR FERRY PIER
WP	WORKSHOP
UT	TUNNEL UTILITY BUILDING
LA	LAVATORY BUILDING
GA	GAZEBO

RCP	REFUSE COLLECTION POINT
TE	TELEPHONE EXCHANGE
BSF	BOAT SERVICING FACILITIES
E	ELECTRIC SUBSTATION
MPH	MULTI-PURPOSE HALL
NP	NORTH PROMENADE
PI	PIAZZA
SFP	SEAFRONT PLAZA
SP	SOUTH PROMENADE
DGS	DANGEROUS GOODS / LPG STORAGE
M	MANAGEMENT OFFICE
PT	PUBLIC TOILET
TMC	TEMPORARY MARINA CLUB
BT	BEACH TOILET
PRH	PUBLIC RECREATION HALL

---	PLANNING BOUNDARY
---	NOTIONAL AREA BOUNDARIES
---	ORIGINAL LOT BOUNDARY
* ()	AREA WITH MIXED USAGE, SITE AREAS NOT CARRIED TO TOTAL BECAUSE THEY ARE COUNTED IN OTHER PLANNING AREAS.
(i)	INCLUDING 300m ² FOR WET MARKET FACILITIES AND A MAXIMUM OF 6,000 m ² OFFICE SUBJECT TO THE HEIGHT RESTRICTION STIPULATED IN PLAN NO. ISM 0354
(ii)	
---	DRAINAGE RESERVE
---	ENCROACHMENT ON GOVERNMENT LAND
F/SWS/FWT	FRESH / SALT WATER STORAGE AND TREATMENT AREA
STP	SEWAGE TREATMENT PLANT
10a	FERRY PIER
---	DAM AND RESERVOIR

圖例 LEGEND



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

本摘要圖於2023年7月28日擬備，
所根據的資料為愉景灣總綱圖7.0E
EXTRACT PLAN PREPARED ON 28.7.2023
BASED ON DISCOVERY BAY
MASTER PLAN 7.0E

位置圖 LOCATION PLAN

把申請地點改劃為「其他指定用途」，註明「服務設施用地上設住宅發展」，
「住宅（丙類）」13、「住宅（丙類）」14、「住宅（丙類）」15的地帶及
「其他指定用途」註明「體育及康樂會所（4）」及
「其他指定用途」註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」
愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

