

**Broad Development Parameters of the Indicative
Development Proposal in Respect of Application No. Y/I-DB/4**
關乎申請編號 Y/I-DB/4 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 19.5.2023
因應於 2023 年 5 月 19 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/4
Location/Address 位置／地址	Discovery Bay Area 10b and Area 22 (part) (based on Discovery Bay Master Plan), Lot 385RP (Part) in D.D. 352 and the extensions thereto 愉景灣第10b區及22區(部分)(根據愉景灣總綱圖)， 丈量約份第352約地段第385號餘段(部分)及增批部分
Site area 地盤面積	About 約 77,938 sq.m. 平方米 (To extend the OZP boundary of 15,900 sq.m. to incorporate the already approved reclamation limit within the application site 擴展分區計劃大綱圖範圍約 15 900 平方米， 將已獲批准的填海範圍納入申請地點內)
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” (“OU”) annotated “Marina”, Area B of “OU” annotated “Sports and Recreation Club (4)”, “OU” annotated “Staff Quarters (1)”, “OU” annotated “Petrol Filling Station”, “OU” annotated “Service Area”, “OU” annotated “Dangerous Goods Store/Liquefied Petroleum Gas Store”, “OU” annotated “Pier (3)”, “Residential (Group D)”, “Green Belt” and “Government, Institution or Community”. 「其他指定用途」註明「船隻停泊處」、「其他指定用途」註明「體育及康樂會所(4)」B區、「其他指定用途」註明「員工宿舍(1)」、「其他指定用途」註明「加油站」、「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)」、「住宅(丁類)」、「綠化地帶」、及「政府、機構或社區」
Proposed Amendment(s) 擬議修訂	To rezone the application site to “OU” annotated “Marina”, “OU” annotated “Service Area with Residential Development Above”, Area B of “OU” annotated “Sports and Recreation Club (4)”, “Residential (Group C) 13”, “Residential (Group C) 14” and “Residential (Group C) 15”. To extend the OZP boundary to include part of the sea area at Nim Shue Wan and as Area B of “OU” annotated “Sports and Recreation Club (4)” and “Residential (Group C) 14”. To amend the Notes of the zones applicable to the site, including “OU(Marina)”, “OU(Sports and Recreation Club)” and “Residential (Group C)”, and to incorporate a set of new Notes for “OU(Service Area with Residential Development Above)”. 把申請地點改劃為「其他指定用途」註明「船隻停泊處」、「其他指定用途」註明「服務設施用地上設住宅發展」、「其他指定用途」註明「體育及康樂會所(4)」B區、「住宅(丙類)13」、「住宅(丙類)14」及「住宅(丙類)15」地帶 延伸分區計劃大綱圖範圍以加入稔樹灣部分海域，劃為「其他指定用途」註明「體育及康樂會所(4)」B區及「住宅(丙類)14」地帶 修訂適用於申請地點土地用途地帶的《註釋》，包括「其他指定用途」註明「船隻停泊處」、「其他指定用途」註明「體育及康樂會所」及「住宅(丙類)」，並為「其他指定用途」註明「服務設施用地與上蓋的住宅發展」地帶加入新的《註釋》

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 61,200 (including 包括 Area 4a區 about 約 4,500 ; and 及 Area 10b區 about 約 56,700)	Area 4a區 about 約 0.636 Area 10b區 about 約 1.366
	Non-domestic 非住用	About 約 16,830 (including 包括 Area 10b區 11,330 ; and 及 Area 22區(Area B區) 5,500*) * for both Area A and Area B of “OU” annotated “Sports and Recreation Club (4)” on OZP 分區計劃大綱核准圖上「其他指定用途」 註明「體育及康樂會所(4)」A區及B區	Area 10b區 about 約 0.273 Area 22區(Area B區) about 約 0.17
	Composite 綜合用途	-	-
No. of block 幢數	Domestic 住用	41 blocks 幢 (including 包括 Area 4a區 – 4 blocks low-rise 4幢低層； Area 10b區 – 3 blocks low-rise 3幢低層 and 及 34 houses 34幢屋宇)	
	Non-domestic 非住用	3 blocks 幢 (Area 22區(Area B區))	
	Composite 綜合用途	13 blocks 幢 (including 包括 Area 10b 區 – 5 blocks mid-rise 5幢中層 and 及 8 blocks low-rise 8幢低層)	
Building height/ No. of storeys 建築物高度／層數	Domestic 住用	- m 米	
		37.2 mPD 米（主水平基準以上）(Area 4a區 – low-rise 低層) ； 35.65 mPD 米（主水平基準以上）(Area 10b區 – low-rise 低層) ； and 及 16.65 mPD 米（主水平基準以上）(Area 10b區 – houses 屋宇) ；	
		5 Storeys 層 (Area 4a區 – low-rise 低層) ； 6 Storeys 層 (Area 10b區 – low-rise 低層) ； and 及 2 Storeys 層 (Area 10b區 – houses 屋宇)	
	Non-domestic 非住用	- m 米	
		10.35 to 24 mPD 米（主水平基準以上）(Area 22區(Area B區))	
		1 to 4 Storey(s) 層 (Area 22區(Area B區))	
	Composite 綜合用途	- m 米	
81.2 to 88.2 mPD 米（主水平基準以上）(Area 10b區 – mid-rise 中層) ； and 及 38.2 mPD 米（主水平基準以上）(Area 10b區 – low-rise 低層) 16 to 18 Storeys 層 (Area 10b區 – mid-rise 中層) ； and 及 6 Storeys 層 (Area 10b區 – low-rise 低層) (excluding 2-storey podium 不包括2層平台)			
Site coverage 上蓋面積	Area 4a區 about 約 13% Area 10b區 about 約 51%		
No. of units 單位數目	858 units 單位 (including 包括 Area 4a 區 – 72 units 單位 ； and 及 Area 10b區 – 786 units 單位)		
Open Space 休憩用地	Private 私人	Not less than 不少於 2,145 sq. m 平方米 (including 包括 Area 4a區 – 180 sq. m 平方米 ； and 及 Area 10b 區 – 1,965 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	1 transport terminus 運輸總站 (Area 10b區) (including 44 Discovery Bay Bus parking spaces and 10 golf cart parking spaces 包括44 個愉景灣巴士停泊位及10個高爾夫球車停泊位)		
	15 vehicle loading /unloading bays/lay-bys 上落客貨車位／停車處 (including 2 spaces in Area 4a, 10 spaces in Area 10b and 3 spaces in Area 22 包括2個在4a區、10個在10b區 ，及3個在22區)		

Other transport-related facilities 其他與運輸有關的設施	1 kaito pier 街渡碼頭 (Area 10b區) ; 1 service pier 服務碼頭 (Area 22區) ; and 及; 1 helicopter landing pad and access road 直升機升降坪及道路 (Area 22區)
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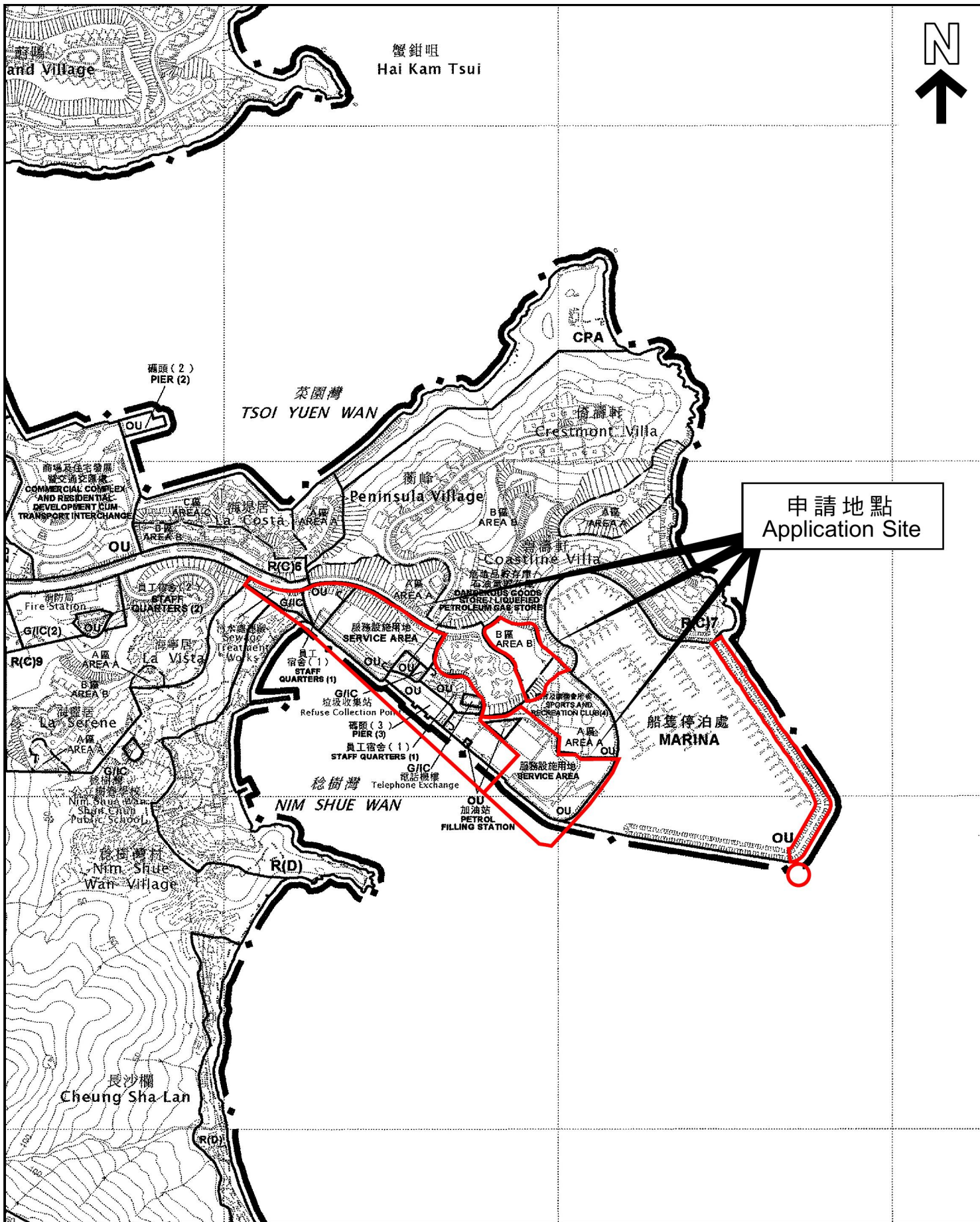
* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings</u>圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" 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</u>報告書		
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"/>
Responses to departmental comments 回應部門的意見		
Revised Environmental Assessment 經修訂的環境評估		
Revised Air Ventilation Assessment 經修訂的空氣流通評估		
Revised Technical Note - Helicopter Landing Pad 經修訂的技術說明 - 直升機停機坪		
Revised pages of the Visual Impact Assessment 視覺影響評估的修訂頁		
Revised pages of the Geotechnical Planning Review Report 岩土工程規劃檢討報告的修訂頁		
Undivided Shares Summary Table 不分割份數的概要總表		
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.

