

**DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5**

Amendments

Notes

Schedule of Uses

Explanatory Statement

**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

DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

NOTES

(N.B. These form part of the Plan)

- (1) These Notes show the uses or developments on land falling within the boundaries of the Plan which are always permitted and which may be permitted by the Town Planning Board, with or without conditions, on application. Where permission from the Town Planning Board for a use or development is required, the application for such permission should be made in a prescribed form. The application shall be addressed to the Secretary of the Town Planning Board, from whom the prescribed application form may be obtained.
- (2) Any use or development which is always permitted or may be permitted in accordance with these Notes must also conform to any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, as may be applicable.
- (3)
  - (a) No action is required to make the existing use of any land or building conform to this Plan until there is a material change of use or the building is redeveloped.
  - (b) Any material change of use or any other development (except minor alteration and/or modification to the development of the land or building in respect of the existing use which is always permitted) or redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Town Planning Board.
  - (c) For the purposes of subparagraph (a) above, “existing use of any land or building” means -
    - (i) before the publication in the Gazette of the notice of the first statutory plan covering the land or building (hereafter referred as ‘the first plan’),
      - a use in existence before the publication of the first plan which has continued since it came into existence; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building; and
    - (ii) after the publication of the first plan,
      - a use permitted under a plan which was effected during the effective period of that plan and has continued since it was effected; or
      - a use or a change of use approved under the Buildings Ordinance which relates to an existing building and permitted under a plan prevailing at the time when the use or change of use was approved.

- (4) Except as otherwise specified by the Town Planning Board, when a use or material change of use is effected or a development or redevelopment is undertaken, as always permitted in terms of the Plan or in accordance with a permission granted by the Town Planning Board, all permissions granted by the Town Planning Board in respect of the site of the use or material change of use or development or redevelopment shall lapse.
- (5) Road junctions, alignment of roads, and boundaries between zones may be subject to minor adjustments as detailed planning proceeds.
- (6) Temporary uses (expected to be 5 years or less) of any land or buildings are always permitted as long as they comply with any other relevant legislation, the conditions of the Government lease concerned, and any other Government requirements, and there is no need for these to conform to the zoned use or these Notes. For temporary uses expected to be over 5 years, the uses must conform to the zoned use or these Notes.
- (7) The following uses or developments are always permitted on land falling within the boundaries of the Plan except (a) where the uses or developments are specified in Column 2 of the Notes of individual zones or (b) as provided in paragraph (8) in relation to areas zoned “Conservation Area” or “Coastal Protection Area”:
  - (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus stop or lay-by, cycle track, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (c) maintenance or repair of watercourse and grave.
- (8) In areas zoned “Conservation Area” or “Coastal Protection Area”,
  - (a) the following uses or developments are always permitted:
    - (i) maintenance or repair of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, road, watercourse, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, shrine and grave; and
    - (ii) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government; and
  - (b) the following uses or developments require permission from the Town Planning Board:

provision of plant nursery, amenity planting, sitting out area, rain shelter, refreshment kiosk, footpath, public utility pipeline, electricity mast, lamp pole, telephone booth and shrine.

- (9) In any area shown as 'Road', all uses or developments except those specified in paragraph (7) above and that specified below require permission from the Town Planning Board:

on-street vehicle park.

- (10) Unless otherwise specified, all building, engineering and other operations incidental to and all uses directly related and ancillary to the permitted uses and developments within the same zone are always permitted and no separate permission is required.
- (11) In these Notes, "existing building" means a building, including a structure, which is physically existing and is in compliance with any relevant legislation and the conditions of the Government lease concerned.

DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5

Schedule of Uses

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RESIDENTIAL (GROUP C)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Flat Government Use (Police Reporting Centre only) House Pier (on land designated "R(C)14" only) Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility

Planning Intention

This zone is intended primarily for low-density residential developments.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater, and provided that (insofar as is applicable) addition, alteration and/or modification to or redevelopment of an existing building (including structure) to the same height of the existing building (including structure) shall only be allowed if the existing GFA of the building (including structure) is not exceeded:

(please see next page)



RESIDENTIAL (GROUP C ) (Cont'd)

Remarks (Cont'd)

<u>Sub-area</u>	<u>Maximum GFA (m<sup>2</sup>)</u>	<u>Maximum Building Height</u>		
			<u>Number of Storeys</u>	<u>Metres above Hong Kong Principal Datum (mPD)</u>
R(C)1	117,438	Area A	25	114
		Area B	25	102
		Area C	24	116
		Area D	20	99
R(C)2	157,100	Area A	25	132
		Area B	15	95
		Area C	5	60
		Area D	18	94
R(C)3	30,643		22	112
R(C)4	110,784	Area A	22	120
		Area B	5	64
R(C)5	158,178	Area A	25	129
		Area B	25	123
		Area C	25	114
		Area D	18	103
		Area E	18	101
		Area F	13	65
		Area G	7	60
		Area H	2	38
R(C)6	24,319	Area A	19	74
		Area B	6	35
		Area C	2	20
R(C)7	135,684	Area A	18	75
		Area B	6	65
R(C)8	60,369	Area A	5	62
		Area B	5	40
		Area C	3	31
R(C)9	33,715	Area A	14	104
		Area B	6	74
R(C)10	49,543		3	64
R(C)11	5,000		2	9
R(C)12	21,600			128
R(C)13	14,100			89
R(C)14	6,500			17
R(C)15	4,500			38

(please see next page)

RESIDENTIAL (GROUP C ) (Cont'd)

Remarks (Cont'd)

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

RESIDENTIAL (GROUP D)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) House (Redevelopment; Addition, Alteration and/or Modification to existing house only) On-Farm Domestic Structure	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) # House (not elsewhere specified) Institutional Use (not elsewhere specified) # Place of Recreation, Sports or Culture Public Convenience Public Utility Installation # Recyclable Collection Centre Religious Institution # Residential Institution School # Shop and Services (excluding Motor-Vehicle Showroom) Social Welfare Facility # Utility Installation for Private Project

Planning Intention

This zone is intended primarily for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings.

Remarks

- (a) No new development, or addition, alteration and/or modification to or in-situ redevelopment of an existing temporary structure or an existing building (except to those annotated with #) shall result in a total development and/or redevelopment in excess of a maximum building area of 65m<sup>2</sup> and a maximum building height of 2 storeys not exceeding 6m, or the building area and height of the existing building (including structure), whichever is the greater.
- (b) No new development, or addition, alteration and/or modification to or redevelopment of an existing temporary structure or an existing building to uses annotated with # shall result in a total development and/or redevelopment in excess of a maximum building height of 15m, or the height of the existing building (including structure), whichever is the greater.