SCALE 1:7 500 比例尺

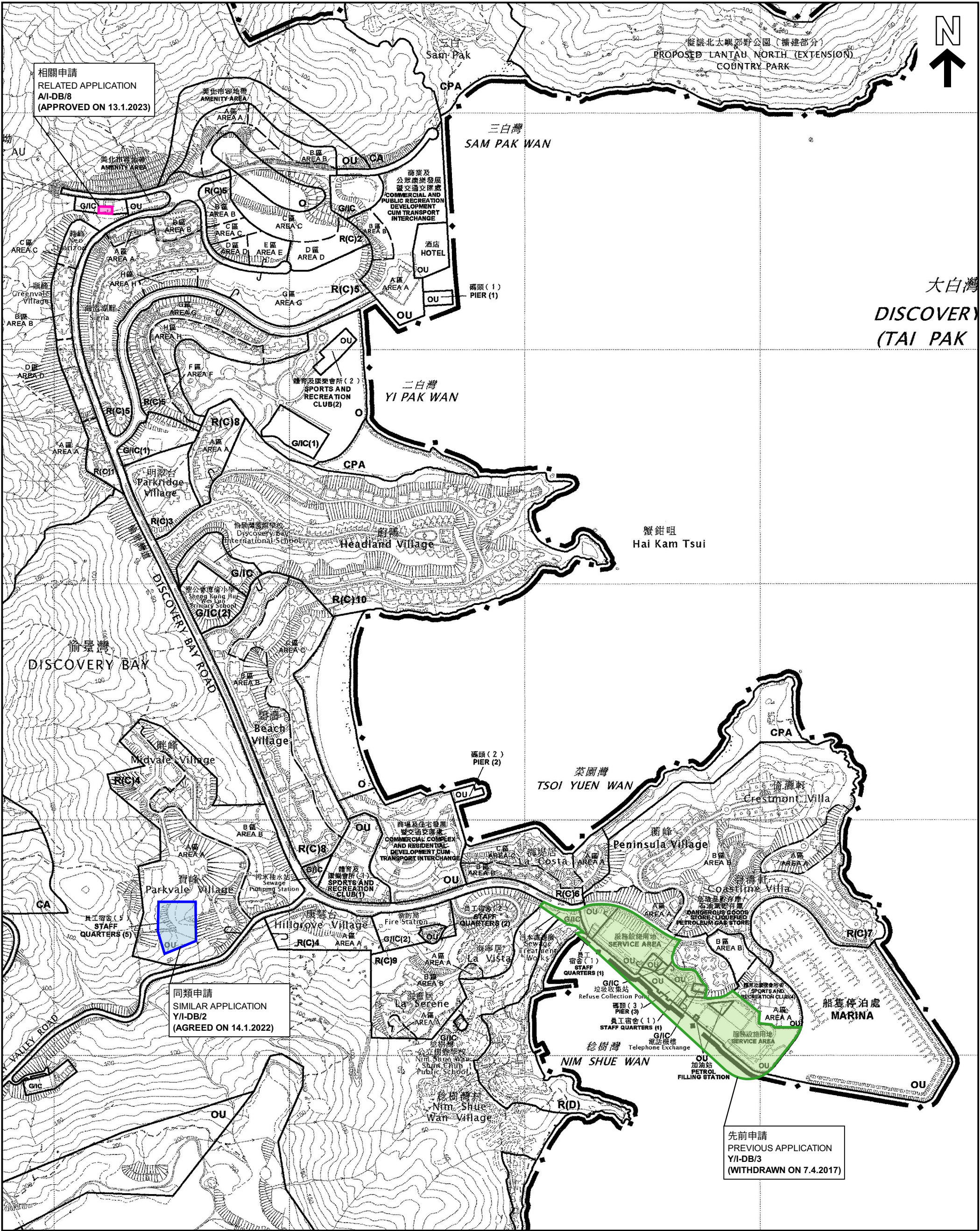
100 0 100 200 300 METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-1b



位置圖 LOCATION PLAN

本摘要圖於2023年7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 28.7.2023
BASED ON OUTLINE ZONING
PLAN No. S/I-DB/4 APPROVED ON 1.2.2005

把申請地點改劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及「其他指定用途」註明「體育及康樂會所（4）」及
延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）14」、「
「其他指定用途」註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」
愉景灣第10b區及22區（部分）丈量約份第352約地段第385號線段及增批部分
TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE",
"RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL
AND ZONE IT AS "RESIDENTIAL (GROUP C) 14",
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO
SCALE 1:7 500 比例尺

