

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/I-DB/2**
關於申請編號 Y/I-DB/2 而只作指示用途的擬議發展計劃的概括發展規範

Revised broad development parameters in view of
the further information received on 28.10.2021
因應於 2021 年 10 月 28 日接獲的進一步資料而修訂的概括發展規範

Application No. 申請編號	Y/I-DB/2		
Location/address 位置／地址	Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay 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)		
Site area 地盤面積	7,623 sq. m 平方米		
Plan 圖則	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-DB/4		
Zoning 地帶	"Other Specified Uses" annotated "Staff Quarters (5)" 「其他指定用途」註明「員工宿舍（5）」		
Proposed Amendment(s) 擬議修訂	To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12" 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		
Gross floor area and/or plot ratio 總樓面面積及／ 或地積比率		sq. m 平方米	Plot ratio 地積比率
	Domestic 住用	About 約 21,600	About 約 2.83
	Non-domestic 非住用	-	-
No. of block 幢數	Domestic 住用	2	
	Non-domestic 非住用	-	
	Composite 綜合用途	-	

Building height/No. of storeys 建築物高度／層數	Domestic 住用	65	m 米
		120	mPD 米(主水平基準上)
		18	Storey(s) 層 <i>Exclude 不包括</i>
	Non-domestic 非住用	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
	Composite 綜合用途	-	m 米
		-	mPD 米(主水平基準上)
		-	Storey(s) 層
Site coverage 上蓋面積	30 %		
No. of units 單位數目	476 Flats 住宅單位		
Open space 休憩用地	Private 私人	1,190	sq. m 平方米
	Public 公眾	-	sq. m 平方米
No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	<ul style="list-style-type: none"> - Golf cart parking space (number of parking space not provided by applicant) 高爾夫球車停泊位（申請人未有提供停泊位數目） - Servicing vehicles loading/unloading space (number of loading/unloading space not provided by applicant) 維修車輛上落客貨位（申請人未有提供上落客貨位數目） 		

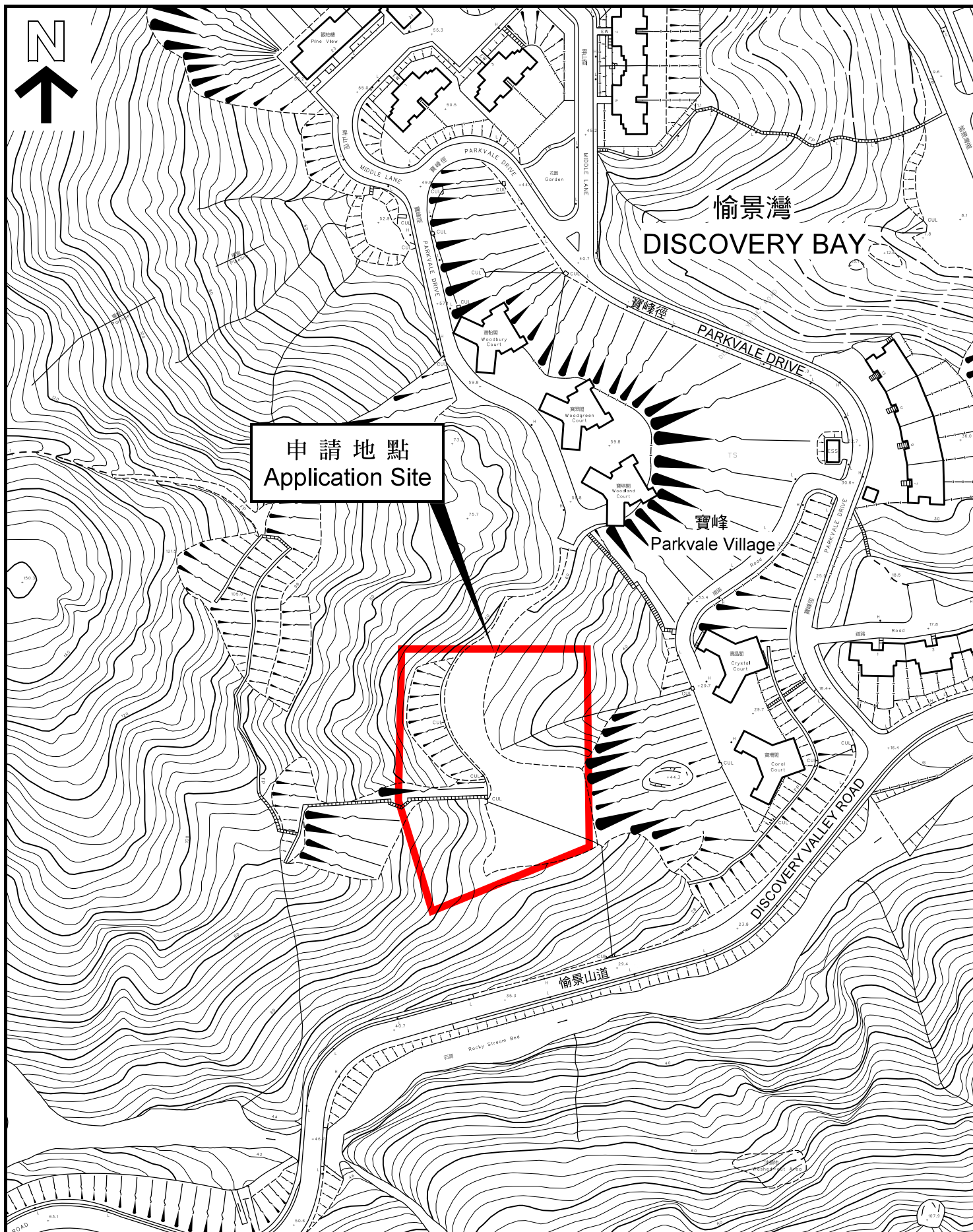
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<u>Reports 報告書</u>		
Planning Statement / Justifications 規劃綱領 / 理據	<input type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant's letter to the Town Planning Board dated 28.10.2021 申請人於2021年10月28日至城市規劃委員會的信件		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