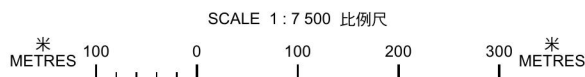
註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。



本摘要圖於2023年5月29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 29.5.2023
BASED ON OUTLINE ZONING PLAN
No. S/I-DB/4 APPROVED ON 1.2.2005

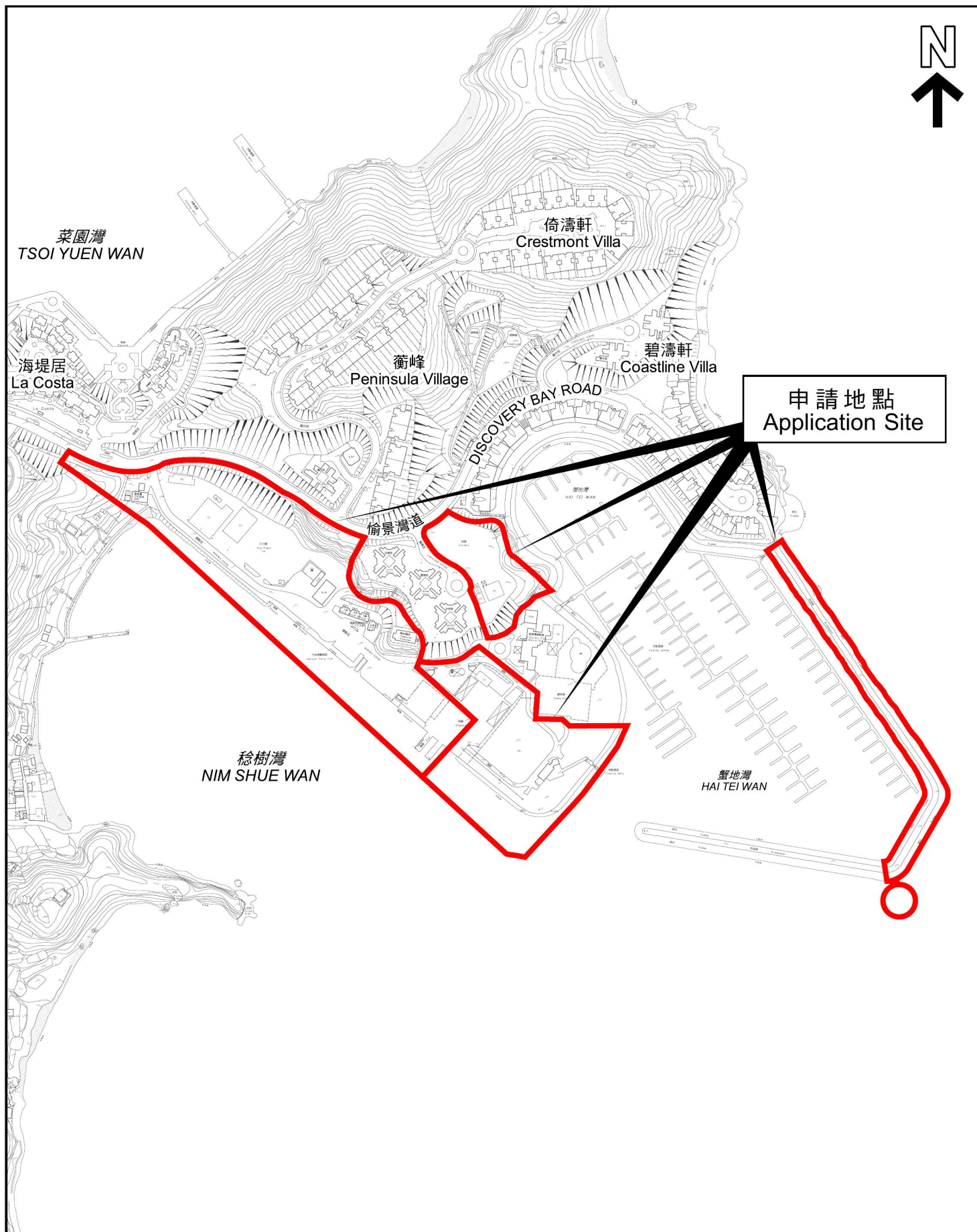
位置圖 LOCATION PLAN



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/4



本摘要圖於2023年5月29日擬備，
所根據的資料為測量圖
編號10-SW-4A、4B、4C、4D、10-SW-9A及9B
EXTRACT PLAN PREPARED ON 29.5.2023
BASED ON SURVEY SHEETS
No. 10-SW-4A,4B,4C,4D,10-SW-9A AND 9B

平面圖 SITE PLAN

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/4

申請編號 Application No. : Y/I-DB/4

備註 Remarks

申請人呈交進一步資料，包括回應部門的意見、經修訂的建築繪圖、經修訂的環境評估、經修訂的空氣流通評估、經修訂的技術說明 - 直升機停機坪、視覺影響評估的修訂頁、岩土工程規劃檢討報告的修訂頁，以及不分割份數的概要總表。

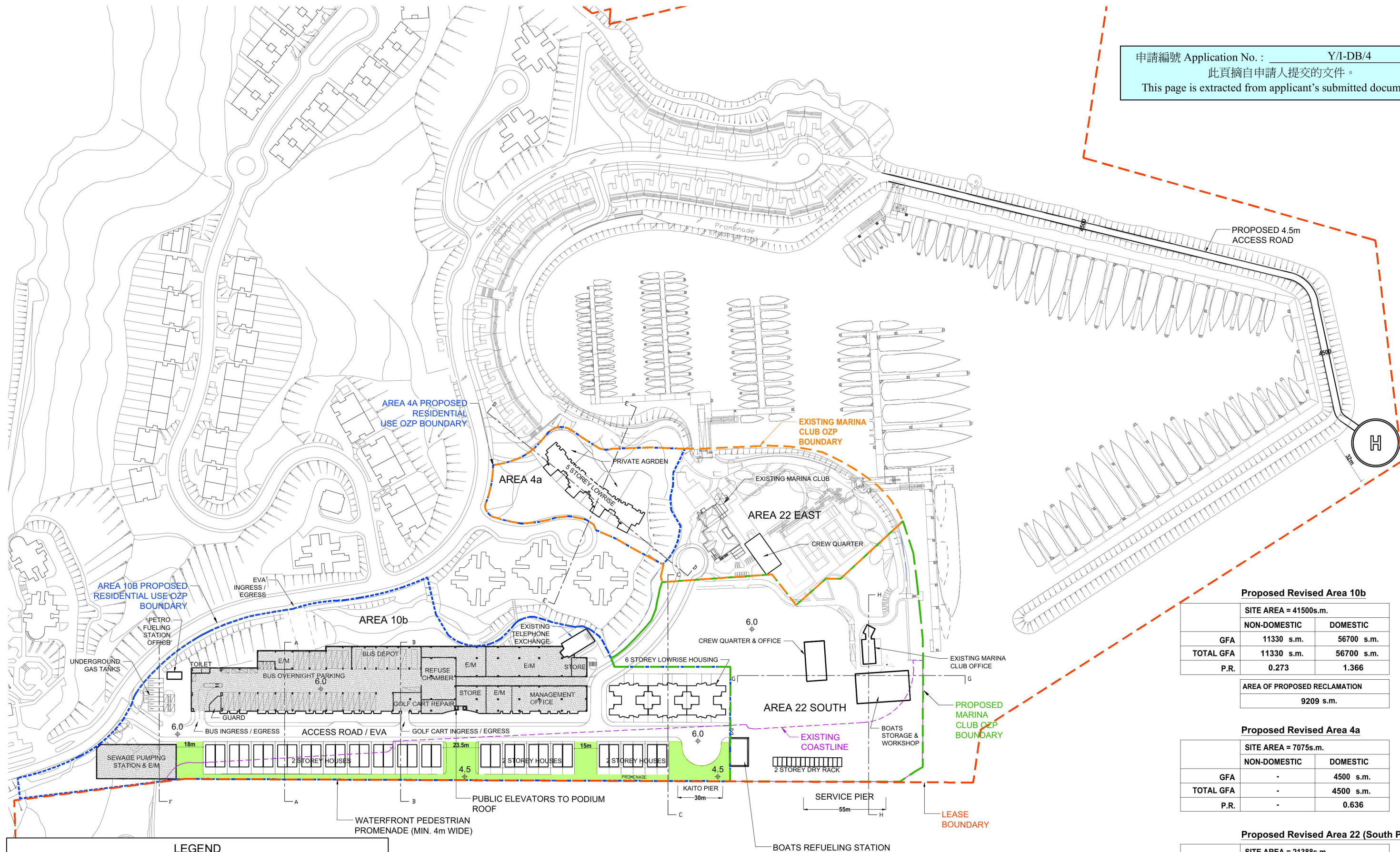
The applicant submitted further information providing responses to departmental comments, revised architectural drawings, revised Environmental Assessment, revised Air Ventilation Assessment, revised Technical Note - Helicopter Landing Pad, revised pages of the Visual Impact Assessment, revised pages of the Geotechnical Planning Review Report and Undivided Shares Summary Table.