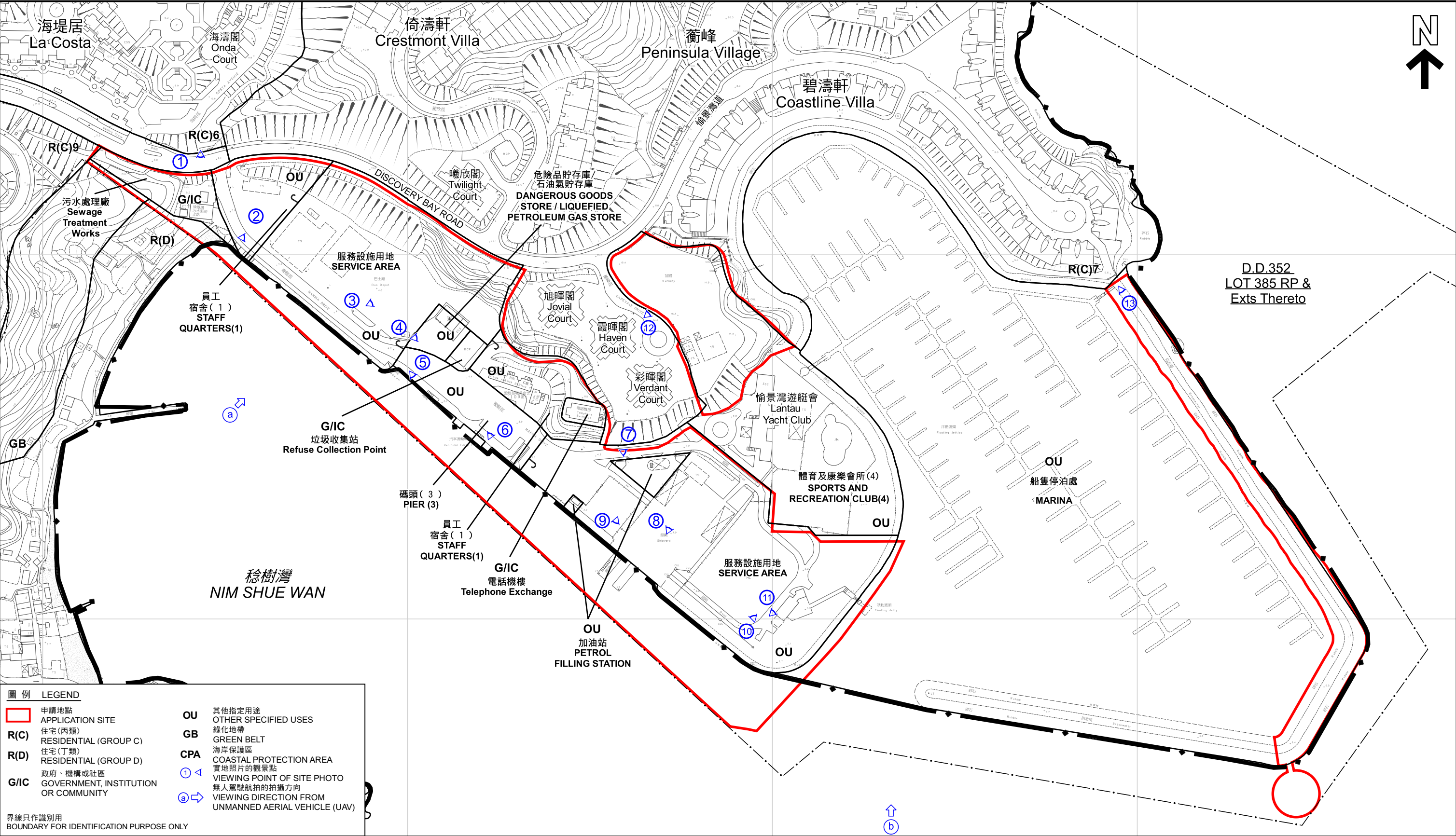
米 100 0 100 200 300 400 500 600 700 米
METRES

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-1c



圖例

LEGEND

申請地點

APPLICATION SITE

R(C)

住宅(丙類)

RESIDENTIAL (GROUP C)

R(D)

住宅(丁類)

RESIDENTIAL (GROUP D)

G/I/C

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

CPA

海岸保護區

COASTAL PROTECTION AREA

①

實地照片的觀景點

VIEWING POINT OF SITE PHOTO

Ⓐ

無人駕駛航拍的拍攝方向

VIEWING DIRECTION FROM UNMANNED AERIAL VEHICLE (UAV)

界線只作識別用

BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年7月28日擬備，所根據的資料為測量圖編號 10-SW-4A、4B、4C及4D

EXTRACT PLAN PREPARED ON 28.7.2023 BASED ON SURVEY SHEETS No. 10-SW-4A,4B,4C AND 4D

平面圖

SITE PLAN

把申請地點改劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅(丙類)13」、「住宅(丙類)14」、「住宅(丙類)15」地帶及「其他指定用途」註明「體育及康樂會所(4)」及延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅(丙類)14」、「其他指定用途」註明「體育及康樂會所(4)」及「其他指定用途」註明「船隻停泊處」愉景灣第10b區及22區(部分)丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"

TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"

DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

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.