GOVERNMENT, INSTITUTION OR COMMUNITY

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot Broadcasting, Television and/or Film Studio Eating Place (Canteen only) Educational Institution Exhibition or Convention Hall Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Library Market Place of Recreation, Sports or Culture Public Clinic Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Research, Design and Development Centre School Service Reservoir Social Welfare Facility Training Centre	Dangerous Goods Godown (Liquefied Petroleum Gas Store only) Eating Place (not elsewhere specified) Helicopter Landing Pad Holiday Camp Office Place of Entertainment Private Club Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Residential Institution Shop and Services (excluding Motor-Vehicle Showroom) (not elsewhere specified) Utility Installation for Private Project

Planning Intention

This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments.

(please see next page)

GOVERNMENT, INSTITUTION OR COMMUNITY (Cont'd)

Remarks

- (a) On land designated “Government, Institution or Community”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 18m, or the height of the existing building (including structure), whichever is the greater.
- (b) On land designated “Government, Institution or Community (1)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 38m, or the height of the existing building (including structure), whichever is the greater.
- (c) On land designated “Government, Institution or Community (2)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 24m, or the height of the existing building (including structure), whichever is the greater.
- (d) On land designated “Government, Institution or Community (3)”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 11,600m<sup>2</sup> and a maximum building height of 18m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.

OPEN SPACE

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Barbecue Spot Bathing Beach Field Study/Education/Visitor Centre Park and Garden Pavilion Pedestrian Area Picnic Area Playground/Playing Field Promenade Public Convenience Sitting Out Area	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Shop and Services (excluding Motor-Vehicle Showroom) Utility Installation for Private Project

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Planning Intention

This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents and visitors.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.

OTHER SPECIFIED USES

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<hr/> <p><u>For “Commercial Complex and Residential Development cum Transport Interchange” Only</u></p>	
Flat House Social Welfare Facility Transport Terminus or Station Utility Installation for Private Project	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Hotel Institutional Use (not elsewhere specified) Office Place of Entertainment Place of Recreation, Sports or Culture Private Club Public Utility Installation Religious Institution Residential Institution School (excluding free-standing purpose- designed school building) Shop and Services (excluding Motor- Vehicle Showroom)

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In addition, the following uses are always permitted on the lowest two floors, including basement or basements, of the building:

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- Eating Place
- Educational Institution
- Exhibition or Convention Hall
- Government Use (Police Reporting Centre, Post Office only)
- Institutional Use (not elsewhere specified)
- Library
- Office
- Place of Entertainment
- Place of Recreation, Sports or Culture
- Private Club
- Public Clinic
- Public Convenience
- Recyclable Collection Centre
- School (excluding free-standing purpose-designed school building)
- Shop and Services (excluding Motor-Vehicle Showroom)

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Commercial Complex and Residential Development cum Transport Interchange" Only (Cont'd)

Planning Intention

This zone is intended primarily for a commercial and residential complex, a transport interchange and an open piazza to serve as an activity and commercial node.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum non-domestic gross floor area (GFA) of 31,000m<sup>2</sup> (including 4,000m<sup>2</sup> for offices and 3,000m<sup>2</sup> for public recreation), a maximum domestic GFA of 9,910m<sup>2</sup> and a maximum building height of 8 storeys not exceeding 40m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater. An open piazza shall be included in this zone.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)



OTHER SPECIFIED USES (Cont'd)

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<p>Column 1 Uses always permitted</p>	<p>Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board</p>
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For "Residential Development with Service Area Below" Only

Flat  
House  
Petrol Filling Station (in free-standing  
purpose-designed building only)  
Public Utility Installation  
Utility Installation for Private Project

Eating Place  
Educational Institution  
Government Use  
Institutional Use (not elsewhere specified)  
Office  
Religious Institution  
Residential Institution  
School (excluding free-standing  
purpose-designed school building)  
Shop and Services (excluding Motor-Vehicle  
Showroom)  
Warehouse (excluding Dangerous Goods  
Godown)

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In addition, the following uses are always permitted on the lowest two floors, including basement or basements, of the building:

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Bus Depot  
Eating Place  
Public Convenience  
Recyclable Collection Centre  
Refuse Disposal Installation  
School (excluding free-standing  
purpose-designed school building)  
Shop and Services (excluding  
Motor-Vehicle Showroom)  
Transport Terminus or Station  
Vehicle and Golf Cart Depot  
Vehicle Repair Workshop

Planning Intention

This zone is intended primarily for residential development and service area to serve the development and surrounding area.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Residential Development with Service Area Below" Only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 36,100m<sup>2</sup>, a maximum non-domestic GFA of 11,330m<sup>2</sup> and a maximum building height of 89mPD for Area A, 39mPD for Area B and 36mPD for Area C, or the GFA and height of the existing building (including structure), whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Commercial and Public Recreation Development cum Transport Interchange" Only</u>	
Eating Place	Educational Institution
Exhibition or Convention Hall	Government Refuse Collection Point
Government Use (Police Reporting Centre, Post Office only)	Government Use (not elsewhere specified)
Library	Institutional Use (not elsewhere specified)
Office	Petrol Filling Station
Place of Entertainment	Religious Institution
Place of Recreation, Sports or Culture	Residential Institution
Private Club	
Public Clinic	
Public Convenience	
Public Utility Installation	
Recyclable Collection Centre	
School (excluding free-standing purpose-designed school building)	
Shop and Services (excluding Motor-Vehicle Showroom)	
Social Welfare Facility	
Transport Terminus or Station	
Training Centre	
Utility Installation for Private Project	

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Planning Intention

This zone is intended primarily for commercial and public recreation cum transport interchange development to serve as an activity and commercial node.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 33,421m<sup>2</sup> (including a maximum GFA of 4,500m<sup>2</sup>, 7,600m<sup>2</sup> and 10,000m<sup>2</sup> for public recreation, office and transport interchange uses respectively and a minimum GFA of 300m<sup>2</sup> for wet market facilities) and a maximum building height of 3 storeys not exceeding 21m for Area A and 6 storeys not exceeding 25m for Area B, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater. An open piazza should be included in this zone.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
<u>For "Hotel" Only</u>	
Commercial Bathhouse/Massage Establishment Eating Place Exhibition or Convention Hall Hotel Place of Entertainment Private Club Public Utility Installation Shop and Services (excluding Motor-Vehicle Showroom) Utility Installation for Private Project	Government Use

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Planning Intention

This zone is intended to designate land for a hotel development.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 26,000m<sup>2</sup> and a maximum building height of 24 storeys not exceeding 89m above Hong Kong Principal Datum, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

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OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Public Recreation cum Residential Development" Only

Flat	Government Use
House	Public Utility Installation
Place of Recreation, Sports or Culture	Utility Installation for Private Project
Private Club	