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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Discovery Bay : Development Schedule

	Area 4a	Area 10b	Area 22 - Area B	Helipad and Access Road
Site Area (Approximately)	7,075 m ²	41,500 m ²	21,388 m ²	7,975 m ²
Total Site Area	77,938 m ²			
Total GFA (Max)	4,500 m ²	68,030 m ²	5,500 m ² (in OZP Zone Area A & B))	N.A
Domestic GFA (MAX)	4,500 m ²	56,700 m ²	0	
Non-Domestic GFA (Max)	Nil	11,330 m ²	5,500 m ² (in OZP Zone Area A & B)	
Plot Ratio	0.636	1.639	0.17	
Domestic Plot Ratio	0.636	1.366	0	
Non-Domestic Plot Ratio	0	0.273	0.17	
Number of Storeys (Max)	5	Midrise : 16 to 18 Lowrise : 6 Houses : 2	5 storeys	
Building Height (Max) (including roof structures)	37.2mPD	Midrise : 88.2 mPD Low-rise : 38.2 mPD Houses : 16.65 mPD	15 m	
Promenade Area (approximately	N.A.	1,600 m ² (400 m long x 4 m wide)	N.A.	
Maximum Site Coverage	13%	51%	Follow Buildings Ordinance	
Number of Residential Blocks	4	Midrise : 5 Lowrise : 11 Houses : 34	N.A.	
Number of Flats	72	786	N.A.	
Average Flat Size	62 m ²	71 m ²	N.A.	
Car Parking Spaces	No private car parking spaces			
Loading/Unloading Spaces	2 (open air)	10 (open air)	3 (open air)	
Open Space (about)	Not less than 180 m ²	Not less than 1,965 m ²	N.A.	



LEGEND	
	OPEN SPACE
	PODIUM EXTENT
	EXISTING OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR AREA 4a & 10b RESIDENTIAL AREA
	DISCOVERY BAY LEASE BOUNDARY

Discovery Bay Area 10b, 4a, 22 South,
The Eastern Breakwater of the Marina
Master Layout G/F

05 MAY 2023
1:2400 @A3

Proposed Revised Area 10b

	SITE AREA = 41500s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	11330 s.m.	56700 s.m.
TOTAL GFA	11330 s.m.	56700 s.m.
P.R.	0.273	1.366

AREA OF PROPOSED RECLAMATION

9209 s.m.

Proposed Revised Area 4a

	SITE AREA = 7075s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	-	4500 s.m.
TOTAL GFA	-	4500 s.m.
P.R.	-	0.636

Proposed Revised Area 22 (South Portion)

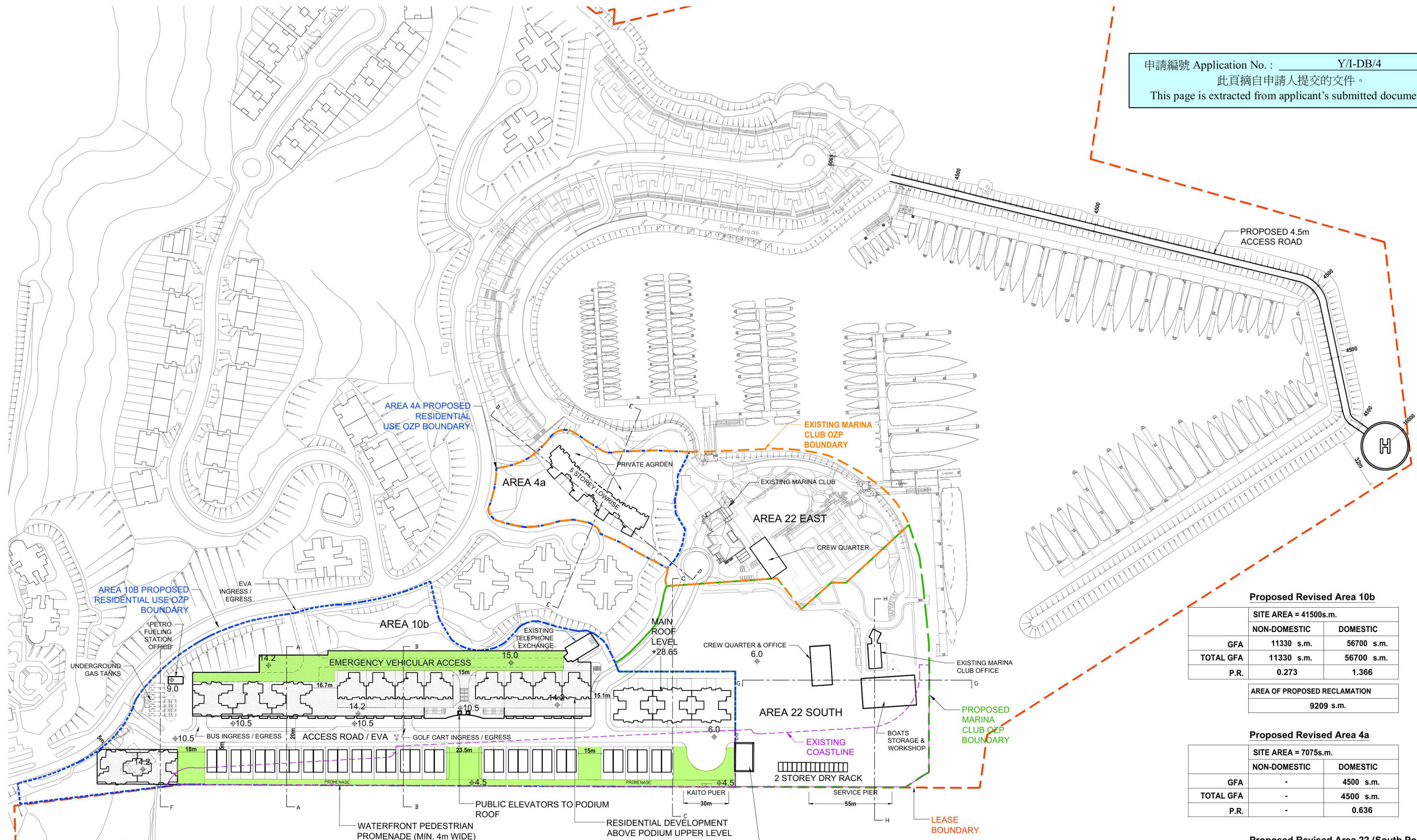
	SITE AREA = 21388s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	2322 s.m.	-
TOTAL GFA	2322 s.m.	-
P.R.	0.109	-

AREA OF PROPOSED RECLAMATION

5308 s.m.

