

關乎申請編號 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 2017 年 4 月 10 日接獲的進一步資料而修訂的概括發展規範

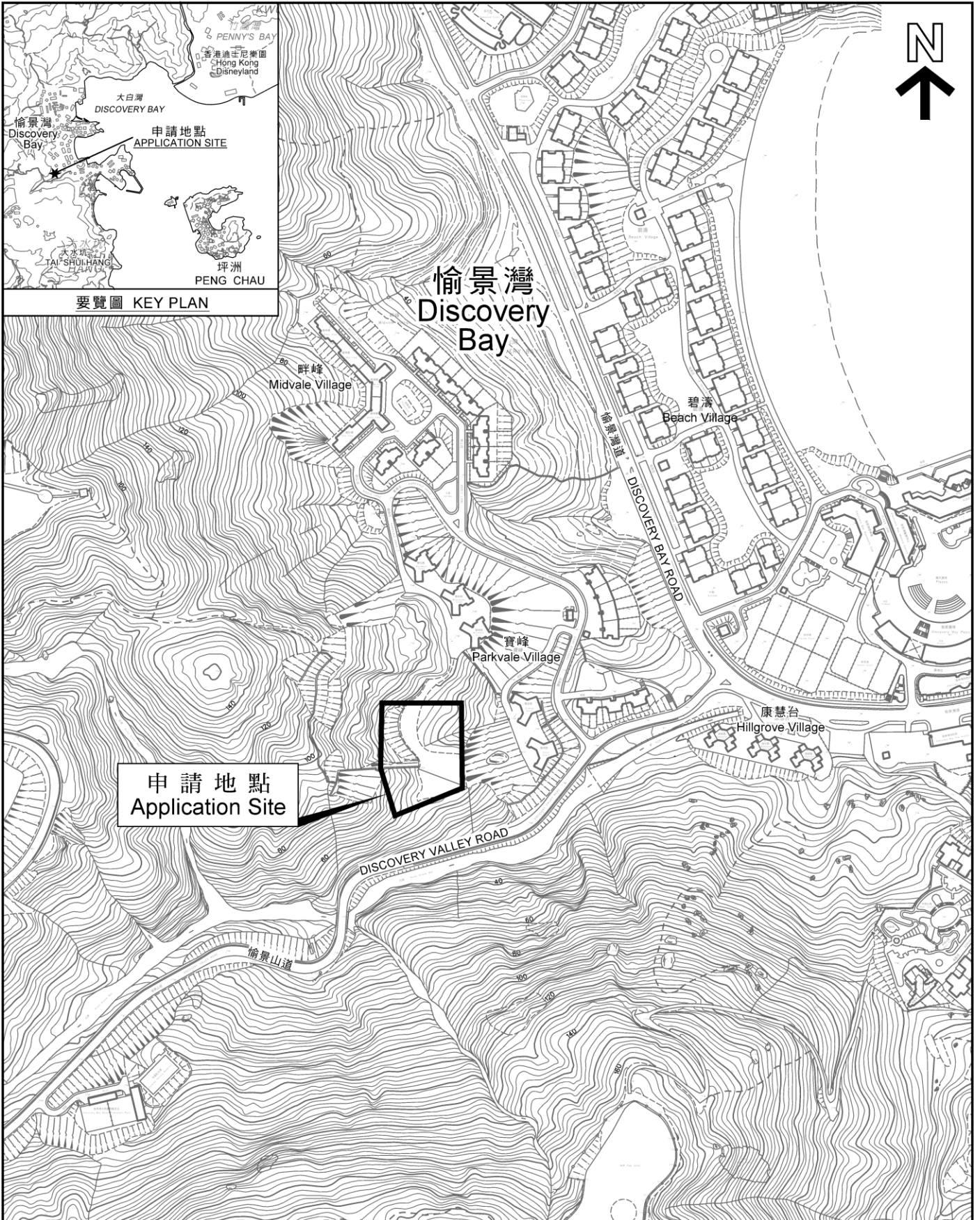
Revised broad development parameters in view of
the further information received on 10.04.2017

(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 ²		
(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 ²	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/層數 Building height/ 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 ²	
	- 公眾 Public	1,190 平方米 m ²	
(m) 停車位及上落客貨車位數目 No. of parking spaces and loading/unloading spaces	-		

* 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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Y/I-DB/2