Planning Intention

This zone is intended for a low-rise and low-density public recreation and residential development.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 4,000m<sup>2</sup>, a maximum non-domestic GFA of 13,000m<sup>2</sup> and a maximum building height of 3 storeys not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Golf Course" Only

Golf Course

Government Use  
Public Utility Installation

Planning Intention

This zone is intended to designate land for golf course development.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 2 storeys not exceeding 9m, or the height of the existing building (including structure), whichever is the greater.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Golf Course cum Residential Development" Only

Flat	Eating Place
Golf Course	Government Refuse Collection Point
Government Use (Police Reporting Centre, Post Office only)	Government Use (not elsewhere specified)
House	Public Convenience
Place of Recreation, Sports or Culture	Public Utility Installation
Private Club	Religious Institution
Utility Installation for Private Project	Residential Institution
	School
	Shop and Services
	Social Welfare Facility

Planning Intention

This zone is intended for golf course and low-rise low-density residential and sports and recreation club development.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum gross floor area (GFA) of 9,500m<sup>2</sup> (including a maximum non-domestic GFA of 5,500m<sup>2</sup> and a maximum domestic GFA of 4,000m<sup>2</sup>) and a maximum building height of 2 storeys not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.
- (b) In determining the maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, or caretakers' quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Marina" Only

Marina

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended for a marina for the berthing of pleasure vessels.

Remarks

No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.

For "Helicopter Landing Pad" Only

Helicopter Landing Pad

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended for the provision of a helicopter landing pad serving the needs of the district.

(please see next page)



OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Sports and Recreation Club" Only

Place of Recreation, Sports or Culture  
Private Club

Dangerous Goods Godown (Liquefied  
Petroleum Gas Store only)  
Eating Place  
Government Refuse Collection Point  
Government Use (not elsewhere specified)  
Religious Institution  
Shop and Services  
Social Welfare Facility  
Utility Installation for Private Project

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In addition, the following uses are always  
permitted on land designated "Sports and  
Recreation Club (4)":

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Boat Services Facility  
Marine Fuelling Station  
Pier

Planning Intention

This zone is intended primarily to designate land for sports and recreation club development.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

For "Sports and Recreation Club" Only (Cont'd)

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u> (m <sup>2</sup> )	<u>Maximum Building Height</u>	
		Number of Storeys	Metres (m)
Sports and Recreation Club (1)	5,500	2	13
Sports and Recreation Club (2)	6,000	2	13
Sports and Recreation Club (3)	5,500	2	9
Sports and Recreation Club (4)	5,500	Area A	8
		Area B	5

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Staff Quarters" Only

Flat (Staff Quarters only)  
House (Staff Quarters only)

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for the provision of staff quarters to serve the Discovery Bay development.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater :

<u>Sub-area</u>	<u>Maximum GFA</u> (m <sup>2</sup> )	<u>Maximum Building Height</u>	
		Number of Storeys	Metres (m)
Staff Quarters (2)	1,357	3	9
Staff Quarters (3)	780	3	9
Staff Quarters (4)	220	2	9

- (b) In determining the relevant maximum GFA for the purposes of paragraph (a) above, any floor space that is constructed or intended for use solely as plant room and caretakers' office, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Pier" Only

Pier Public Convenience	Eating Place Government Use (not elsewhere specified) Public Utility Installation Shop and Services (excluding Motor-Vehicle Showroom)
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Planning Intention

This zone is intended to designate land for piers to facilitate marine access to Discovery Bay.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of the maximum gross floor area (GFA) and building height specified below, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater:

<u>Sub-area</u>	<u>Maximum GFA</u> (m <sup>2</sup> )	<u>Maximum Building Height</u>	
		Number of Storeys	Metres (m)
Pier (1)	2,500	3	15
Pier (2)	2,500	2	12

- (b) Kiosk or premises not in excess of a maximum total non-domestic GFA of 100m<sup>2</sup> for uses as eating place and shop and services are considered as ancillary to "Pier" use.

(please see next page)

OTHER SPECIFIED USES (Cont'd)

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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For "Reservoir" Only

Reservoir

Planning Intention

This zone is intended to designate land for a reservoir.

Remarks

No addition, alteration and/or modification to an existing building (including structure) shall exceed the height of the existing building (including structure).

For "Amenity Area" Only

Amenity Area

Government Use  
Public Utility Installation  
Utility Installation for Private Project

Planning Intention

This zone is intended to designate land for major roadside or hillside amenity areas and landscape buffers.

GREEN BELT

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Nature Reserve Nature Trail Picnic Area Tent Camping Ground Wild Animals Protection Area	Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) Helicopter Landing Pad Holiday Camp Pier Place of Recreation, Sports or Culture Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Service Reservoir Utility Installation for Private Project

Planning Intention

This zone is intended primarily for defining the limits of development areas by natural features, to protect the existing natural landscape and amenity, as well as to provide a countryside recreational outlet for the local population and visitors. There is a general presumption against development within this zone.

CONSERVATION AREA

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery) Country Park* Nature Reserve Nature Trail Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use Pier Public Convenience Public Utility Installation Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Tent Camping Ground Utility Installation for Private Project

\* Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

Planning Intention

This zone is intended to conserve the existing natural character and intrinsic landscape value by protecting topographical features from encroachment by adjacent developments. There is a general presumption against development within this zone.

Remarks

Any filling of land, excavation of land or diversion of stream necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Discovery Bay Outline Zoning Plan No. S/I-DB/3 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

COASTAL PROTECTION AREA

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use (other than Plant Nursery)	Field Study/Education/Visitor Centre
Nature Reserve	Government Use
Nature Trail	House (Redevelopment only)
Picnic Area	Pier
Wild Animals Protection Area	Public Convenience
	Public Utility Installation
	Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation
	Tent Camping Ground
	Utility Installation for Private Project

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Planning Intention

This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. It is also intended to protect the character of the shoreline, to safeguard the bays, beaches and their immediate hinterland, and to prevent haphazard development along the coast. There is a general presumption against development within this zone.

Remarks

- (a) No new development, or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development and/or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.
- (b) No redevelopment, including alteration and/or modification, of an existing house (including structure) shall result in a total redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys not exceeding 6m, or the plot ratio, site coverage and height of the existing house (including structure), whichever is the greater.
- (c) Any filling of land, excavation of land or diversion of stream necessary to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance or repair works) shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Discovery Bay Outline Zoning Plan No. S/I-DB/3 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.



COUNTRY PARK

Country Park means a country park or special area as designated under the Country Parks Ordinance (Cap. 208). All uses and developments require consent from the Country and Marine Parks Authority and approval from the Town Planning Board is not required.

**DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5**

**EXPLANATORY STATEMENT**

**EXPLANATORY STATEMENT**

**DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5**

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## **DRAFT DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/5**

(Being a Draft Plan for the Purposes of the Town Planning Ordinance)

### **EXPLANATORY STATEMENT**

Note : For the purposes of the Town Planning Ordinance, this statement shall not be deemed to constitute a part of the Plan.

#### 1. **INTRODUCTION**

This Explanatory Statement is intended to assist an understanding of the draft Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/5. It reflects the planning intention and objectives of the Town Planning Board (the Board) for various land use zonings of the Plan.

#### 2. **AUTHORITY FOR THE PLAN AND PROCEDURE**

- 2.1 On 16 May 2001, under the power delegated by the then Governor, which was deemed to have been made by the Chief Executive, the then Secretary for Planning and Lands, directed the Board under section 3(1)(a) of the Town Planning Ordinance (the Ordinance), to prepare an OZP for the Discovery Bay area.
- 2.2 On 14 September 2001, the draft Discovery Bay OZP No. S/I-DB/1 was exhibited for public inspection under section 5 of the Ordinance.
- 2.3 On 11 March 2003, the Chief Executive in Council (CE in C), under section 9(1)(a) of the Ordinance, approved the draft Discovery Bay OZP, which was subsequently renumbered as S/I-DB/2. On 9 December 2003, the CE in C referred the approved OZP No. S/I-DB/2 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The OZP was subsequently amended once and exhibited for public inspection under section 5 of the Ordinance.
- 2.4 On 1 February 2005, the CE in C, under section 9(1)(a) of the Ordinance, approved the draft Discovery Bay OZP, which was subsequently renumbered as S/I-DB/4. On 18 February 2005, the approved Discovery Bay OZP No. S/I-DB/4 was exhibited for public inspection under section 9(5) of the Ordinance.
- 2.5 On 14 June 2022, the CE in C referred the approved Discovery Bay OZP No. S/I-DB/4 to the Board for amendment under section 12(1)(b)(ii) of the Ordinance. The reference back of the OZP was notified in the Gazette on 8 July 2022 under section 12(2) of the Ordinance.
- 2.6 On 25 January 2024, the Secretary for Development under the delegated authority of the Chief Executive directed the Board under section 3(1)(a) of the Ordinance to amend the planning scheme boundary of the Discovery Bay OZP to include two sea areas in Nim Shue Wan into the planning scheme boundary.

- 2.7 On 12 April 2024, the draft Discovery Bay OZP No. S/I-DB/5 (the Plan), incorporating amendments for rezoning 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”); incorporation of two sea areas in Nim Shue Wan into the planning scheme boundary, zoning the sea areas to “R(C)13”, “R(C)14”, “OU(Sports and Recreation Club) (4)” stipulating as Area B and “OU(Helicopter Landing Pad)”, and rezoning the adjoining site near Nim Shue Wan from various zones to “R(C)13”, “R(C)14”, “R(C)15”, “OU(Residential Development with Service Area Below)” and “OU(Sports and Recreation Club) (4)” stipulating as Area B, was exhibited for public inspection under section 5 of the Ordinance.

### 3. OBJECT OF THE PLAN

- 3.1 The object of the Plan is to indicate the broad land use zonings and major transport networks so that development and redevelopment within the Planning Scheme Area can be put under statutory planning control. It also provides the planning framework for preparing more detailed non-statutory plans which form the basis for public works planning and site reservation for various uses.
- 3.2 The Plan is to illustrate the broad principles of development within the Planning Scheme Area. As it is a small-scale plan, the alignments of roads and boundaries between the land use zones may be subject to minor adjustments as detailed planning and development proceed.

### 4. NOTES OF THE PLAN

- 4.1 Attached to the Plan is a set of Notes which shows the types of uses or developments which are always permitted within the Area and in particular zones and which may be permitted by the Board, with or without conditions, on application. The provision for application for planning permission under section 16 of the Ordinance allows greater flexibility in land use planning and control of development to meet changing needs.
- 4.2 For the guidance of the general public, a set of definitions that explains some of the terms used in the Notes may be obtained from the Technical Services Division of the Planning Department and can be downloaded from the Board’s website at <http://www.tpb.gov.hk>.

### 5. THE PLANNING SCHEME AREA

- 5.1 The Planning Scheme Area (the Area) covering a total land area of about 812 hectares (ha) is located in the eastern part of Lantau Island. It comprises the area mainly bounded by Lantau North (Extension) Country Park to its north, west and south and Tai Pak Wan to its east. To the further east is Peng Chau and to the northeast about 4km away is the Hong Kong Disneyland Resort in Penny’s Bay. The boundary of the Area is shown in a heavy broken line on the Plan.

- 5.2 The topography of the Area ranges from flat to precipitous. In the east, the elongated and narrow coastal flat land is flanked by low rocky cliffs and sandy bays. Two prominent headlands form the main features of the coastline. The northern headland separates Yi Pak Wan in the north from Tai Pak Wan in the south, whereas the southern headland separates Tai Pak Wan from Nim Shue Wan. Further inland, a series of slopes and ridges rise steeply westwards to the main ridgeline forming the watershed between the Area and Northshore Lantau. The highest point along this main ridgeline is Lo Fu Tau rising to 465mPD.
- 5.3 The Area can be broadly divided into four parts, namely the Discovery Bay development at Tai Pak Wan and Yi Pak Wan, the rural settlements at Nim Shue Wan and Cheung Sha Lan, the monastery at Tai Shui Hang, and the natural hillsides and coast.
- 5.4 The Discovery Bay development is a self-contained sub-urban residential development comprising mainly low-density private housing planned for a total population of about 25,000 with supporting retail, commercial and community facilities and recreational uses. It is primarily a car-free development evolved from the original concept of a holiday resort approved in 1973. This intention is still maintained by the existing and planned provision of a diversity of recreation facilities including golf courses, sports and recreation clubs, beaches and marina, etc. Such resort type recreation functions would be further enhanced by the planned open spaces, public recreation facilities and golf course in the southern upland, reinforcing the area as a leisure place for both local residents and visitors.
- 5.5 Before the opening of Discovery Bay Tunnel in May 2000, ferry service has been the main transport link with other parts of the territory. Land transport to Discovery Bay is now available through Discovery Bay Tunnel connecting to Cheung Tung Road at Tai Ho. Residents' services buses and golf carts serve as the major transport modes within Discovery Bay.
- 5.6 Along the coast at Nim Shue Wan and Cheung Sha Lan are some scattered rural settlements and agricultural lots. The population is concentrated in Nim Shue Wan. Small-scale agricultural and fisheries activities are mainly found in Cheung Sha Lan.
- 5.7 Trappist Haven Monastery is located at the foothills of Tai Shui Hang in the south. This tranquil place is spotted with several low-rise structures including a chapel, dormitories, a garden and dwellings for the monks. The monastery is a local landmark.
- 5.8 The Area includes three known Sites of Archaeological Interest (SAIs) at Sz Pak, Nim Shue Wan and Cheung Sha Lan.
- 5.9 The remaining parts of the Area comprise mainly hillslopes with dense woodlands and natural vegetation. A number of streams flow in a west-east direction down the ridgeline. In Sam Pak and Sze Pak, the natural coastline comprises rocky shores, promontories, inlets and other coastal features of high scenic value.