The Eastern Breakwater of the Marina

	SITE AREA = 7975s.m.	
	NON-DOMESTIC	DOMESTIC
TOTAL GFA	-	-
P.R.	-	-



LEGEND	
	OPEN SPACE
	PODIUM EXTENT
	EXISTING OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR AREA 4a & 10b RESIDENTIAL AREA
	DISCOVERY BAY LEASE BOUNDARY

Discovery Bay Area 10b, 4a, 22 South,
The Eastern Breakwater of the Marina
Master Layout 1/F

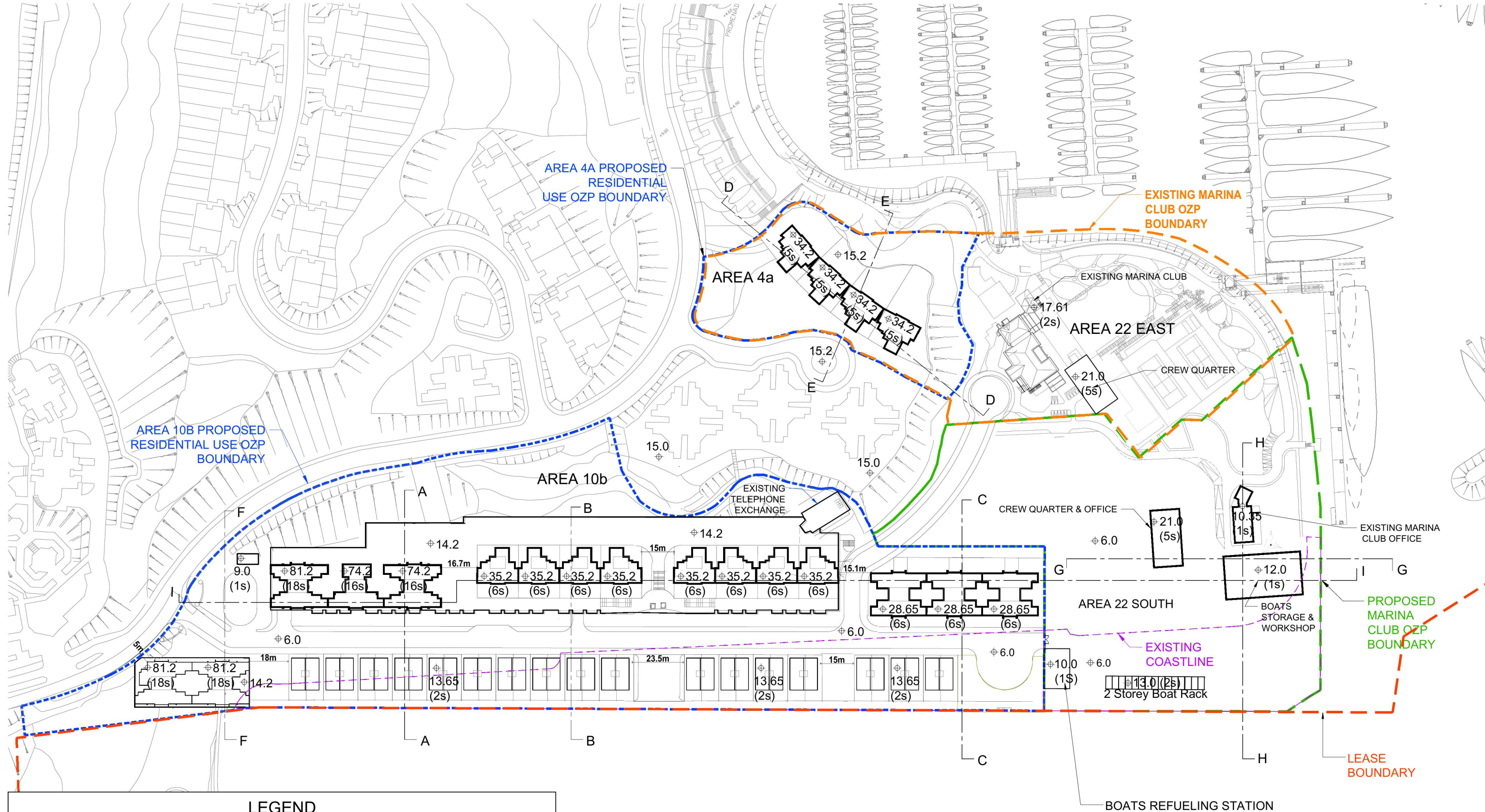
05 MAY 2023
1:2400 @A3

Proposed Revised Area 10b		
	SITE AREA = 41500s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	11330 s.m.	56700 s.m.
TOTAL GFA	11330 s.m.	56700 s.m.
P.R.	0.273	1.366
AREA OF PROPOSED RECLAMATION		
9209 s.m.		

Proposed Revised Area 4a		
	SITE AREA = 7075s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	-	4500 s.m.
TOTAL GFA	-	4500 s.m.
P.R.	-	0.636

Proposed Revised Area 22 (South Portion)		
	SITE AREA = 21388s.m.	
	NON-DOMESTIC	DOMESTIC
GFA	2322 s.m.	-
TOTAL GFA	2322 s.m.	-
P.R.	0.109	-
AREA OF PROPOSED RECLAMATION		
5308 s.m.		

The Eastern Breakwater of the Marina		
	SITE AREA = 7975s.m.	
	NON-DOMESTIC	DOMESTIC
TOTAL GFA	-	-
P.R.	-	-



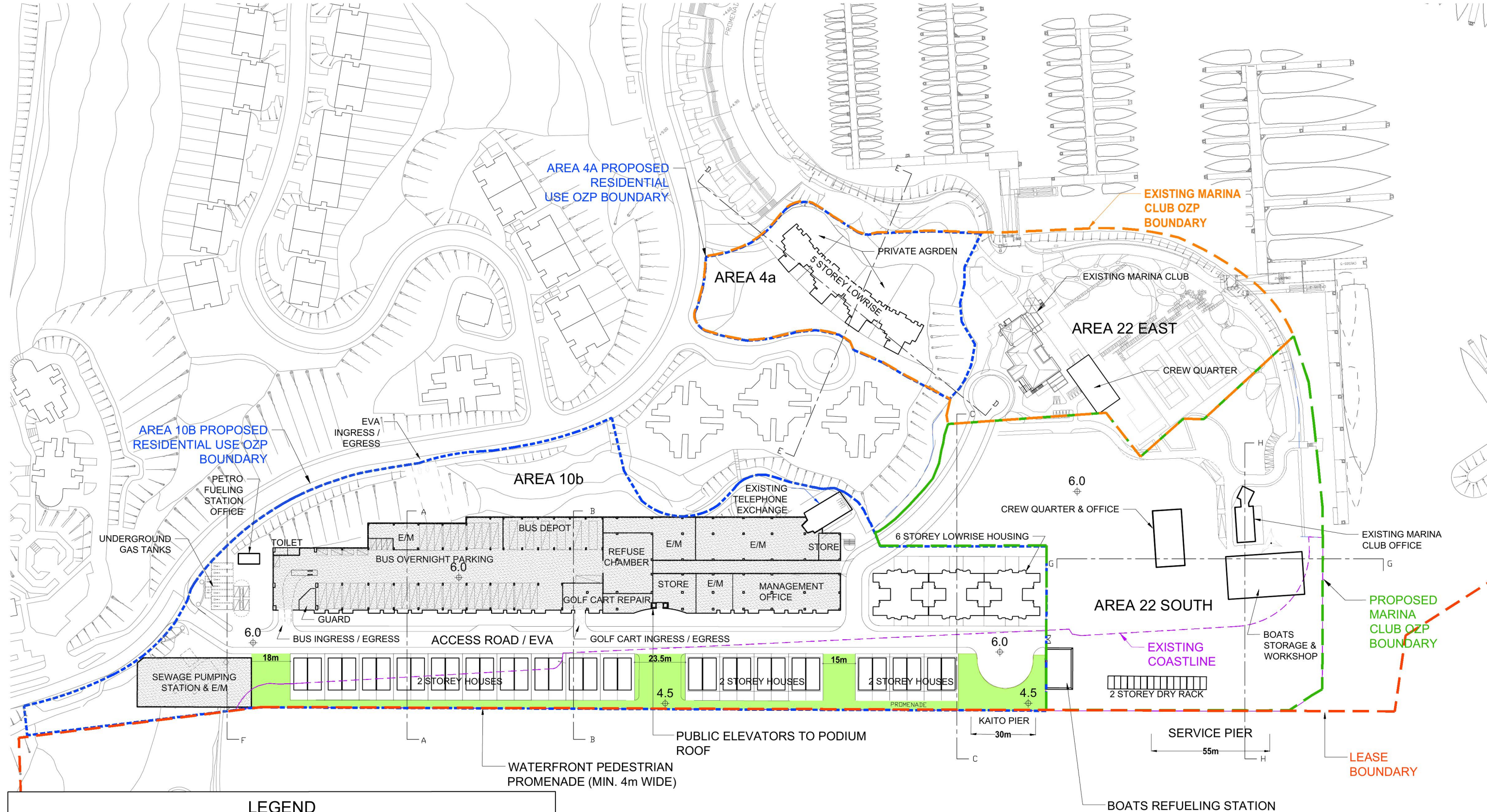
LEGEND	
(6s)	6 Storey
	EXISTING OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR MARINA CLUB
	PROPOSED OZP BOUNDARY FOR AREA 4a & 10b RESIDENTIAL AREA
	DISCOVERY BAY LEASE BOUNDARY
* ALL LEVELS SHOWN ON BLOCK PLAN ARE MAIN ROOF LEVEL	

申請編號 Application No. : Y/I-DB/4
 此頁摘自申請人提交的文件。
 This page is extracted from applicant's submitted documents.