申請地點
Application Site

平面圖 SITE PLAN

本摘要圖於2021年11月9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 9.11.2021
BASED ON SURVEY SHEETS No.
10-SW-3B & 10-SW-3D

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

參考編號
REFERENCE No.
Y/I-DB/2

申請編號 Application No. : Y/I-DB/2

備註 Remarks

於2021年10月28日，申請人提交進一步資料，提供自2017年鄉郊及新市鎮規劃小組委員會考慮有關申請的更新資料，以應法庭的決定，把申請發回城市規劃委員會重新考慮。

With a view to remitting the Application for reconsideration by Town Planning Board in accordance with the Court's decision, the applicant submits further information on 28.10.2021 providing information and updates on the Application since the last consideration of the rezoning application by Rural and New Town Planning Committee in 2017.

有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

Your Ref: TPB/Y/I-DB/2
Dated: 26 October 2021

Our Ref : MP/DB/6f
28 October 2021

The Secretary,
Town Planning Board,
15/F., North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Dear Sir,

Re-consideration of Application No. Y/I-DB/2
Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay, New Territories

I refer to your letter dated 26 October 2021 advising of the process to remit the application for re-consideration in accordance with the decision of the Court of First Instance.

In response to the letter we would like to advise the Board that the only further information relates to the "unused GFA". The premium for Master Plan 7 under the lease has been settled, development has commenced and completion shall follow the Building Covenant dates specified by Lands Department. Therefore, the development has "commenced" in Planning terms.

As there is no additional further information to submit to the Board, beyond that included in this letter, we request that the application could be reheard by the TPB as soon as possible.

Yours faithfully,



I.T. Brownlee
For and on behalf of
Masterplan Limited

cc. DPO/SK&Is Ms Caroline TANG
Client

申請編號 Application No. : Y/I-DB/2

與申請地點屬相同地帶的先前申請

Previous Applications Relating to the Application Site with the Same Zoning(s)

申請編號 Application No.	擬議修訂 Proposed Amendment(s)	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil		

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