## 6. POPULATION

- 6.1 Based on the 2021 Population Census, the population in the Area was estimated by the Planning Department as about 19,400 persons, mainly residing at the Discovery Bay development.
- 6.2 Further population increase in the Area would be mainly from the future phases of the Discovery Bay development in Yi Pak, to the north of Discovery Valley Road and in the Nim Shue Wan waterfront. The planned population in the Area would be about 28,500 including 28,300 persons in the Discovery Bay development and 200 persons in the rural settlements at Nim Shue Wan and Cheung Sha Lan.

## 7. GENERAL PLANNING INTENTION

- 7.1 In line with the strategic planning context provided by the South West New Territories Development Strategy Review, the general planning intention of the Area is for conservation of the natural environment and to provide for low-density developments compatible with the surrounding natural setting. Existing natural features including the undisturbed backdrop of woodland and slopes and the natural coastlines with inlets, bays, beaches at Tai Pak, Yi Pak, Sam Pak and Sze Pak should be conserved. Areas of high conservation value and natural habitats including woodland, stream valleys, streamcourses and stream/tidal lagoons should also be protected.
- 7.2 Having regard to the character of the Area, environmental considerations and the existing and planned infrastructure provision, in particular the limited capacity of external links, the Plan was originally provided for a planned total population of about 25,000 persons for the Discovery Bay development. The planned total population for the Discovery Bay development has been increased to about 28,300 taking into account the two planned developments to the north of Discovery Valley Road and in the Nim Shue Wan waterfront. Any further increase in population would have to be considered in the context of the general planning intention for the Area and subject to detailed feasibility investigations on infrastructure and environmental capacities. In particular, the unique sub-urban low-density and car-free character of the development should be maintained in keeping with the surrounding natural setting. In line with the original concept as a holiday resort, a variety of recreation and leisure facilities are allowed for. Future development at Discovery Bay should also be in keeping with the theme park development and its adjoining uses at Penny's Bay to ensure compatibility in land use, height, visual and environmental terms. The existing rural settlements at Nim Shue Wan and Cheung Sha Lan would be retained with the planning intention of upgrading or redeveloping the existing temporary domestic structures with the provision of basic infrastructure.
- 7.3 The general urban design concept is to maintain a car-free and low-density environment and to concentrate commercial and major community and open space facilities at more accessible locations in Discovery Bay. One activity node each around the ferry piers in Tai Pak Wan and Yi Pak Wan have been earmarked. A

stepped height approach with low-rise on the headland and coastal lowland and high-rise further inland is adopted. This complements the visual presence of the mountain backdrop and maintains the prominent sea view. Variation in height is also adopted within individual neighbourhood to add variety in character and housing choice. The development in the Nim Shue Wan waterfront is planned to create a stepped building height profile descending from the north to the waterfront. Also, appropriate façade treatments for the buildings and building gaps between the developments with amenity landscape areas including open space, streetscape and promenade for general leisure together with staging areas for kaitos along the waterfront could be adopted to create visual relief and enhance the landscape quality. To maintain and enhance landscape quality of the area, the future developer should endeavor to achieve the tree compensation arrangement, as far as practicable, for any tree felling due to the new developments in Discovery Bay. The interplay of the natural and man-made landscape elements such as beaches, waterfront promenades, parks and golf course helps integrate developments with the natural surroundings.

- 7.4 An air ventilation assessment (AVA) has been conducted for the development in the Nim Shue Wan waterfront and several mitigation measures have been proposed in the assessment, including three continuous air paths running across the site to facilitate the penetration of southwesterly summer winds into inland areas. The three continuous air paths are of 15m in width and align in northeast-southwest direction, of which two are above ground and one is above the 2-storey podium. In finalising future development scheme at detailed design stage, the developer should take into account these proposed mitigation measures in the AVA to alleviate the potential impact of the development.
- 7.5 In the designation of various zones in the Area, consideration has been given to the natural environment, physical landform, existing settlement, land status, availability of infrastructure, local development requirements and relevant strategic planning studies and master plans.

## 8. LAND USE ZONINGS

### 8.1 Residential (Group C) ("R(C)") : Total Area 103.92 ha

- 8.1.1 This zone is intended primarily for low-density residential developments.
- 8.1.2 This zone mainly covers the existing housing developments at Siena, Neo Horizon, Greenvale Village, Parkridge Village, Beach Village, Midvale Village, Parkvale Village, Hillgrove Village, La Costa, La Vista and La Serene along Discovery Bay Road, Headland Village in the eastern headland, Peninsula Village, Crestmont Villa and Coastline Villa in the southern headland, Bijou Hamlet in the southwestern upland and Chainti, Positano, Amalfi and Poggibonsi in Yi Pak.
- 8.1.3 This zone is divided into fifteen sub-areas with further sub-division to reflect the variations in height and building form in individual neighbourhood. One sub-area to the north of Discovery Valley Road and



three sub-areas in the Nim Shue Wan waterfront are planned for the low-density residential development. To preserve the existing amenity and character, and to avoid excessive development overburdening the infrastructure provisions and external transport capacity of the Area, on land under this zoning, no new development or addition, alteration and/or modification to or redevelopment of an existing building (including structure) shall result in a total development or redevelopment in excess of the gross floor area (GFA) and building height restrictions set out in the Notes of the Plan.

8.2 Residential (Group D) (“R(D)”) : Total Area 6.86 ha

- 8.2.1 This zone is intended primarily for improvement and upgrading of existing temporary structures through redevelopment of existing temporary structures into permanent buildings. Within this zone, construction of new replacement houses in permanent materials are encouraged. The “R(D)” designation could provide opportunity to improve and upgrade the areas. Besides, it provides proper planning control on redevelopment of the area and helps prevent further deterioration of the environment. To tally with the development intensity of existing domestic structures, replacement housing for temporary structures or buildings shall not result in a total development or redevelopment in excess of a maximum building area of 65m<sup>2</sup> and a maximum building height of 2 storeys not exceeding 6m, or the building area and height of the existing building (including structure), whichever is the greater. Development of selected uses may be up to 15m to meet operational needs.
- 8.2.2 This zone covers the areas around Nim Shue Wan Village and Cheung Sha Lan Village. It is within the boundary of the SAIs at Nim Shue Wan and Cheung Sha Lan. Protection of these historic buildings and structures and archaeological sites should be given priority and development in this area should be kept at the minimum. Adequate sewerage and other facilities should be provided for any future development/redevelopment.