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

5 May 2023
 1:1700 @A3

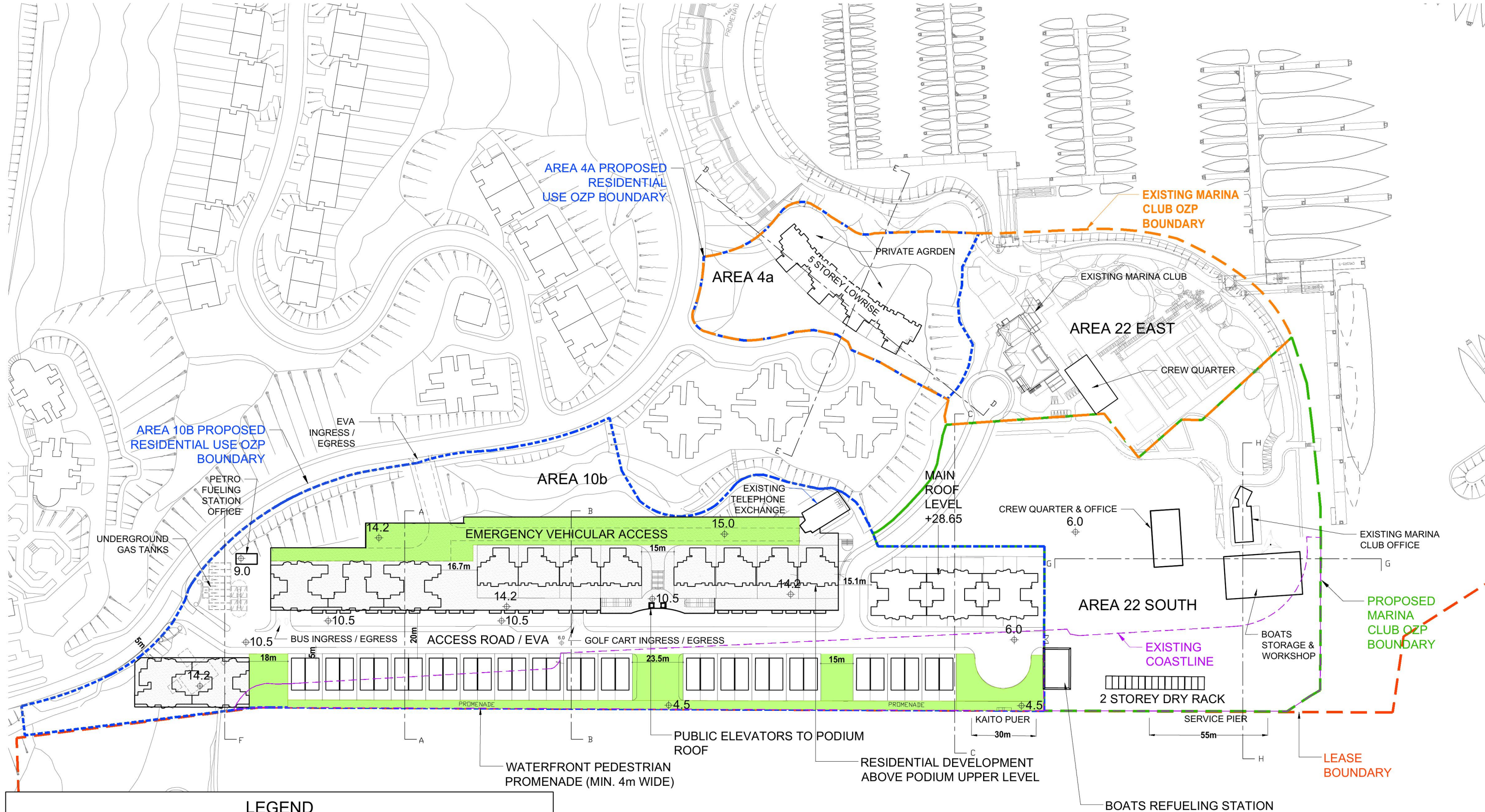


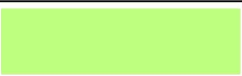





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Discovery Bay Area 10b, 4a, 22 South, The Eastern Breakwater of the Marina Building Layout G/F

**5 May 2023
 1:1700 @A3**



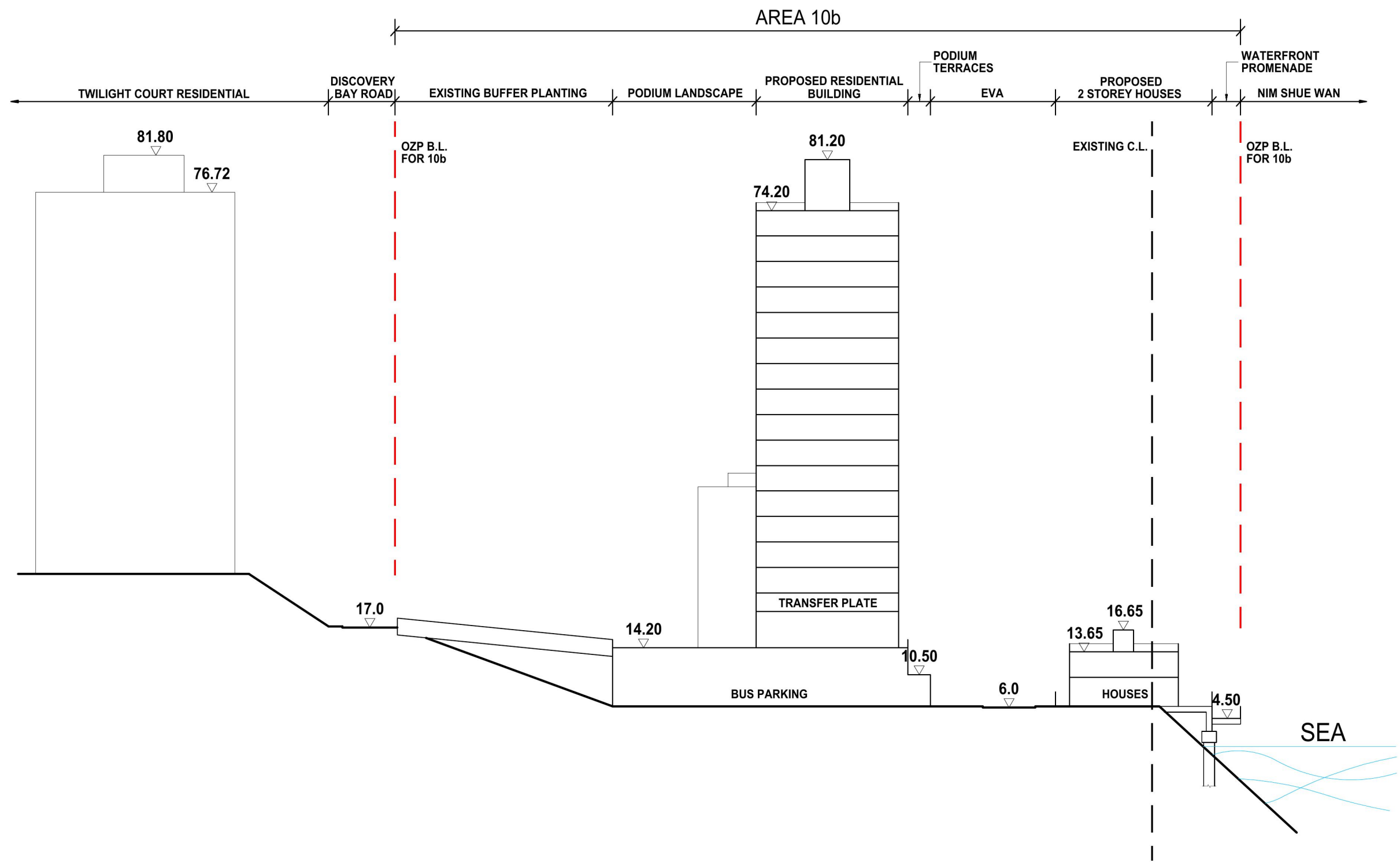
LEGEND	
	OPEN SPACE
	PODIUM EXTENT
	EXISTING OZP BOUNDARY FOR MARMINA CLUB
	PROPOSED OZP BOUNDARY FOR MARINA CLUB
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	DISCOVERY BAY LEASE BOUNDARY

