

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

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/I-DB/2**

因應於 2016 年 11 月 29 日接獲的進一步資料而修訂的概括發展規範

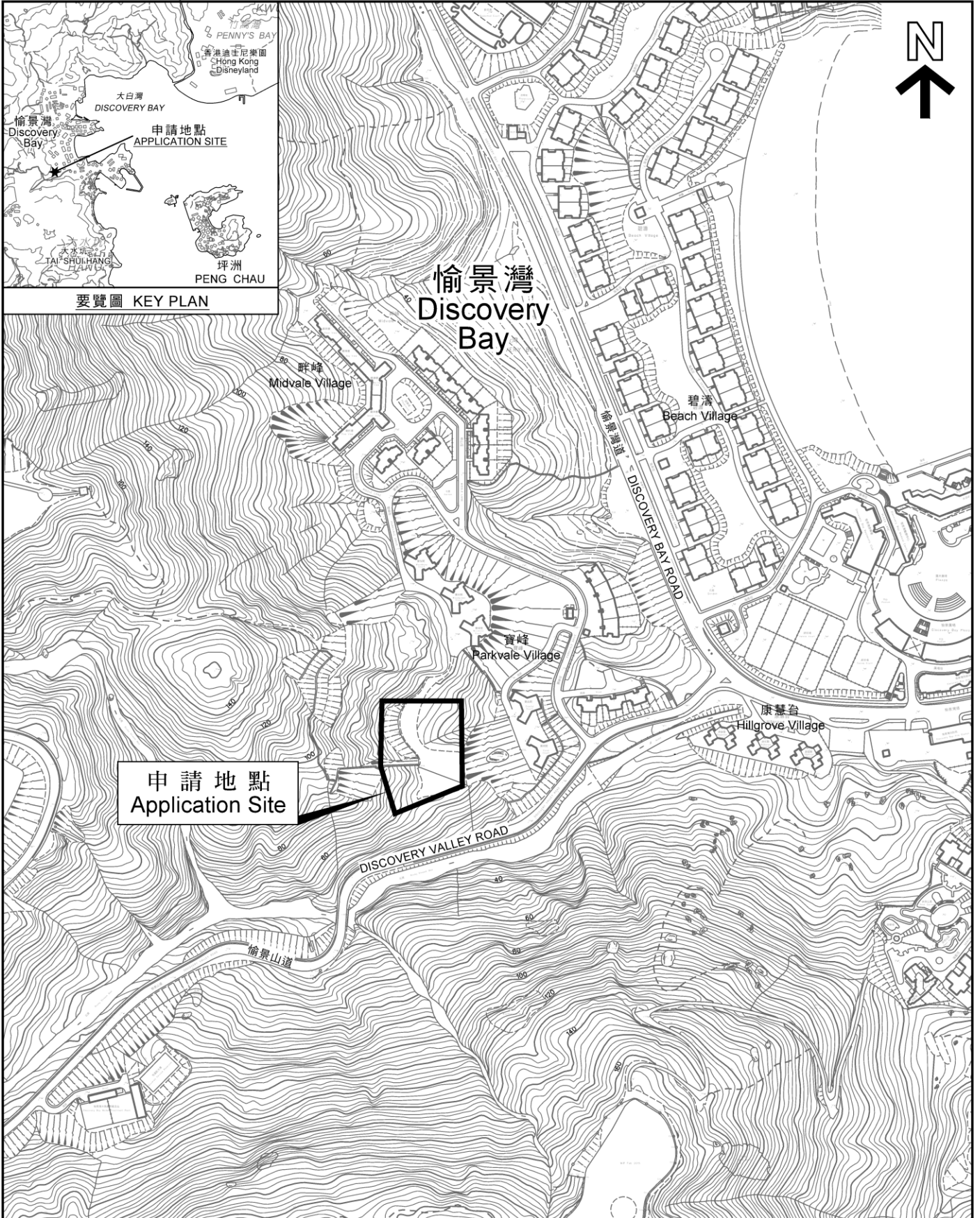
Revised broad development parameters in view of  
the further information received on 29.11.2016