8.3 Government, Institution or Community (“G/IC”) : Total Area 9.94 ha

- 8.3.1 This zone is intended primarily for the provision of Government, institution or community facilities serving the needs of the local residents and/or a wider district. It is also intended to provide land for uses directly related to or in support of the work of the Government, organizations providing social services to meet community needs, and other institutional establishments. Development within this zone should be compatible in scale and form with the surrounding natural and rural environment.
- 8.3.2 To maintain the existing and proposed scale of development, this zone is sub-divided into four sub-areas, i.e. “G/IC”, “G/IC(1)”, “G/IC(2)” and “G/IC(3)” with variations in maximum building heights. GFA restriction also applies to the “G/IC(3)” sub-area. These restrictions are stipulated in the Notes of the Plan.

- 8.3.3 The existing uses in Discovery Bay under this zoning include Discovery Bay International School, Discovery College, Sheng Kung Hui Wei Lun Primary School, the service reservoir and water treatment plant near Discovery Valley Road, a fire station/ambulance depot and a community centre. Trappist Haven Monastery in Tai Shui Hang is also included in this zone.
- 8.3.4 The site for one proposed primary cum secondary school in Yi Pak to cater for the Discovery Bay development is also under this zoning.

8.4 Open Space (“O”) : Total Area 11.29 ha

- 8.4.1 This zone is intended primarily for the provision of outdoor open-air space for active and/or passive recreational uses serving the needs of the local residents and visitors.
- 8.4.2 The existing beach area in Discovery Bay, which is a popular bathing beach, is under this zoning.
- 8.4.3 This zone also covers a sizeable patch of land in Yi Pak South designated for the development of a central park including a waterfront promenade. The park includes landscape area, multi-purpose lawn, playground, garden, etc. This open space would form a community focus and a major leisure outlet for residents and visitors. Another major open space is planned in Yi Pak North.
- 8.4.4 Other than the above major open spaces, additional open spaces of smaller scale are available in the vicinity or at the ground levels of individual housing blocks and the activity nodes at Discovery Bay to serve local needs.
- 8.4.5 On land zoned “O”, no new development or addition, alteration and/or modification to an existing building (including structure) shall result in a total development or redevelopment in excess of a maximum building height of 6m or the height of the existing building (including structure), whichever is the greater.

8.5 Other Specified Uses (“OU”) : Total Area 186.45 ha

- 8.5.1 This zone covers land annotated for the following specific uses:

Commercial Complex and Residential Development cum Transport Interchange

- 8.5.2 This zone is intended primarily for a commercial and residential complex, a transport interchange and an open piazza. The existing commercial and residential complex (Discovery Bay Plaza) near the ferry pier at Tai Pak is included in this zone to earmark the composite use of the site for retail and commercial uses on the lower two floors and domestic dwellings on the upper floors. A terminus for residents’ services buses and an open piazza

are also located within the site. The complex is an existing activity and commercial node and landmark of the Discovery Bay development. In order to control the building bulk and preserve the amenity of the surrounding residential areas, developments within this zone are restricted to a maximum GFA of 31,000m<sup>2</sup> for non-domestic uses (including 4,000m<sup>2</sup> for offices and 3,000m<sup>2</sup> for public recreation purposes such as children game room, fitness/dancing room, etc.) and a maximum GFA of 9,910m<sup>2</sup> for domestic use. The maximum building height in this zone is restricted to 8 storeys not exceeding 40m or the height of the existing building (including structure), whichever is the greater. An open piazza shall be maintained to serve as a community focus and local landmark.

#### Residential Development with Service Area Below

8.5.3 This zone is intended primarily for residential development and service area to serve the development and surrounding area. A site in the Nim Shue Wan waterfront is designated for such uses. Development in this zone is restricted to a maximum domestic GFA of 36,100m<sup>2</sup> and a maximum non-domestic GFA of 11,330m<sup>2</sup>. The podium in the lowest two floors will be used mainly as a service area for services/facilities serving Discovery Bay, including bus depot, bus overnight parking, golf cart parking and repair office, refuse collection chamber, and provision of electrical and management services/facilities and storage, etc. To create a distinctive residential neighbourhood with connections to the surrounding residential areas and landscape assets, a stepped height design concept is adopted to minimise the possible visual obstruction. The building height of this zone will be gradually stepped downward from the slope towards the waterfront. This zone is sub-divided into three sub-areas with variations in maximum building heights as stipulated in the Notes of the Plan.

#### Commercial and Public Recreation Development cum Transport Interchange

8.5.4 This zone is intended primarily for a commercial and public recreation cum transport interchange development. A site at the waterfront area near the ferry pier in Yi Pak is designated for such use as another activity and commercial node to provide retail, commercial, open piazza, public recreation and transport interchange facilities serving the northern development. Development in this zone is restricted to a maximum commercial GFA of 33,421m<sup>2</sup> (including a maximum GFA of 4,500m<sup>2</sup>, 7,600m<sup>2</sup> and 10,000m<sup>2</sup> for public recreation, office and transport interchange uses respectively and a minimum GFA of 300m<sup>2</sup> for wet market facilities). To maintain the low-rise character of the waterfront and the stepped height design concept, this zone is sub-divided into two sub-areas with variations in maximum building heights as stipulated in the Notes of the Plan.

### Hotel

- 8.5.5 This zone is intended to designate land for a hotel development. A site flanking the continuous waterfront promenade in Yi Pak and commanding open sea view is zoned "OU" annotated "Hotel". Development within the site is restricted to a maximum GFA of 26,000m<sup>2</sup>, a maximum building height of 24 storeys not exceeding 89mPD or the GFA, site coverage and height of the existing building (including structure), whichever is the greater so as to complement the natural environment and sea view at the locality. Development within this zone should also adequately address the possible noise impact of the activities in the international theme park in Penny's Bay.

### Public Recreation cum Residential Development

- 8.5.6 The zone is intended for a low-rise and low-density public recreation and residential development. Two sites at the southwestern upland of the Area are under this zone. They are located at prominent locations amidst the backdrop of the North Lantau mountains. Design and layout of the development should respect the character of the surrounding landscape and visual mitigation measures to address any adverse visual impact should be incorporated, as appropriate, into the master plan or supplementary master plan under the lease for any development within this zone. Development in this zone should be low-rise and low-density and shall not exceed a maximum GFA of 4,000m<sup>2</sup> for domestic use and 13,000m<sup>2</sup> for public recreation purposes, and a maximum building height of 3 storeys not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.