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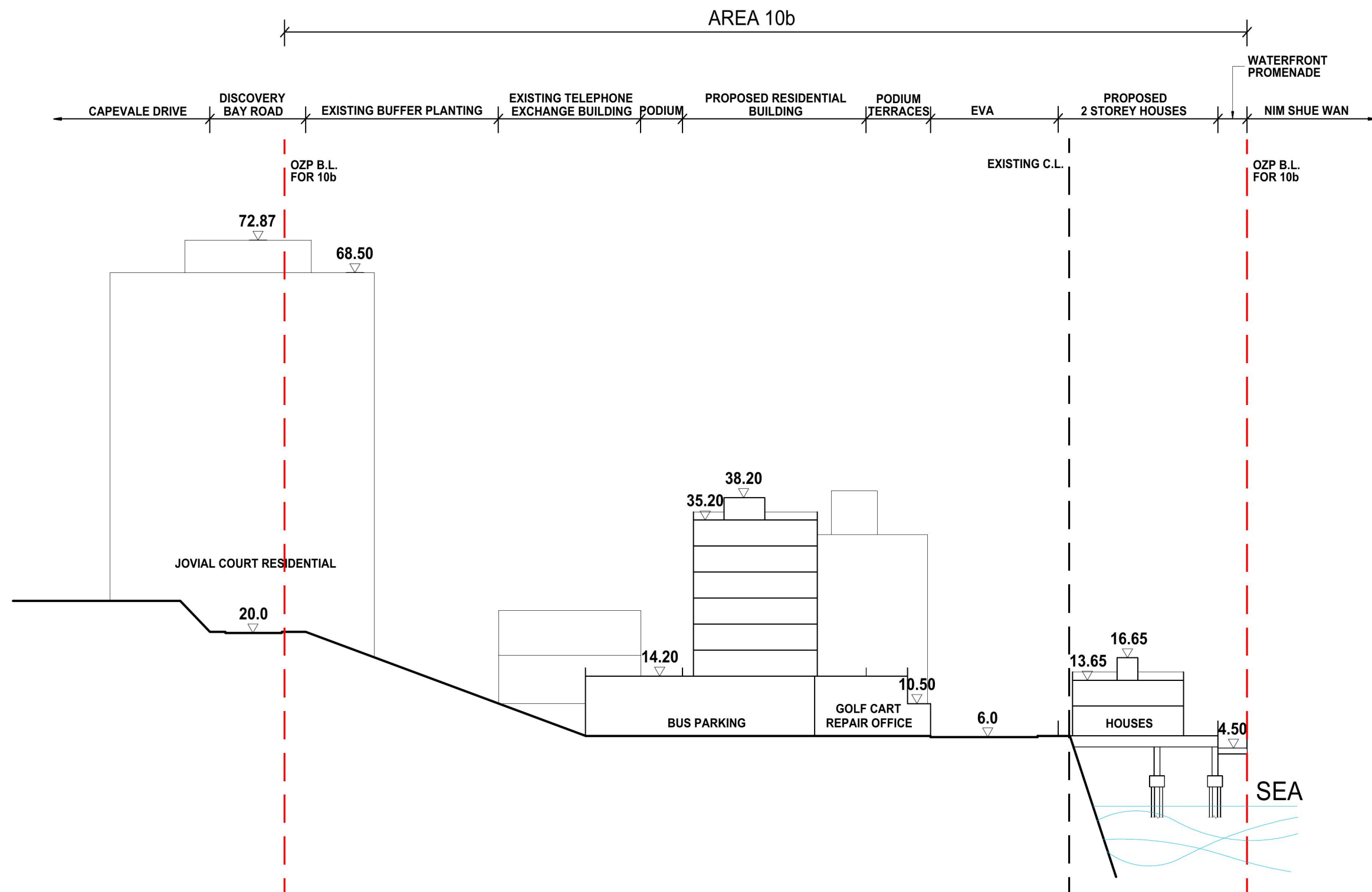


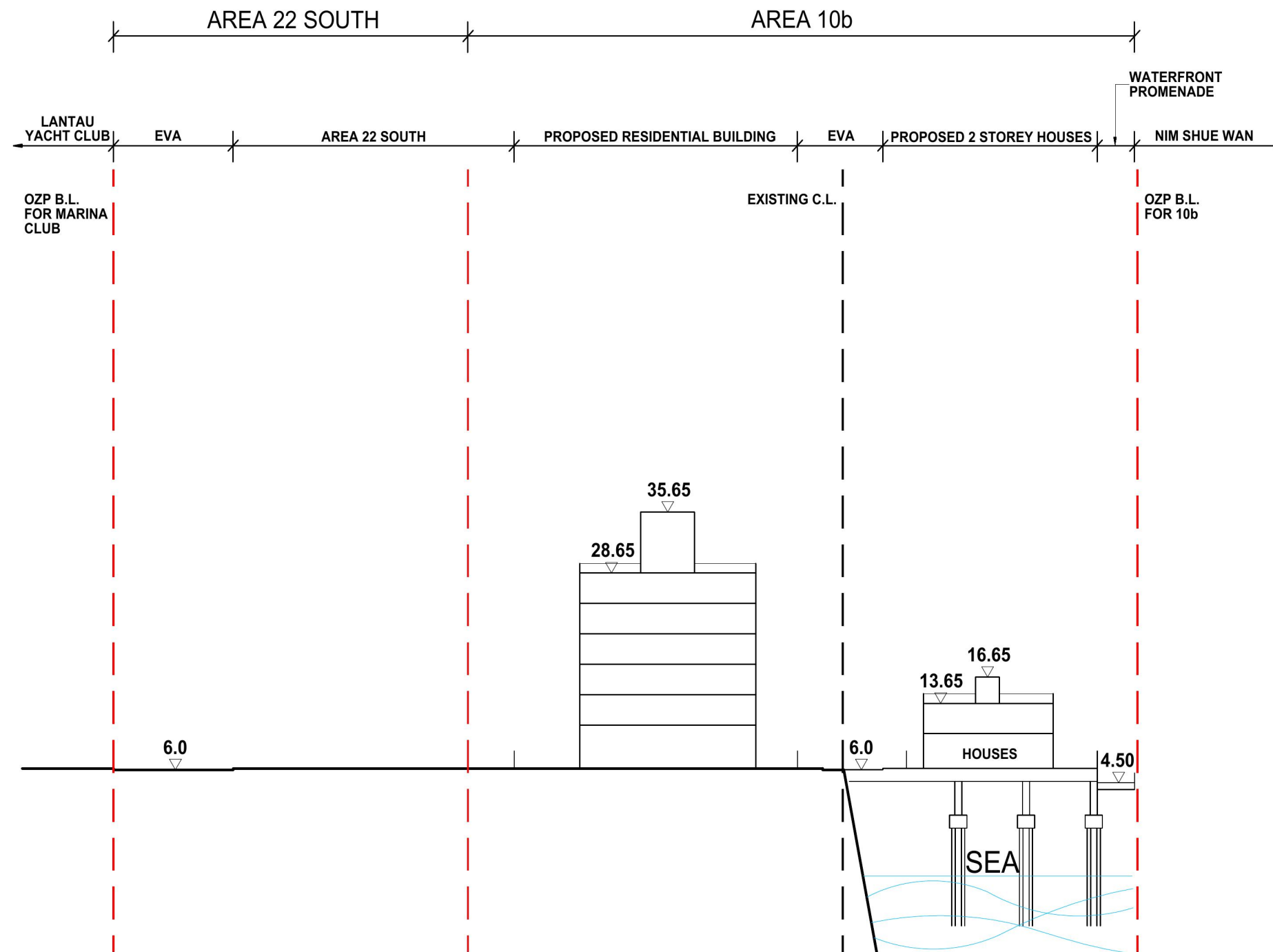
Discovery Bay Area 10b, 4a, 22 South, The Eastern Breakwater of the Marina Building Layout 1/F

