

關乎申請編號 Y/I-DB/3 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/3**

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/3
(b) 位置／地址 Location/Address	愉景灣第 10b 區丈量約份第 352 約地段第 385 號餘段及增批部分(部分) Area 10b, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay
(c) 地盤面積 Site area	約 About 62,875 平方米 m ² (包括未納入大綱圖範圍內的部分約 including 14,438 m ² of area not covered by Outline Zoning Plan)
(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(1)」、「其他指定用途」註明「服務設施用地」、「其他指定用途」註明「危險品貯存庫／石油氣貯存庫」、「其他指定用途」註明「碼頭(3)」、「其他指定用途」註明「加油站」、「其他指定用途」註明「船隻停泊處」及「政府、機構或社區」 "Other Specified Uses" annotated "Staff Quarters (1)", "Other Specified Uses" annotated "Service Area", "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store", "Other Specified Uses" annotated "Pier (3)", "Other Specified Uses" annotated "Petrol Filling Station", "Other Specified Uses" annotated "Marina" and "Government, Institution or Community"
(f) 擬議修訂 Proposed Amendment(s)	把「其他指定用途」註明「員工宿舍(1)」、「其他指定用途」註明「服務設施用地」、「其他指定用途」註明「危險品貯存庫／石油氣貯存庫」、「其他指定用途」註明「碼頭(3)」、「其他指定用途」註明「加油站」、「其他指定用途」註明「船隻停泊處」及「政府、機構或社區」地帶改劃為「住宅(丙類)13」、「政府、機構或社區」、「其他指定用途」註明「服務設施用地上設住宅」以及「其他指定用途」註明「海濱長廊」,及延伸分區計劃大綱圖範圍至超出現有海堤並劃為「住宅(丙類)13」及「其他指定用途」註明「海濱長廊」地帶 To rezone the application site from "Other Specified Uses" annotated "Staff Quarters (1)", "Other Specified Uses" annotated "Service Area", "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store", "Other Specified Uses" annotated "Pier (3)", "Other Specified Uses" annotated "Petrol Filling Station", "Other Specified Uses" annotated "Marina" and "Government, Institution or Community" to "Residential (Group C) 13", "Government, Institution or Community", "Other Specified Uses" annotated "Residential Above Service Area" and "Other Specified Uses" annotated "Promenade" and to extend the Outline Zoning Plan boundary beyond the existing seawall and zone it as "Residential (Group C) 13" and "Other Specified Uses" annotated "Promenade"