申請編號 **Application No. : Y/I-DB/2**

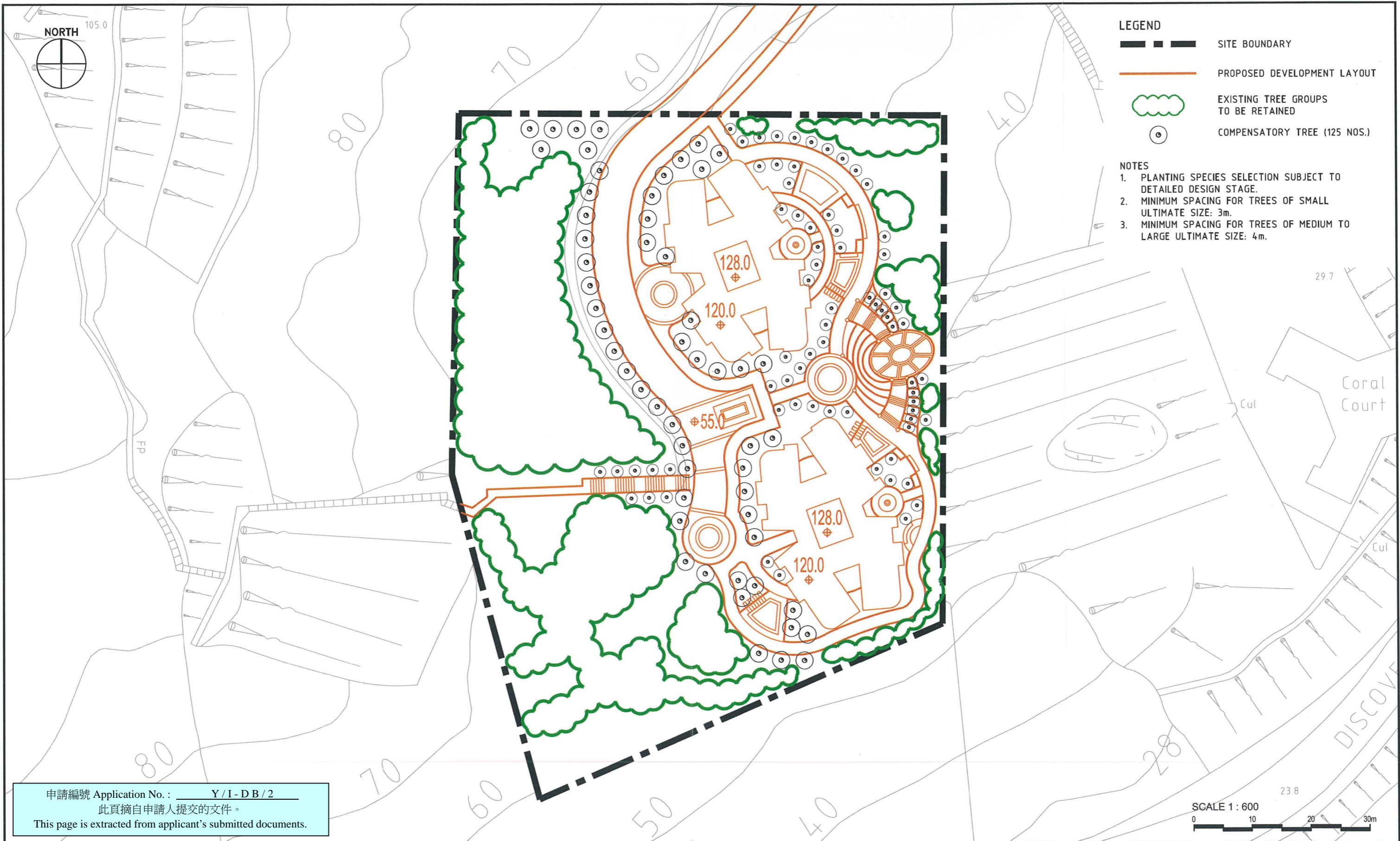
備註 Remarks

於 2017 年 4 月 10 日，申請人提交進一步資料以回應部門的意見及提交一份全新的岩土規劃檢討報告、排水、排污及供水研究報告的替換頁、環境研究報告的替換頁、經修訂的補償樹木種植圖、經修訂的現有及擬議供水及排污系統圖及經修訂的發展總綱藍圖。

On 10.4.2017, the applicant submitted further information providing responses to departmental comments including a newly submitted Geotechnical Planning Review Report, replacement pages of Study on Drainage, Sewerage and Water Supply Systems, replacement pages of Environmental Study, revised compensatory planting plan, revised existing and proposed water supply layout plans, revised existing and proposed sewerage layout plan and a revised Concept Plan.