### Golf Course

- 8.5.7 This zone is intended to designate land for golf course development. It covers the existing golf course and has an area of about 104.28 ha in the southern upland of the Discovery Bay development. Development within this zone is restricted to golf course and ancillary uses. To avoid visual intrusion to the surrounding mountain backdrop, any addition, alteration and/or modification to an existing building (including structure) shall not result in a total redevelopment in excess of a maximum building height of 2 storeys not exceeding 9m, or the height of the existing building (including structure), whichever is the greater.

### Golf Course cum Residential Development

- 8.5.8 This zone is intended for golf course and low-rise low-density residential and sports and recreation club development. It covers mainly formed platforms in the southern upland of the Discovery Bay development and has an area of about 20.06 ha. It is intended for integrated golf course, residential, and sports and recreation club development. Development in this zone should be low-rise and low-density and shall not exceed a maximum total GFA of 9,500m<sup>2</sup> (including a maximum non-domestic GFA

of 5,500m<sup>2</sup> and a maximum domestic GFA of 4,000m<sup>2</sup>) and a maximum building height of 2 storeys not exceeding 9m, or the GFA, site coverage and height of the existing buildings (including structure), whichever is the greater. Mitigation measures to address any possible visual impact to the international theme park at Penny's Bay should be incorporated, as appropriate, into the master plan and/or supplementary master plan prepared under lease for any development in this zone. Besides, an outdoor golf course in the zone is a Designated Project under the Environmental Impact Assessment Ordinance and an environmental permit is required for its construction and operation.

#### Marina

8.5.9 This zone is intended for a marina for the berthing of pleasure vessels. The existing pleasure vessels berthing place near Nim Shue Wan is zoned "OU" annotated "Marina". Within this zone, no new development or addition, alteration and/or modification to an existing building (including structure) shall result in a total development or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.

#### Helicopter Landing Pad

8.5.10 This zone is intended for the provision of a helicopter landing pad serving the needs of the district. A site at the eastern end of the marina is zoned "OU" annotated "Helicopter Landing Pad".

#### Sports and Recreation Club

8.5.11 This zone is intended primarily to designate land for sports and recreation club development. Four sites in the Discovery Bay development are zoned "OU" annotated "Sports and Recreation Club". They comprise the residents' clubs near the commercial piazza at Tai Pak and Yi Pak, the golf club adjacent to the golf course and the marina club.

8.5.12 Each individual sub-area is subject to the maximum GFA and height restrictions as specified in the Notes of the Plan to reflect the approved development intensity.

#### Staff Quarters

8.5.13 This zone is intended to designate land for the provision of staff quarters to serve the Discovery Bay development. The two existing staff quarters are located near the fire station and the golf course. One site reserved for staff quarters is located to the east of Bijou Hamlet. The development of individual staff quarters is subject to the maximum GFA and height restrictions as specified in the Notes of the Plan to reflect the existing scale of development.

Pier

8.5.14 This zone is intended to designate land for piers to facilitate marine access to Discovery Bay. It includes the passenger ferry pier in Yi Pak and the passenger ferry pier near the commercial piazza in Tai Pak. This zone is sub-divided into two sub-areas with variations in maximum GFA and building heights as stipulated in the Notes of the Plan.

Reservoir

8.5.15 This zone is intended to designate land for a reservoir. The existing reservoir in the south-western upland of the Area is zoned “OU” annotated “Reservoir”. To avoid visual intrusion at the hilly location, any addition, alteration and/or modification to an existing building (including structure) shall not exceed the height of the existing building (including structure).

Amenity Area

8.5.16 This zone is intended to designate land for major roadside or hillside amenity areas and landscape buffers. It includes the slopes around the development platforms for the residential development in Yi Pak North. These slopes should be landscaped with a view to providing a soft green buffer between the residential area and the natural hillslopes to its north. This zone also covers the amenity area near the roundabout in Yi Pak North.

8.6 Green Belt (“GB”) : Total Area 166.95 ha

8.6.1 This zone is intended primarily for defining the limits of development areas by natural features, to protect the existing natural landscape and amenity, as well as to provide a countryside recreational outlet for the local population and visitors. There is a general presumption against development within this zone. Development within this zone will be strictly controlled and development proposals will be considered on individual merits taking into account the relevant Town Planning Board Guidelines.

8.6.2 This zone covers mainly the fringe areas in the central and southern parts of the Area, including the greenery areas adjacent to the existing golf course. This zoning would help preserve the physical and coastal features as well as the rich vegetation on the hillslopes.

8.7 Conservation Area (“CA”) : Total Area 240.97 ha

8.7.1 This zone is intended to conserve the existing natural character and intrinsic landscape value by protecting topographical features including the wooded hillslopes, the streamcourses, dense woodlands, shrubland and grassland from encroachment by adjacent developments. As a continuation of the Lantau North (Extension) Country Park, these features are integral parts of the surrounding natural system. The conservation of

these natural features surrounding North-East Lantau complements the adjoining country park area.

- 8.7.2 This zone covers the stream valleys and undulating land in the southwestern upland and the fringe areas in the west and north of the Area where there is a large tract of densely wooded hillslopes descending from the ranges of Lau Fa Tung, Lo Fu Tau and Lai Pik Shan, upstream areas, and natural vegetation forming a high value landscape and scenic landmark.
- 8.7.3 There is a general presumption against development within this zone. To protect the natural state of the conservation area, uses compatible with conservation purposes such as picnic area, nature reserve and nature trail are permitted as of right. New significant development is not encouraged. Only a selective range of uses such as plant nursery, field study centre and public convenience which would have an insignificant impact on the environment and infrastructure provision could be permitted upon approval by the Board.
- 8.7.4 As filling of land, excavation of land and diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance or repair works.

8.8 Coastal Protection Area (“CPA”) : Total Area 13.17 ha

- 8.8.1 This zone is intended to conserve, protect and retain the natural coastlines and the sensitive coastal natural environment with a minimum of built development. It is also intended to protect the character of the shoreline, to safeguard the bays, beaches and their immediate hinterland, and to prevent haphazard development along the coast. This zone covers the natural coastlines with rocky shores, promontories, caves, inlets, bays, beaches, a mangrove replanting area and other coastal features of high scenic values along the northern and south-eastern parts of the Area.
- 8.8.2 The mangrove area at Yi Pak Wan and the coastal areas at the Peninsula Village headland at Tai Pak Wan, Sam Pak Wan and Sze Pak Wan are under this zoning. These areas are relatively secluded from developments and enclaved by densely vegetated slopes. They comprise undisturbed beaches and coastal shore which are of high scenic value for protection.
- 8.8.3 There is a general presumption against development within this zone. To safeguard the undisturbed shore-line and to prevent haphazard coastal development, no new development or addition, alteration and/or modification to an existing building (including structure) shall result in a total development or redevelopment in excess of a maximum building height of 6m, or the height of the existing building (including structure), whichever is the greater.

