

## **TOWN PLANNING ORDINANCE (Chapter 131)**

### **AMENDMENTS TO THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4**

Pursuant to section 12(1)(b)(ii) of the Town Planning Ordinance (as in force immediately before the commencement of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Ordinance 2023) (25 of 2023) (the Amendment Ordinance)), the Chief Executive in Council (CE in C) on 14 June 2022 referred the approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4 (the Plan) to the Town Planning Board (the Board) for amendment.

The Board has made amendments to the Plan. The amendments are set out in the Schedule of Amendments. The descriptions of the areas affected by the amendments in the Schedule of Amendments are for general reference only. The exact locations of the areas affected by the amendments are more specifically shown on the draft Discovery Bay OZP No. S/I-DB/5.

The draft Discovery Bay OZP No. S/I-DB/5 showing the amendments is exhibited under section 5 of the Town Planning Ordinance as amended by the Amendment Ordinance (the Ordinance) for public inspection for a period of two months from 12 April 2024 to 12 June 2024 during normal office hours at the following locations: -

- (i) the Secretariat of the Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (ii) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong;
- (iii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (iv) the Sai Kung and Islands District Planning Office, 15th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories;
- (v) the Islands District Office, 20th Floor, Harbour Building, 38 Pier Road, Central, Hong Kong;
- (vi) the Islands District Office Tung Chung Sub-office, 1st Floor, Tung Chung Post Office Building, 6 Mei Tung Street, Tung Chung, Lantau Island; and
- (vii) the Islands District Office Mui Wo Sub-office, Ground Floor, Mui Wo Government Offices, 2 Ngan Kwong Wan Road, Mui Wo, Lantau Island.

In accordance with section 6(1) of the Ordinance, any person may make representation to the Board in respect of any of the amendments. The representation should be made in writing to the Secretary, Town Planning Board, 15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong not later than 12 June 2024.

In accordance with section 6(2) of the Ordinance, a representation shall indicate –

- (a) the particular matter in any of the amendments to which the representation relates;
- (b) the nature of and reasons for the representation; and
- (c) the amendments (if any) proposed to the plan.

Any representation made to the Board will be available for public inspection under section 6(4) of the Ordinance until the CE in C has made a decision in respect of the plan or the part or parts of the plan to which the representation relates under section 9 of the Ordinance.

Any person who intends to make representation is advised to read the Town Planning Board Guidelines on “Submission and Processing of Representations and Further Representations under the Town Planning Ordinance” (the Guidelines). Submission of representation should comply with the requirements set out in the Guidelines. In particular, if the representer fails to provide full name and the first four alphanumeric characters of HKID card/passport number as required under the Guidelines, the representation submitted may be treated as not having been made. The Secretariat of the Board reserves the right to require the representer to provide identity proof for verification. The Guidelines and the submission form are available at locations (i) to (iii) above and the Board’s website (<http://www.tpb.gov.hk/>).

Copies of the draft Discovery Bay OZP No. S/I-DB/5 incorporating the amendments are available on payment of a fee at the Survey and Mapping Office, Map Publications Centre (Hong Kong), 6/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong, and the Survey and Mapping Office, Map Publications Centre (Kowloon), Ground Floor, 382 Nathan Road, Kowloon. The information on the place and hours at which the draft Discovery Bay OZP No. S/I-DB/5 can be inspected and the electronic version of the draft Discovery Bay OZP No. S/I-DB/5 can be viewed at the Board’s website. The Town Planning Board Paper related to the proposed amendments to the Plan and relevant information are now available at the Board’s webpage ([https://www.tpb.gov.hk/eng/plan\\_making/S\\_I-DB\\_5.html](https://www.tpb.gov.hk/eng/plan_making/S_I-DB_5.html)) for public inspection.