Y/I-DB/4

圖

PLAN

Z-2



圖例 LEGEND

申請地點
APPLICATION SITE

RCP 垃圾收集站
REFUSE COLLECTION POINT

ESS 電力支站
ELECTRICITY SUBSTATION

PFS 加油站
PETROL FILLING STATION

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本摘要圖於2023年8月4日擬備，所根據的資料為地政總署於2022年2月26日拍得的航攝照片編號E152196C

EXTRACT PLAN PREPARED ON 4.8.2023 BASED ON AERIAL PHOTO No. E152196C TAKEN ON 26.2.2022 BY LANDS DEPARTMENT

航攝照片 AERIAL PHOTO

把申請地點改劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及「其他指定用途」註明「體育及康樂會所（4）」及延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）14」、「其他指定用途」註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

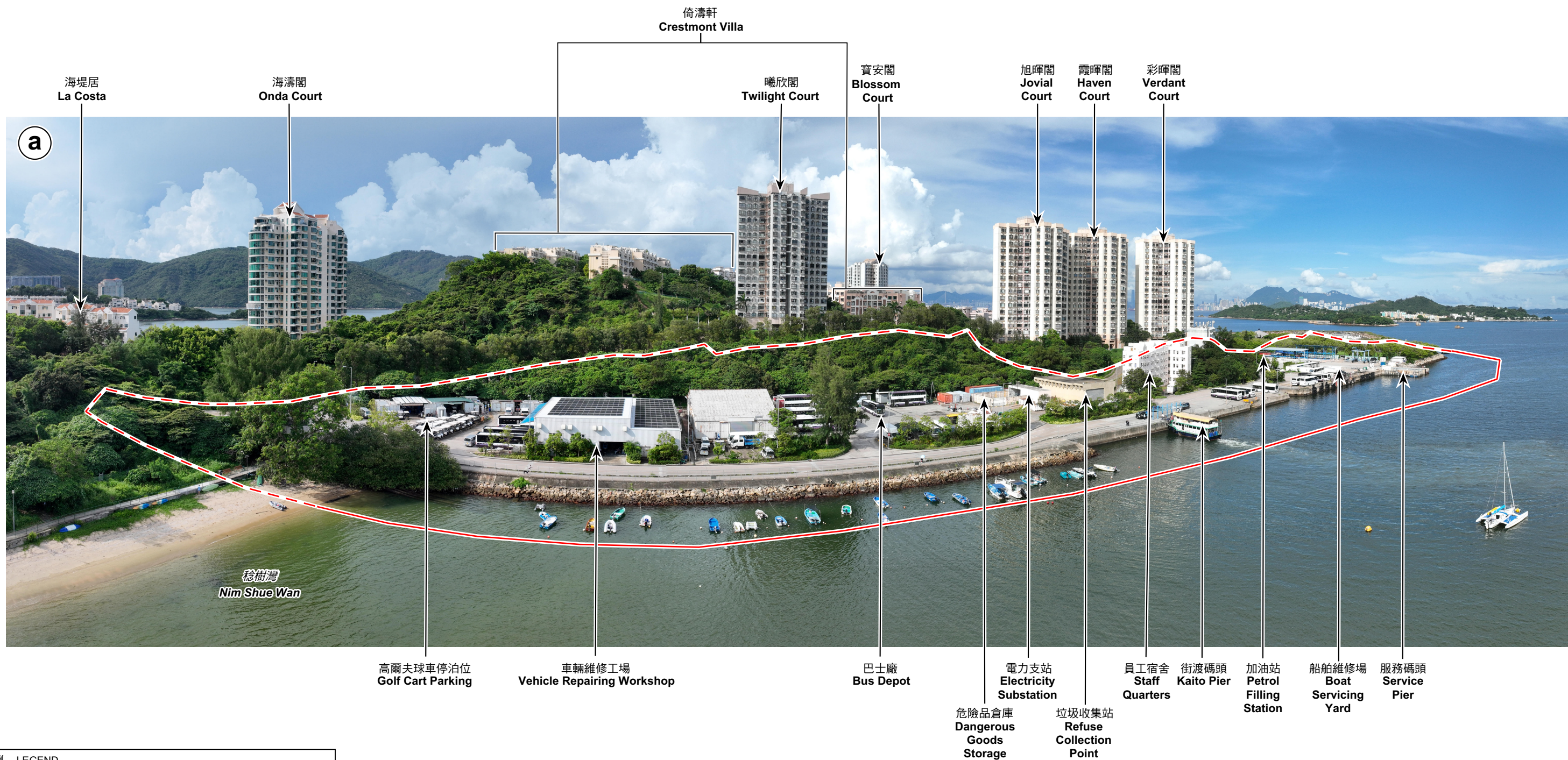
TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND

TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA" DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

規劃署
PLANNING DEPARTMENT

參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-3



圖例 LEGEND

申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

實地照片 SITE PHOTO

把申請地點改劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及「其他指定用途」註明「體育及康樂會所（4）」及延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）14」、「其他指定用途」註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND

TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"

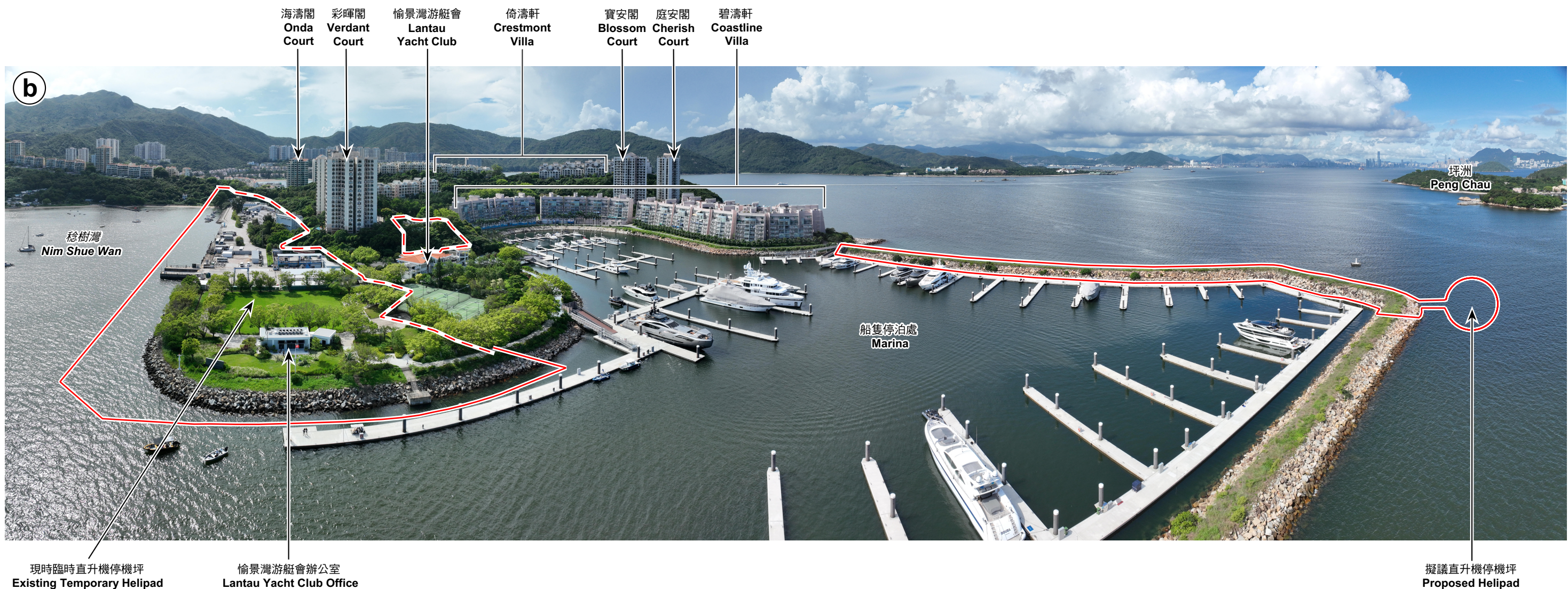
DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4a