(a) 申請編號 Application no.	Y/I-DB/2		
(b) 位置/地址 Location/Address	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) Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay		
(c) 地盤面積 Site area	約 About 7,623 平方米 m <sup>2</sup>		
(d) 圖則 Plan	愉景灣分區計劃大綱核准圖編號 S/I-DB/4 Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4		
(e) 地帶 Zoning	「其他指定用途」註明「員工宿舍(5)」 "Other Specified Uses" annotated "Staff Quarters (5)"		
(f) 擬議修訂 Proposed Amendment(s)	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 To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12"		
(g) 總樓面面積 及/或地積比率 Total floor area and/or plot ratio		平方米 m <sup>2</sup>	地積比率 Plot ratio
	住用 Domestic	約 About 21,600	約 About 2.83
	非住用 Non-domestic	-	-
(h) 幢數 No. of block	住用 Domestic	2	
	非住用 Non-domestic	-	
	綜合用途 Composite	-	
(i) 建築物高度(以最高 實用樓面空間計算) / 層數 Building height (measured to the highest usable floor space)/ No. of storeys	住用 Domestic	65 米 m	
		120 米(主水平基準以上)mPD	
		18 層 storey(s)	
	非住用 Non-domestic	- 米 m	
		- 米(主水平基準以上)mPD	
		- 層 storey(s)	
綜合用途 Composite	- 米 m		
	- 米(主水平基準以上)mPD		
	- 層 storey(s)		
(j) 上蓋面積 Site coverage	約 About 30 %		
(k) 單位數目 No. of units	476 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 1,190 平方 米 m <sup>2</sup>	
	- 公眾 Public	-	
(m) 停車位及上落 客貨車位數目 No. of parking spaces and loading/ unloading spaces	高爾夫球車停泊位(申請人未有提供停泊位數目) Golf cart parking space (number of parking 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) Servicing vehicles loading/unloading space (number of loading/unloading space not provided by applicant)		

\* 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。

The information is provided 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.

# Y/I-DB/2



**申請編號 Application No. : Y/I-DB/2**

**備註 Remarks**

於 2016 年 11 月 29 日，申請人呈交進一步資料，提供經修訂的環境研究報告及水質技術報告。

On 29.11.2016, the applicant submitted further information providing revised Environmental Study and Technical Note on Water Quality.

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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.	擬議用途／發展 Proposed Use/Development	城市規劃委員會的決定(日期) Decision of Town Planning Board (Date)
Nil		

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申請編號 Application No. : Y/I-DB/2

申請人提交的圖則、繪圖及報告書  
Plans, Drawings and Reports Submitted by Applicant

中文 英文  
Chinese English

**圖則及繪圖 Plans and Drawings**

總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇位置圖 Block plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
樓宇平面圖 Floor plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
截視圖 Sectional plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
立視圖 Elevation(s)	<input type="checkbox"/>	<input type="checkbox"/>
顯示擬議發展的合成照片 Photomontage(s) showing the proposed development	<input type="checkbox"/>	<input type="checkbox"/>
園境設計總圖／園境設計圖 Master landscape plan(s)/Landscape plan(s)	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input type="checkbox"/>

**報告書 Reports**

規劃研究 Planning studies	<input type="checkbox"/>	<input type="checkbox"/>
環境影響評估（噪音、空氣及／或水的污染） Environmental impact assessment (noise, air and/or water pollutions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
就車輛的交通影響評估 Traffic impact assessment (on vehicles)	<input type="checkbox"/>	<input type="checkbox"/>
就行人的交通影響評估 Traffic impact assessment (on pedestrians)	<input type="checkbox"/>	<input type="checkbox"/>
視覺影響評估 Visual impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
景觀影響評估 Landscape impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
樹木調查 Tree Survey	<input type="checkbox"/>	<input type="checkbox"/>
土力影響評估 Geotechnical impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排水影響評估 Drainage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
排污影響評估 Sewerage impact assessment	<input type="checkbox"/>	<input type="checkbox"/>
風險評估 Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
其他（請註明）Others (please specify)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
水質技術報告 Technical Note on Water Quality		

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