5 May 2023
 1:1700 @A3



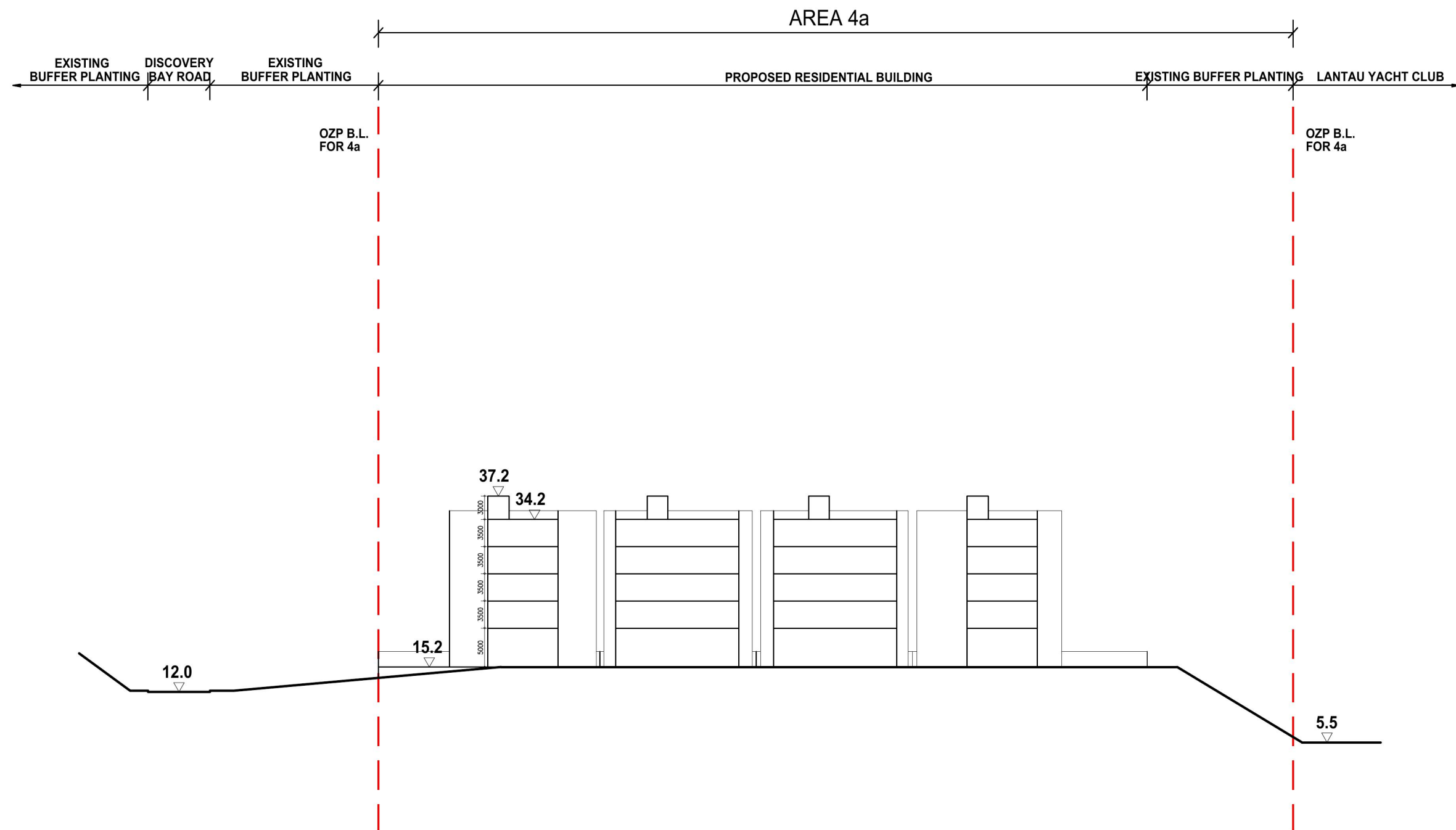
SECTION A-A





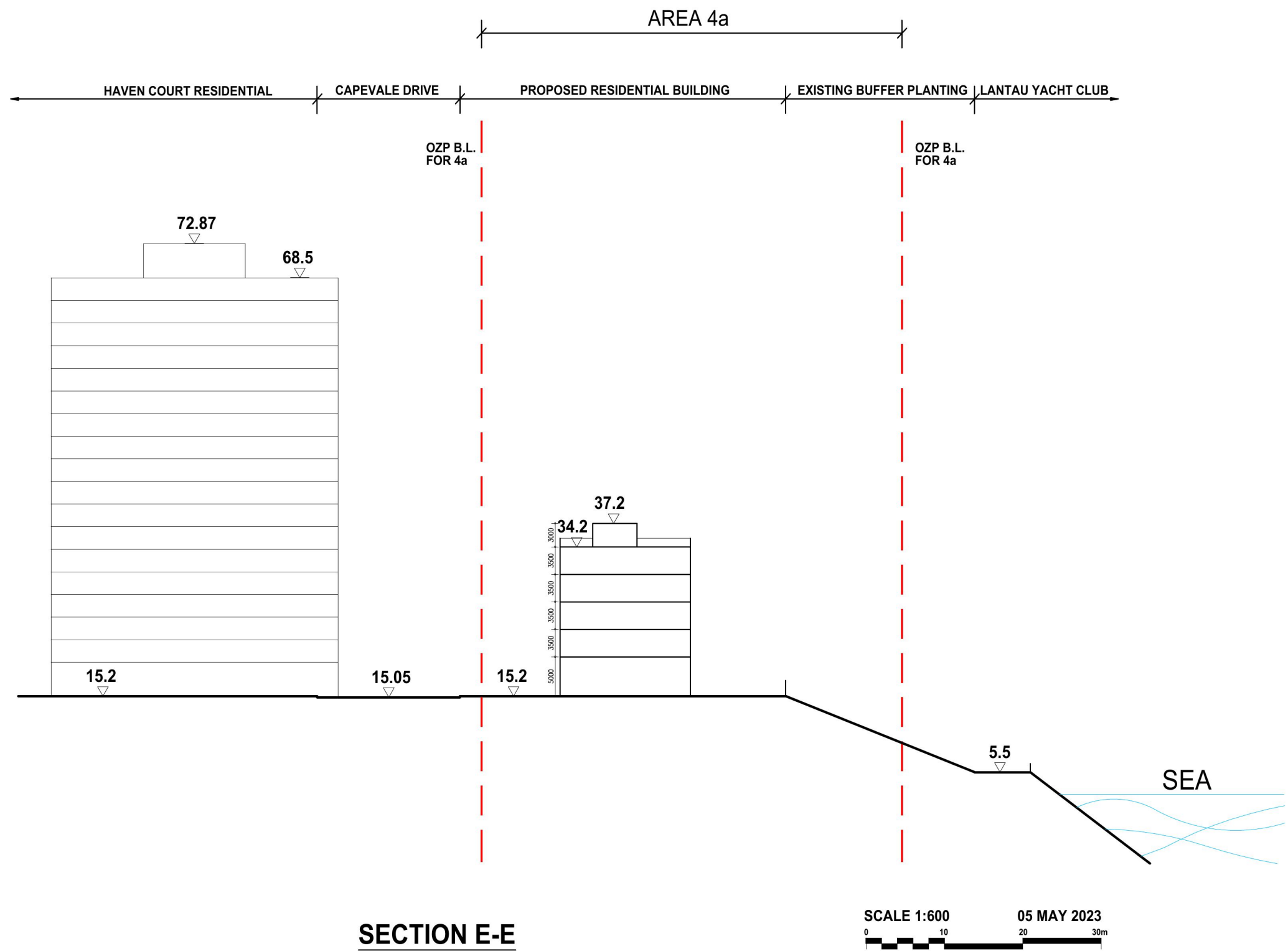
SECTION C-C

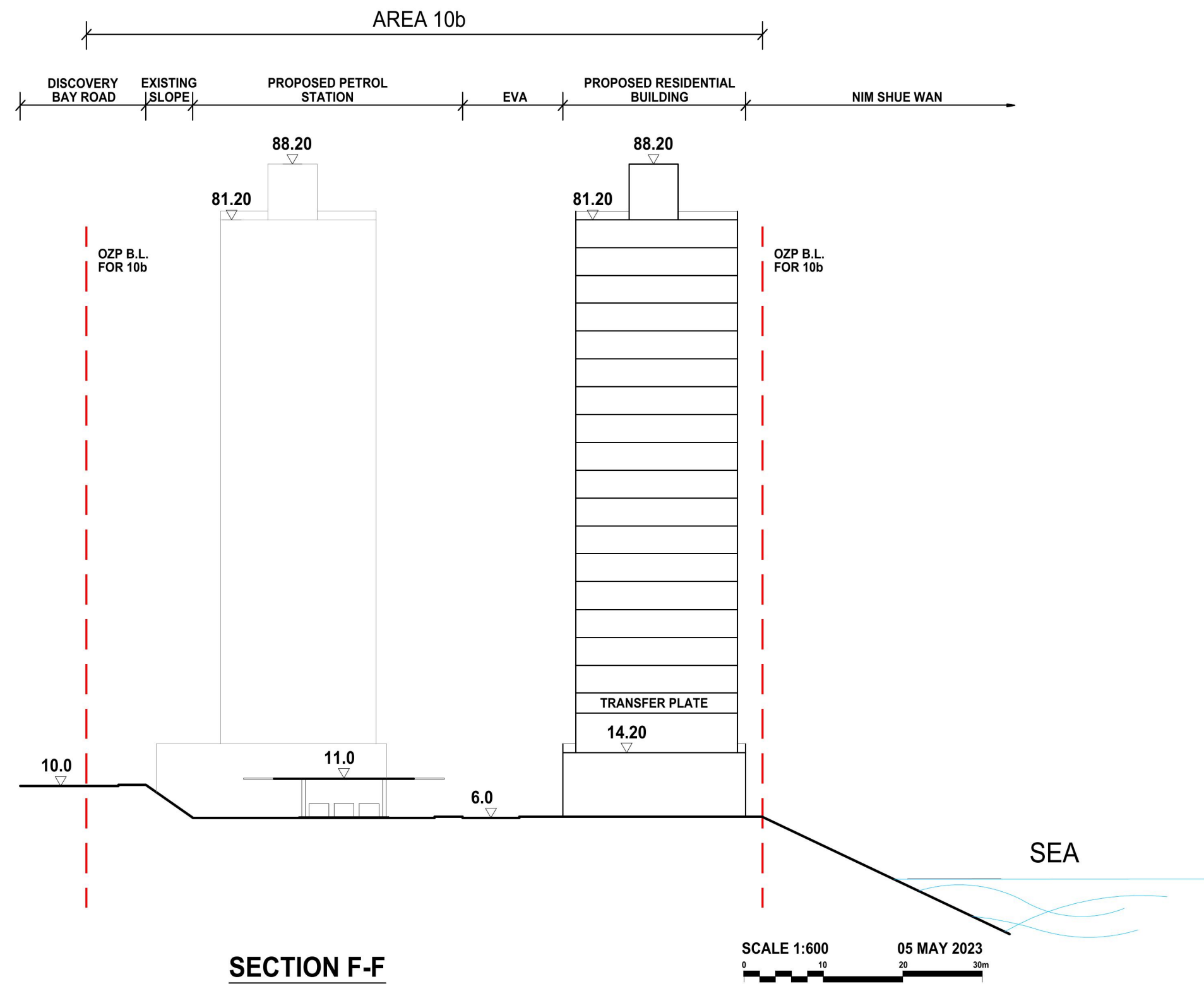
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05 MAY 2023