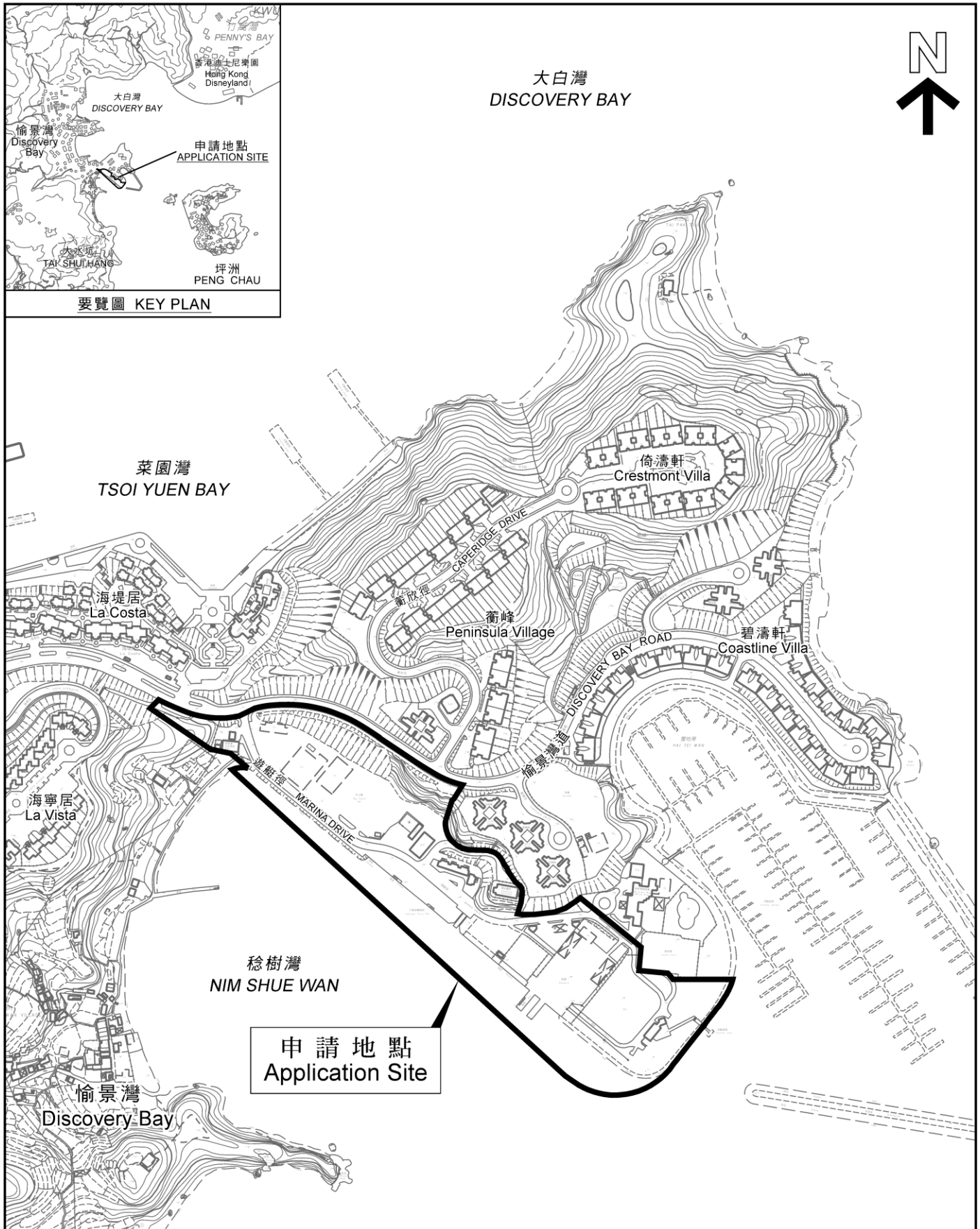
(g) 總樓面面積 及／或地積比率 Total floor area and/or plot ratio		平方米 m ²	地積比率 Plot ratio
	住用 Domestic	約 About 67,450	約 About 1.07
	非住用 Non-domestic	約 About 22,000	約 About 0.35
	包括 including - 垃圾收集站 Refuse collection point - 電話機樓 Telephone exchange - 污水抽水站 Sewage pumping station - 污水處理廠 Sewage treatment plant - 通宵巴士停車場、貨倉、巴士 維修站及高爾夫球車維修車工場 Overnight bus parking area, warehouse, bus repair station and golf cart repair workshops - 加油站 Petrol filling station (不包括大約 2,500 平方米的海 濱長廊和 200 平方米在碼頭周圍 的建築物及船隻維修設施 excluding promenade of about 2,500 m ² and structures and boat servicing facilities around piers of about 200 m ²)	1,000 700 200 1,000 18,500 600	--- --- --- --- ---
(h) 幢數 No. of block	住用 Domestic	74	
	非住用 Non-domestic	5	
	綜合用途 Composite	-	
(i) 建築物高度(包括屋 頂建築物)／ 層數 Building height (including roof-top structure)／ No. of storeys	住用 Domestic	米 m Ranging from 21 至 to 86 米 (主水平基準以上) mPD Ranging from 3 至 to 19 層 storey(s) 1 部分包括 Some including 平台 Podium	
	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 39 %		
(k) 單位數目 No. of units	1,125 住宅單位 Flats		
(l) 休憩用地 Open Space	- 私人 Private	不少於 Not less than 2,813 平 方米 m ²	
	- 公眾 Public	- 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	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)
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* 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/3



申請編號 Application No. : Y/I-DB/3

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初步水質評估。

On 29.11.2016, the applicant submitted further information providing revised Environmental Study and Preliminary Water Quality Assessment.

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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"/>
初步水質評估 Preliminary Water Quality Assessment		

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