8.8.4 New residential development is not permitted in this zone. However, redevelopment of existing houses may be permitted on application to the Board. The redevelopment of an existing house (including structure) shall not result in a total redevelopment in excess of a maximum plot ratio of 0.2 and a maximum building height of 2 storeys not exceeding 6m, or the plot ratio, site coverage and height of the existing building (including structure), whichever is the greater. Application for redevelopment of existing houses should also adequately address the possible noise impact of the activities in the international theme park in Penny's Bay.

8.8.5 As filling of land, excavation of land and diversion of stream may cause adverse drainage and environmental impacts on the adjacent areas and the natural environment, permission from the Board is required for such works and related activities except public works co-ordinated or implemented by Government, and maintenance or repair works.

8.9 Country Park ("CP") : Total Area 62.53 ha

8.9.1 This zone is intended to reflect the Lantau North (Extension) Country Park to protect the natural features and to provide outlets for outdoor recreation and the public enjoyment of the countryside. The area under this zoning includes land stretching from the coastlines to the land area between Sam Pak and Sze Pak in the north of the Area. All uses and developments require consent from the Country and Marine Parks Authority and approval from the Board is not required.

## 9. COMMUNICATIONS

### 9.1 Land Transport

9.1.1 The Area enjoys a generally car-free environment. Except residents' services buses and goods vehicles serving the Discovery Bay development and village vehicles serving the Trappist Haven Monastery and taxis (other than New Territories taxis) serving Discovery Bay North, there is no land transport for the rest of the Area.

9.1.2 Internally, the Discovery Bay development is served by residents' services buses and other vehicles subject to advance bookings. An interchange for residents' services buses is located near the existing ferry pier, providing easy access to the housing at the upland area. Externally, Discovery Bay is linked to Cheung Tung Road in North Lantau via Discovery Bay Tunnel. This tunnel is restricted to public and private buses (such as residents' services buses connecting Tung Chung, Sunny Bay and the airport), private light buses, goods vehicles, government vehicles, emergency vehicles, special purpose vehicles and taxis (other than New Territories taxis).



## 9.2 Waterborne Transport

Ferry service is the major means of public transportation for the Area. There are ferry services from Discovery Bay to Central, Peng Chau and Mui Wo. Ferry services from Discovery Bay to Central are frequent particularly during the peak hours and the trip takes about 30 minutes. Services are also available between Discovery Bay and Peng Chau via Trappist Haven Monastery.

## 9.3 Footpaths

A well-developed footpath network is provided within the Discovery Bay development. A village footpath and trail system along the eastern coast provides access for the rural settlements at Nim Shue Wan and Cheung Sha Lan. This footpath is extended to the upland, leading to Trappist Haven Monastery and Mui Wo, and forming a section of hiking trail which is very popular to residents and visitors.

# 10. UTILITY SERVICES

## 10.1 Water Supply

10.1.1 Potable water for Discovery Bay is supplied from Siu Ho Wan Water Treatment Works. Fresh water is extracted from the trunk main at Cheung Tung Road to the privately-owned water supply system for Discovery Bay which consists of a pump house, a water main running underneath Discovery Bay Tunnel, water tanks and distribution network. The existing impounding reservoir is used for flushing and irrigation water supply purposes of Discovery Bay residents. The current water supply systems are adequate to serve the existing and currently planned developments in Discovery Bay.

10.1.2 The rural settlements in Nim Shue Wan and Cheung Sha Lan obtain water supply from the existing impounding reservoir of Discovery Bay and its raw water distribution system. For Trappist Haven Monastery, water supply is provided by gathering raw water from the streams nearby by means of local water mains network.

## 10.2 Drainage and Sewage Treatment

10.2.1 Developments in Discovery Bay are served by the privately operated sewerage and drainage systems. The sewerage system in Discovery Bay has already been connected with Siu Ho Wan Sewage Treatment Works since 2002. Stream waters and surface waters are directed and discharged at several points in Discovery Bay to the sea.

10.2.2 Public foul sewerage system and storm water drains are not available to the rural settlements and Trappist Haven Monastery. These developments have to rely on local septic tanks, soakaway pits and stormwater drainage system.

### 10.3 Solid Wastes Disposal

Solid wastes generated at Discovery Bay are transported to refuse collection station at Siu Ho Wan for disposal.

### 10.4 Electricity, Telephone and Gas

10.4.1 Electricity and telephone services are available in the Area. No problem is envisaged regarding the provision of these facilities to meet the needs of the developments in the Area.

10.4.2 Currently, town gas is not available in the Area. Liquefied petroleum gas supply is the main fuel.

## 11. CULTURAL HERITAGE

The SAIs at Sz Pak, Nim Shue Wan and Cheung Sha Lan should be preserved. Prior consultation with the Antiquities and Monuments Office of the Development Bureau should be made if any works, developments, re-developments and re-zoning proposals may affect the aforesaid three SAIs. For proposals affecting the three SAIs, they will be considered on a case-by-case basis subject to their respective archaeological potential and the level of disturbance.

## 12. IMPLEMENTATION

12.1 Although existing uses non-conforming to the statutory zonings are tolerated, any material change of use and any other development/redevelopment must be always permitted in terms of the Plan or, if permission is required, in accordance with the permission granted by the Board. The Board has published a set of guidelines for the interpretation of existing use in the urban and new town areas. Any person who intends to claim an "existing use right" should refer to the guidelines and will need to provide sufficient evidence to support his claim. The enforcement of the zonings mainly rests with the Buildings Department, the Lands Department and the various licensing authorities.

12.2 The Plan provides a broad land use framework for the Area. The Discovery Bay development together with the supporting facilities/infrastructure is responsible by the developer in accordance with the Master Plan submitted under the lease. The Government would co-ordinate the provision of public facilities and infrastructure as guided by the planning and development control framework to ensure that the development would take place in an orderly manner. The infrastructure facilities of other parts of the Area will be implemented through the Public Works Programme, the Rural Public Works Programme, and the Local Public Works Improvement Programme, as and when resources are available. Private developments will be effected principally through private sector initiatives in accordance with the provision of the Plan.

12.3 Planning applications to the Board will be assessed on individual merits. In general, the Board, in considering planning applications, will take into account all

relevant planning considerations which may include the guidelines published by the Board. Guidelines published by the Board are available from the Board's website, the Secretariat of the Board and the Planning Department. Application forms and Guidance Notes for planning applications can be downloaded from the Board's website and are available from the Secretariat of the Board, and the Technical Services Division and the relevant District Planning Office of the Planning Department. Applications should be supported by such materials as the Board thinks appropriate to enable it to consider the applications.

**TOWN PLANNING BOARD  
APRIL 2024**