圖例 LEGEND

 申請地點
APPLICATION SITE

界線只作識別用
BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

本圖於2023年8月3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 3.8.2023
BASED ON UNMANNED AERIAL VEHICLE
(UAV) PHOTO TAKEN ON 26.6.2023

實地照片 SITE PHOTO

把申請地點改劃為「其他指定用途」註明「服務設施用地上設住宅發展」、「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及
「其他指定用途」註明「體育及康樂會所（4）」及延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）14」、
「其他指定用途」註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」
愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

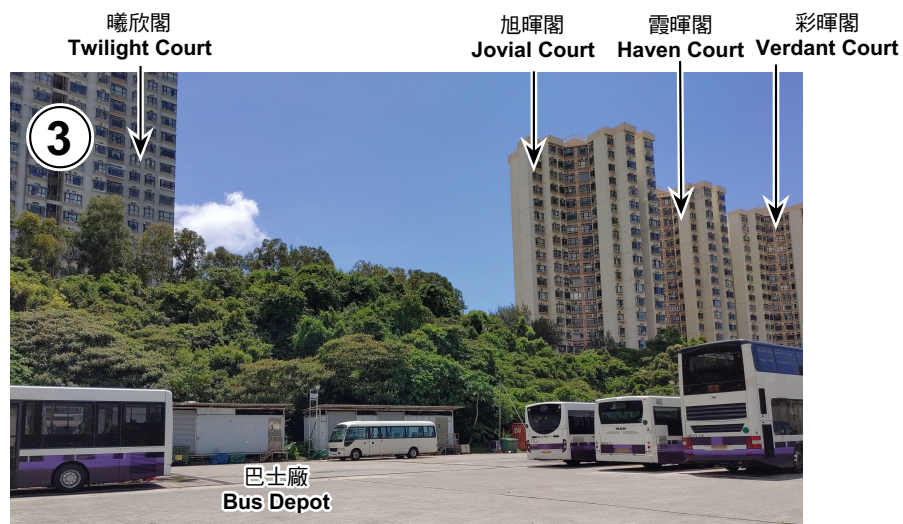
TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE",
"RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14",
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART) WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

規劃署
PLANNING DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4b



實地照片 SITE PHOTOS

把申請地點改劃為「其他指定用途」，註明「服務設施用地（住宅發展）」及「住宅（丙類）」13、住宅（丙類）14、住宅（丙類）15」地帶及「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「船隻停泊處」愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART)
WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

本圖於2023年8月4日擬備，所根據的資料為攝於2023年7月12日及7月31日的實地照片

PLAN PREPARED ON 4.8.2023
BASED ON SITE PHOTOS
TAKEN ON 12.7.2023 AND 31.7.2023

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4c



實地照片 SITE PHOTOS

把申請地點劃為「其他指定用途」，註明「服務設施用地上設住宅發展」、
「住宅（丙類）」13、「住宅（丙類）」14、「住宅（丙類）」15」地帶及
「其他指定用途」，註明「體育及康樂會所（4）」及
延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）」14、
「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」註明「船隻停泊處」
愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH
RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13",
"RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO
INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND
ZONE IT AS "RESIDENTIAL (GROUP C) 14",
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
"OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART)
WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