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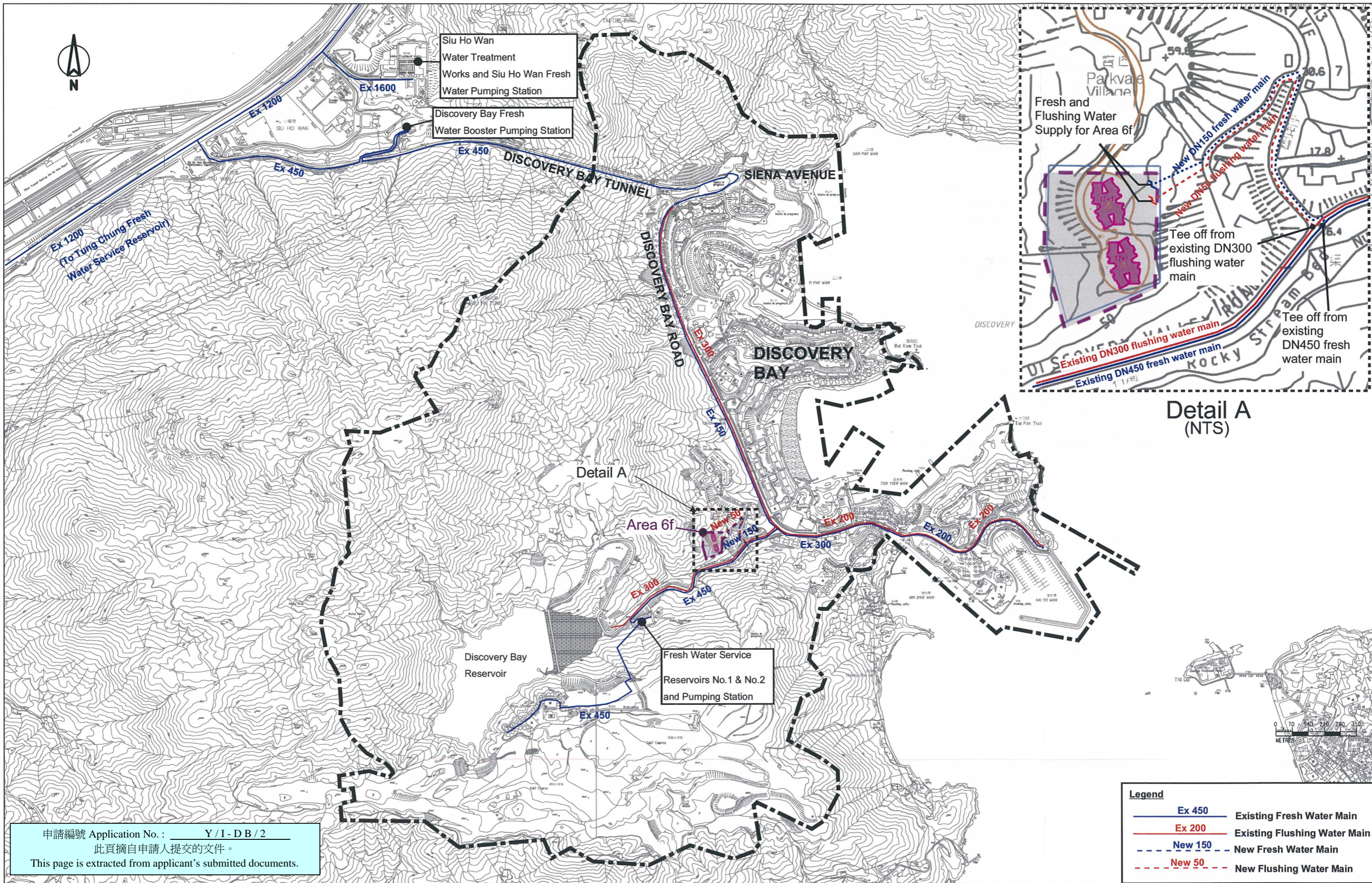