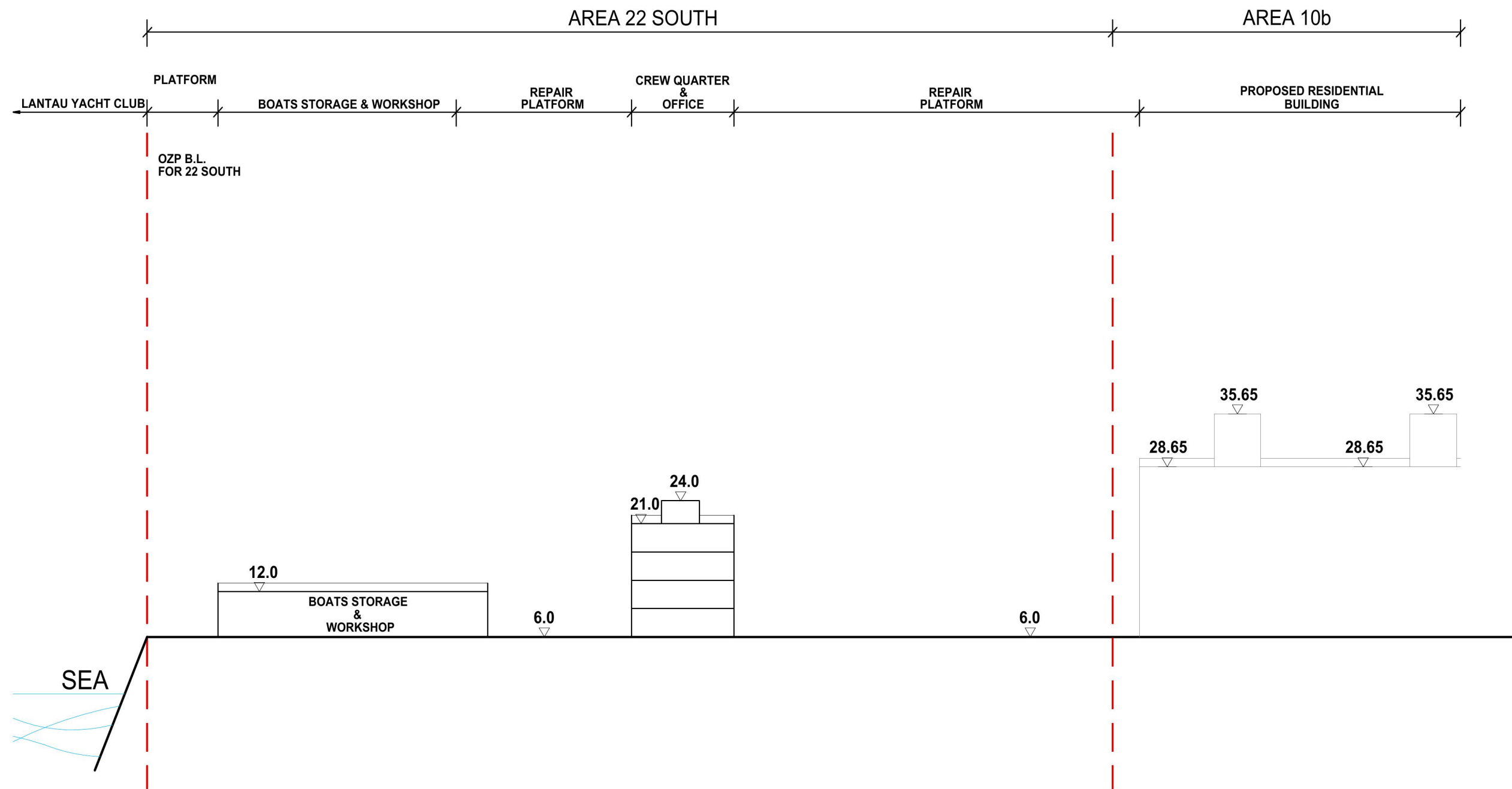


SECTION D-D

SCALE 1:600
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05 MAY 2023





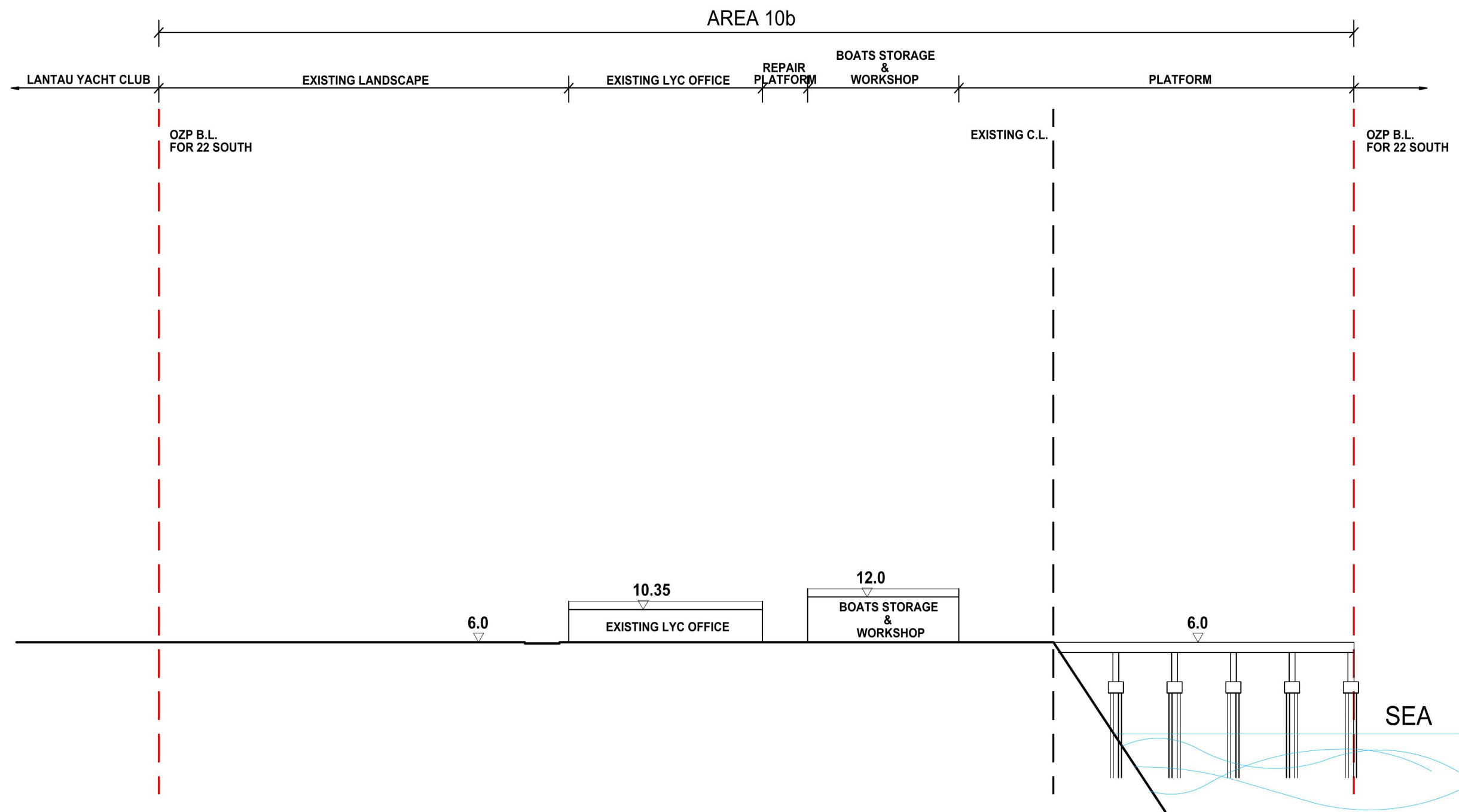


SECTION G-G

SCALE 1:600

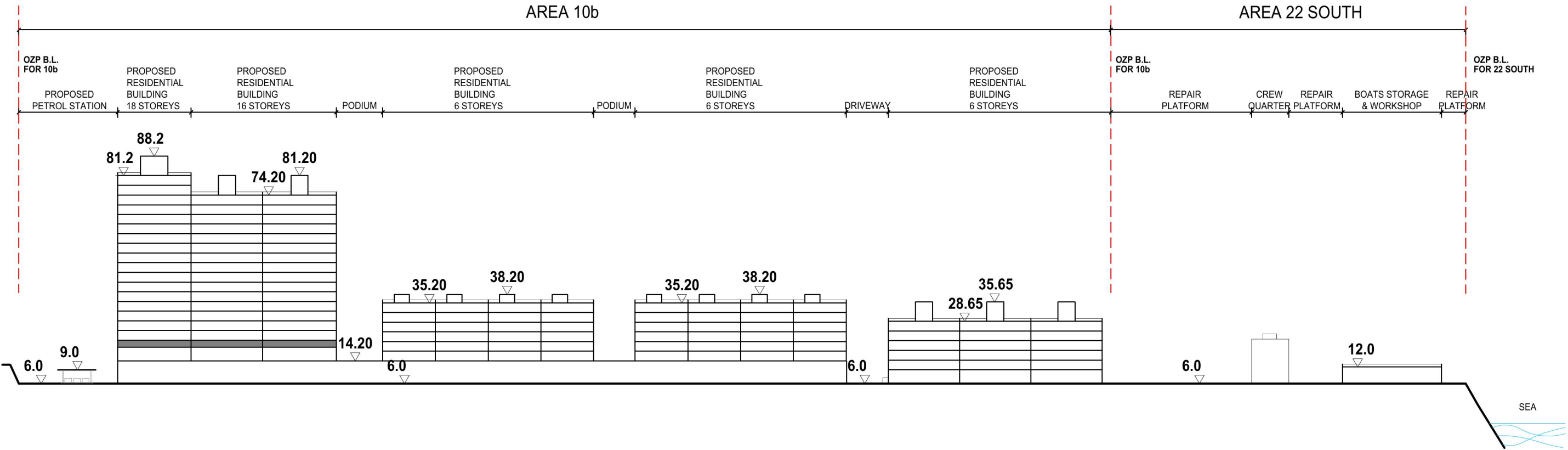
05 MAY 2023

0 10 20 30m



SECTION H-H

SCALE 1:600
0 10 20 30m
05 MAY 2023



SECTION I-I

SCALE 1:1500 05 MAY 2023
0 10 25 75m