本圖於2023年8月4日擬備，所根據的
資料為攝於2023年7月12日的實地照片

PLAN PREPARED ON 4.8.2023
BASED ON SITE PHOTOS
TAKEN ON 12.7.2023

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4d



7

旭暉閣 Jovial Court
霞暉閣 Haven Court
彩暉閣 Verdant Court
加油站 Petrol Filling Station



8

服務碼頭 Service Pier



9

實地照片 SITE PHOTOS

把申請地點改劃為「其他指定用途」，註明「服務設施用地上設住宅發展」、「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「船隻停泊處」，愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13", "RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND ZONE IT AS "RESIDENTIAL (GROUP C) 14", "OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND "OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART)
WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

本圖於2023年8月4日擬備，所根據的資料為攝於2023年7月12日及7月31日的實地照片

PLAN PREPARED ON 4.8.2023
BASED ON SITE PHOTOS
TAKEN ON 12.7.2023 AND 31.7.2023

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4e

旭暉閣
Jovial Court
彩暉閣
Verdant Court



現時臨時直升機停機坪
Existing Temporary Helipad

愉景灣游艇會辦公室
Lantau Yacht Club Office



實地照片 SITE PHOTOS

把申請地點改劃為「其他指定用途」，註明「服務設施用地上設住宅發展」、
「住宅（丙類）」13、「住宅（丙類）」14、「住宅（丙類）」15」地帶及
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延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）」14、
「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「船隻停泊處」
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"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
"OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART)
WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

本圖於2023年8月1日擬備，所根據的
資料為攝於2023年6月26日及7月31日的
實地照片

PLAN PREPARED ON 1.8.2023
BASED ON SITE PHOTOS
TAKEN ON 26.6.2023 AND 31.7.2023

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4f

曦欣閣
Twilight Court

衛峰
Peninsula Village

園藝苗圃
Horticultural Nursery



實地照片 SITE PHOTOS

把申請地點改劃為「其他指定用途」，註明「服務設施用地上設住宅發展」、
「住宅（丙類）13」、「住宅（丙類）14」、「住宅（丙類）15」地帶及
「其他指定用途」，註明「體育及康樂會所（4）」及
延伸分區計劃大綱圖規劃範圍界線至超出現有海堤並劃為「住宅（丙類）14」、
「其他指定用途」，註明「體育及康樂會所（4）」及「其他指定用途」，註明「船隻停泊處」
愉景灣第10b區及22區（部分）丈量約份第352約地段第385號餘段及增批部分

TO REZONE THE APPLICATION SITE TO "OU" ANNOTATED "SERVICE AREA WITH
RESIDENTIAL DEVELOPMENT ABOVE", "RESIDENTIAL (GROUP C) 13",
"RESIDENTIAL (GROUP C) 14" AND "RESIDENTIAL (GROUP C) 15" AND
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
TO EXTEND THE OZP PLANNING SCHEME BOUNDARY TO
INCLUDE PART OF THE SEA AREA BEYOND THE EXISTING SEAWALL AND
ZONE IT AS "RESIDENTIAL (GROUP C) 14",
"OU" ANNOTATED "SPORTS AND RECREATION CLUB (4)" AND
"OU" ANNOTATED "MARINA"
DISCOVERY BAY AREA 10b AND AREA 22 (PART)
WITHIN LOT 385RP IN D.D. 352 AND THE EXTENSIONS THERETO

本圖於2023年8月4日擬備，所根據的
資料為攝於2023年6月26日及7月12日的
實地照片

PLAN PREPARED ON 4.8.2023
BASED ON SITE PHOTOS
TAKEN ON 26.6.2023 AND 12.7.2023

規劃署
PLANNING
DEPARTMENT



參考編號
REFERENCE No.
Y/I-DB/4

圖 PLAN
Z-4g