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										Job Title		Drawing No.			
										DISCOVERY BAY OPTIMIZATION OF LAND USE -		PT30/6F/P/CP01			
										REFINEMENT OF AREA 6F					
										Drawing Title		Scale			
										COMPENSATORY PLANTING PLAN		1:600 @ A3			
Revision	Date	Description	Drawn by	Checked by	Approved by	Drawn by	EI	Checked by	DK	Approved by	TO	Date	MAR 2017	Job No.	PT30

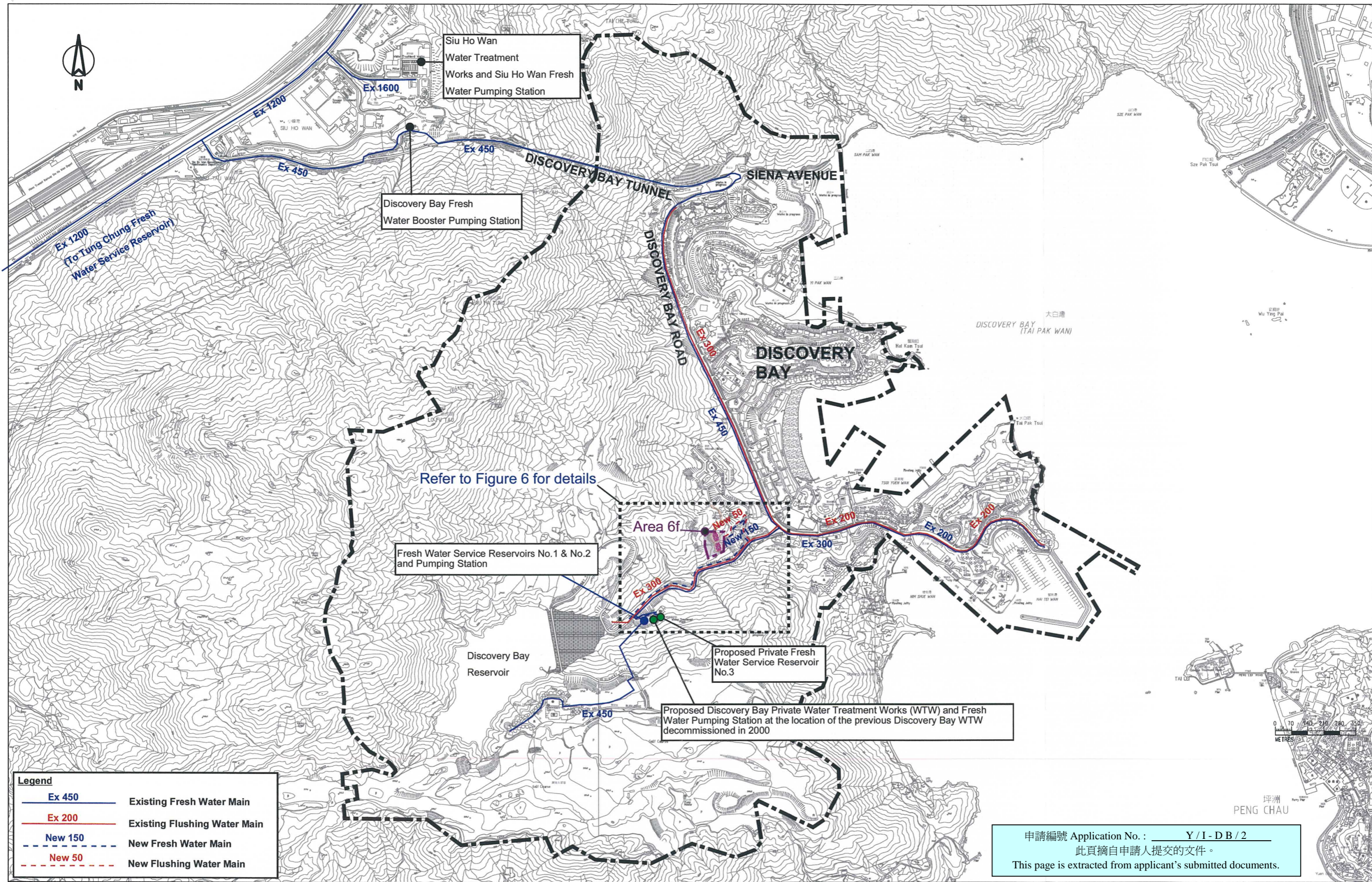




申請編號 Application No. : Y / I - D B / 2
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Legend	
	Ex 450 Existing Fresh Water Main
	Ex 200 Existing Flushing Water Main
	New 150 New Fresh Water Main
	New 50 New Flushing Water Main