Statement on Personal Data

The personal data submitted to the Board in any representation will be used by the Secretary of the Board and government departments for the following purposes:

- (a) the verification of identity of the person making the representation (hereafter known as “representer”) and the authorized agent;
- (b) the processing of the representation which includes making available the name of the “representer” for public inspection when making available the representation for public inspection; and
- (c) facilitating communication between the “representer” and the Secretary of the Board/government departments

in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

**SCHEDULE OF AMENDMENTS TO  
THE APPROVED DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4  
MADE BY THE TOWN PLANNING BOARD  
UNDER THE TOWN PLANNING ORDINANCE (Chapter 131)**

**I. Amendments to Matters shown on the Plan**

- Item A – Rezoning of a site to the north of Discovery Valley Road from “Other Specified Uses” (“OU”) annotated “Staff Quarters (5)” to “Residential (Group C) 12” (“R(C)12”).
- Item B1 – Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it to “R(C)13”, and rezoning of a site to the south of Discovery Bay Road from “Government, Institution or Community” (“G/IC”), “OU” annotated “Staff Quarters (1)”, “Residential (Group D)” and “Green Belt” to “R(C)13”.
- Item B2 – Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it to “R(C)14”, and rezoning of a site near Nim Shue Wan from “OU” annotated “Staff Quarters (1)”, “Service Area”, “Pier (3)” and “Petrol Filling Station” to “R(C)14”.
- Item B3 – Rezoning of a site to the northwest of the marina from “OU” annotated “Sports and Recreation Club (4)” and “R(C)7” to “R(C)15”.
- Item B4 – Rezoning of a site to the south of Discovery Bay Road from “OU” annotated “Staff Quarters (1)”, “Service Area”, “Dangerous Goods Store/Liquefied Petroleum Gas Store”, “Pier (3)” and “Petrol Filling Station”, “G/IC” and “R(C)7” to “OU” annotated “Residential Development With Service Area Below” and stipulating sub-areas on the Plan.
- Item B5 – Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it to “OU” annotated “Sports and Recreation Club (4)” and stipulating as Area B, and rezoning of a site to the west of the marina from “OU” annotated “Service Area”, “Marina” and “Petrol Filling Station” to “OU” annotated “Sports and Recreation Club (4)” and stipulating as Area B.
- Item B6 – Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it to “OU” annotated “Helicopter Landing Pad”.

**II. Amendments to the Notes of the Plan**

- (a) Revision to “R(C)” zone to incorporate ‘Pier (on land designated “R(C)14” only)’ under Column 1.

- (b) Revision to the Remarks for “R(C)” zone to incorporate “R(C)12”, “R(C)13”, “R(C)14” and “R(C)15” sub-areas with development restrictions.
- (c) Incorporation of a new set of Notes for “OU” annotated “Residential Development with Service Area Below” zone.
- (d) Incorporation of a new set of Notes for “OU” annotated “Helicopter Landing Pad” zone.
- (e) Revision to “OU” annotated “Sports and Recreation Club (4)” zone to incorporate ‘Boat Services Facility’, ‘Marine Fuelling Station’ and ‘Pier’ under Column 1.
- (f) Revision to the Remarks for “OU” annotated “Staff Quarters” zone to delete sub-areas (1) and (5).
- (g) Revision to the Remarks for “OU” annotated “Pier” zone to delete sub-area (3).
- (h) Revision to the Remarks for “OU” annotated “Pier” zone to revise the development restrictions and incorporate ‘Eating Place’ as an ancillary use.
- (i) Deletion of the set of Notes for “OU” annotated “Petrol Filling Station”, “Service Area” and “Dangerous Goods Store/Liquefied Petroleum Gas Store” zones.
- (j) Deletion of ‘Market’ from Column 1 of “OU” annotated “Commercial Complex and Residential Development cum Transport Interchange” and “Commercial and Public Recreation Development cum Transport Interchange” zones.
- (k) Revision of ‘Shop and Services (excluding Motor-Vehicle Showroom)’ to ‘Shop and Services (excluding Motor-Vehicle Showroom) (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.
- (l) Revision to the plot ratio/gross floor area exemption clause to clarify the provision related to caretaker’s quarters in the Remarks for “R(C)”, “OU” annotated “Commercial Complex and Residential Development cum Transport Interchange”, “Public Recreation cum Residential Development” and “Golf Course cum Residential Development” zones.
- (m) Revision to the Remarks for “Conservation Area” (“CA”) and “Coastal Protection Area” zones on filling of land, excavation of land or diversion of stream.
- (n) Revision to “CA” zone to incorporate ‘Country Park’ under Column 1.
- (o) Revision to the covering Notes in accordance with the Revised Master Schedule of Notes to Statutory Plans and to reflect the latest situation.

Town Planning Board

12 April 2024