Job Title DISCOVERY BAY - OPTIMIZATION OF LAND USE			FIGURE 4 ARUP
Date April 2017	Scale 1:15000	Drawing Title	
EXISTING AND PROPOSED WATER SUPPLY LAYOUT PLAN FOR OPTION 1 - SUPPLY FROM SIU HO WAN WATER TREATMENT WORKS			
Drawn SY	Job No. 236078		



Legend	
Ex 450	Existing Fresh Water Main
Ex 200	Existing Flushing Water Main
New 150	New Fresh Water Main
New 50	New Flushing Water Main

申請編號 Application No. : Y / I - DB / 2
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Job Title
DISCOVERY BAY - OPTIMIZATION OF LAND USE

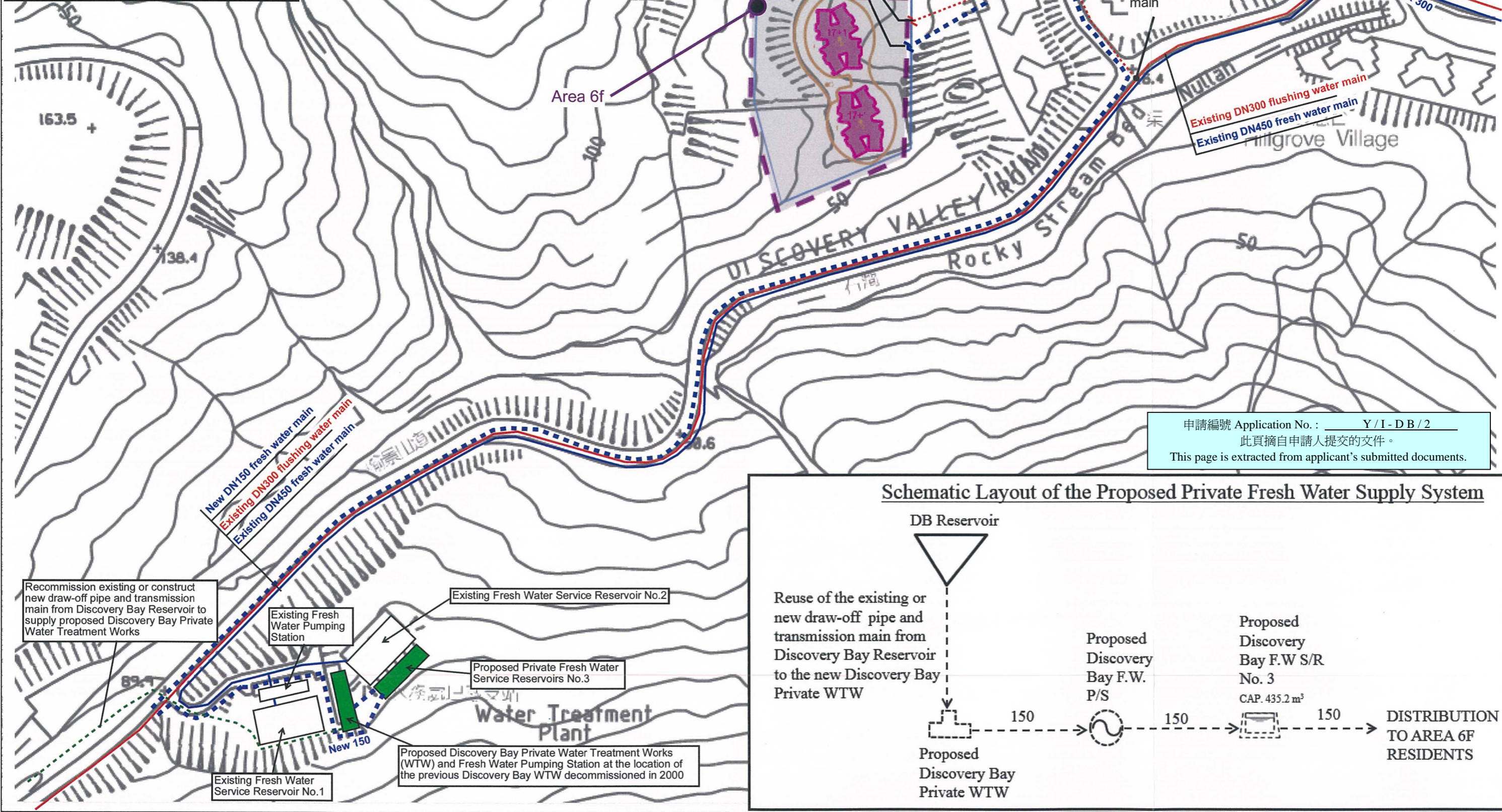
Date	Scale	Drawing Title
April 2017	1:15000	
Drawn	Job No.	
SY	236078	

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

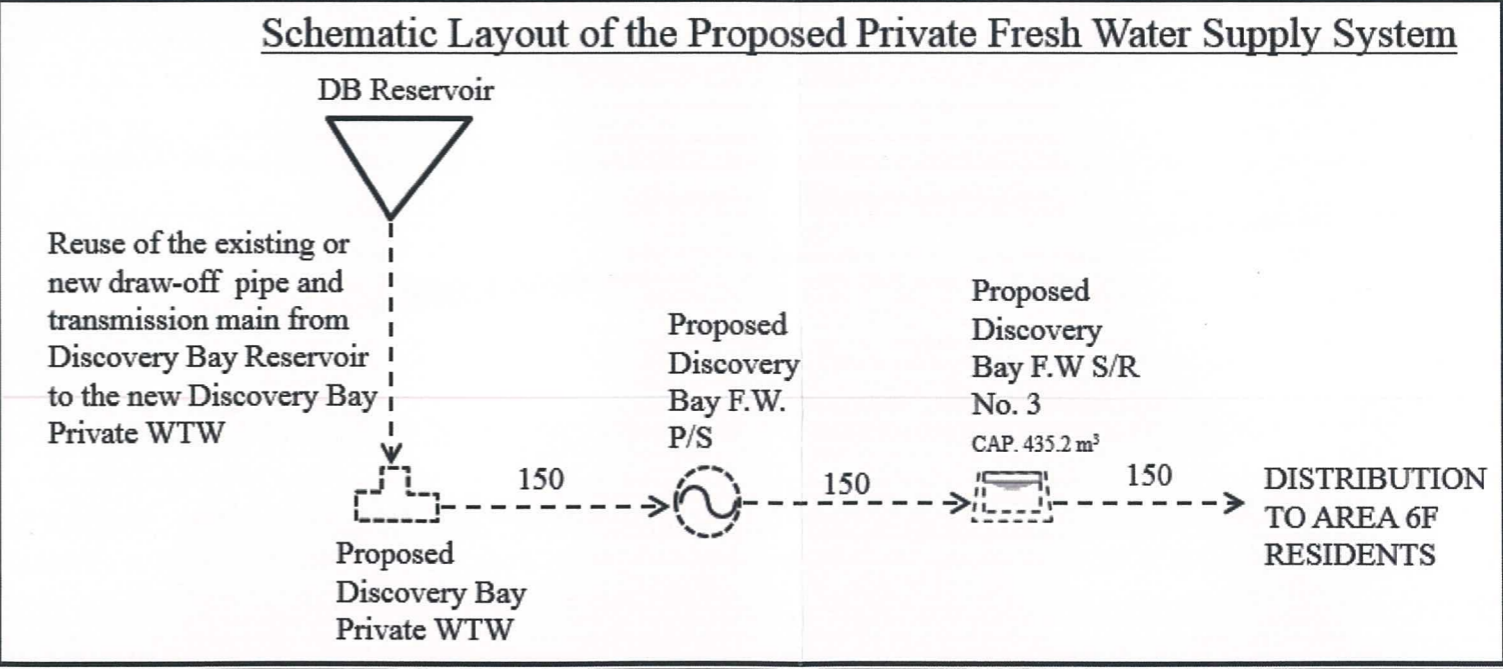
FIGURE 5

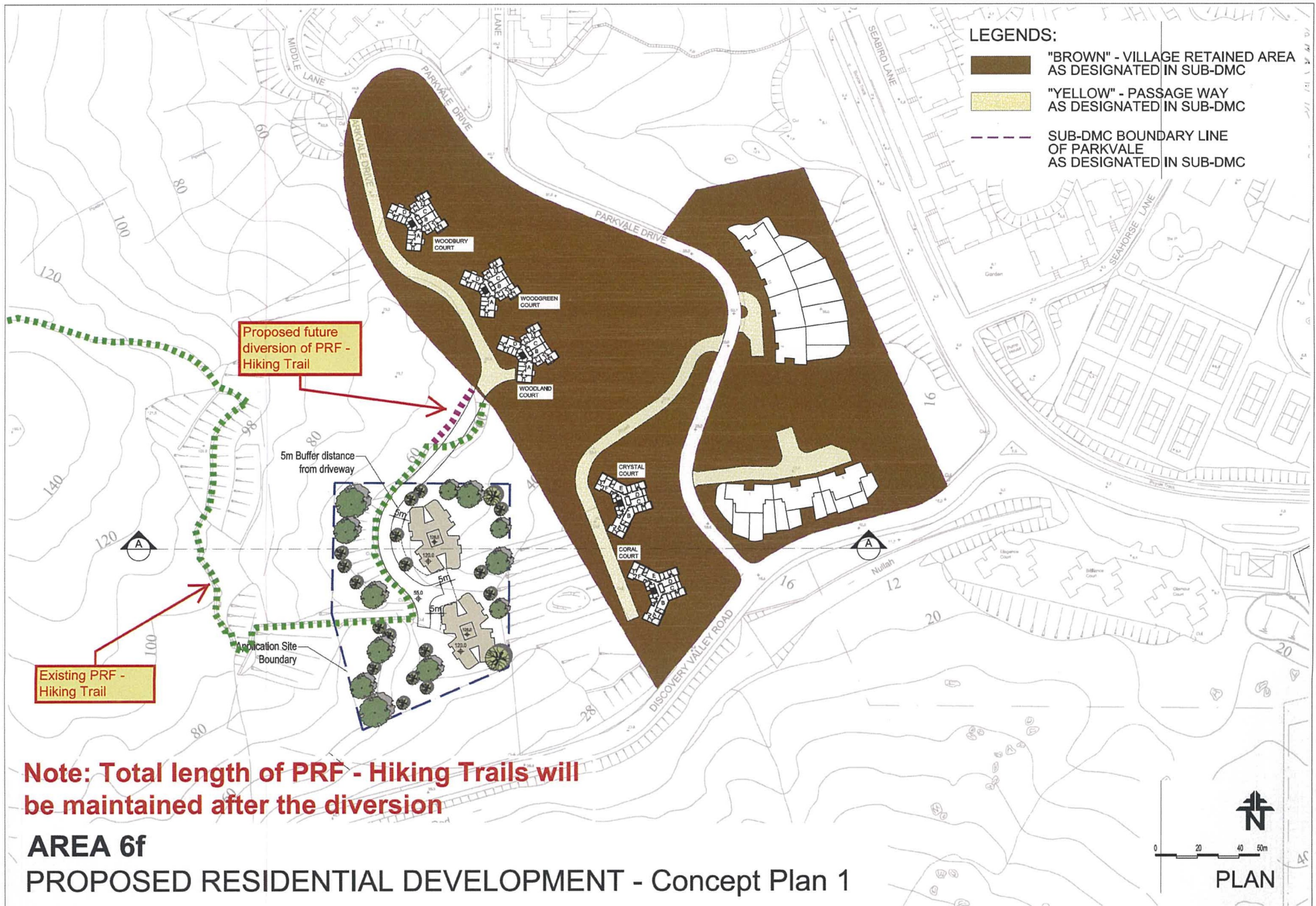


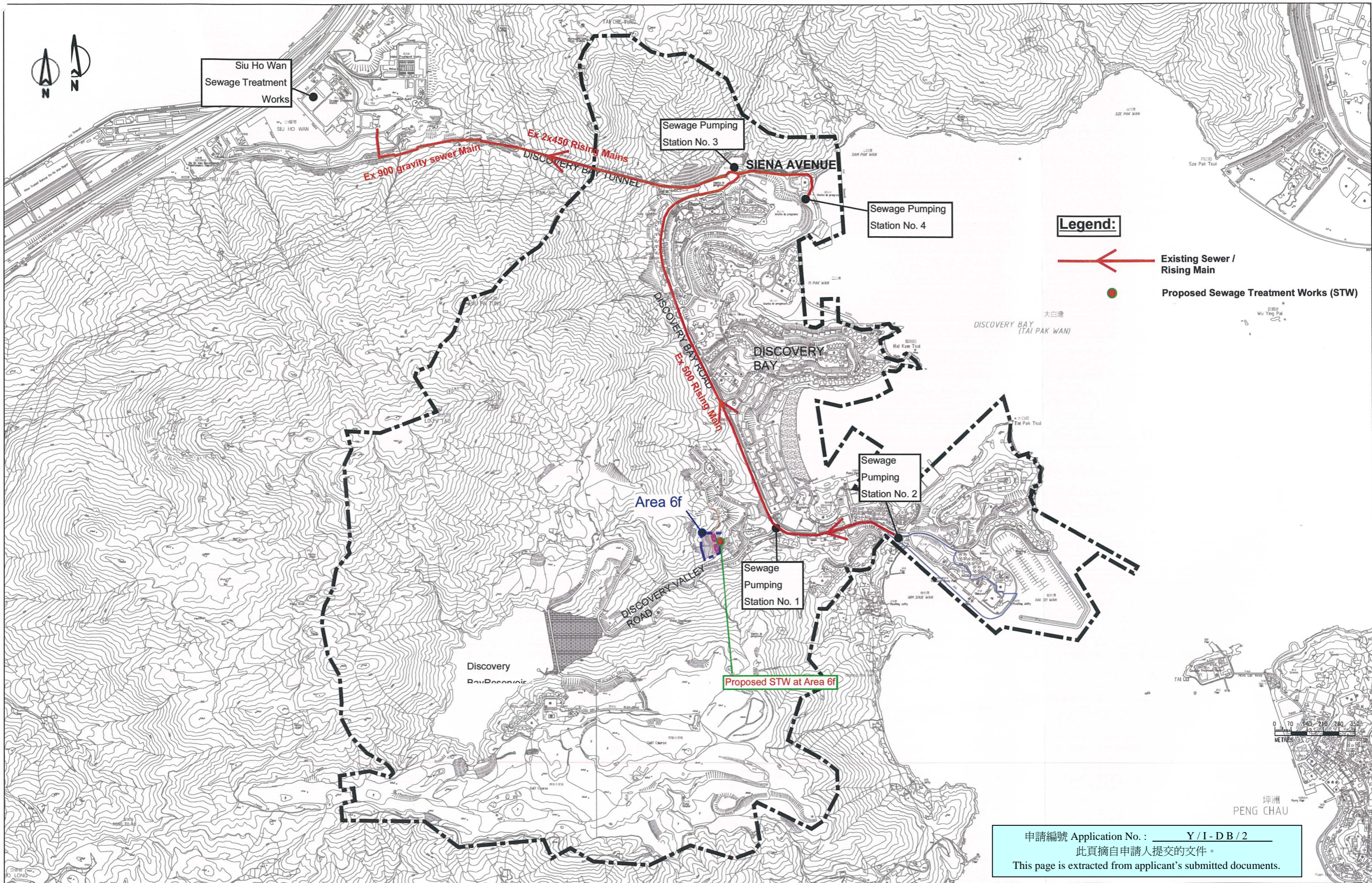
Legend	
	Ex 450 Existing Fresh Water Main
	Ex 200 Existing Flushing Water Main
	New 150 New Fresh Water Main
	New 50 New Flushing Water Main
	Re-commission existing or new draw-off pipe and transmission main



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Job Title DISCOVERY BAY - OPTIMIZATION OF LAND USE			FIGURE 3
Date DEC 2015	Scale 1:15000	Drawing Title EXISTING AND PROPOSED SEWERAGE LAYOUT PLAN	
Drawn	Job No. 226078	ARUP	

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)
没有 Nil		

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

	中文 <u>Chinese</u>	英文 <u>English</u>
<u>圖則及繪圖 Plans and Drawings</u>		
總綱發展藍圖／布局設計圖 Master layout plan(s)/Layout plan(s)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<hr/>		
經修訂的補償樹木種植圖 Revised Compensatory Planting Plan		
經修訂的現有及擬議供水系統圖 Revised Existing and Proposed Water Supply Layout Plans		
經修訂的現有及擬議排污系統圖 Revised Existing and Proposed Sewerage Layout Plan		
<hr/>		
<u>報告書 Reports</u>		
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 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 checked="" 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"/>
<hr/>		
環境研究報告的替換頁 Replacement Pages of Environmental Study		
排水、排污及供水研究的替換頁 Replacement Pages of Study on Drainage, Sewerage and Water Supply		
回應部門意見列表 Response-to-Comment Table		

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