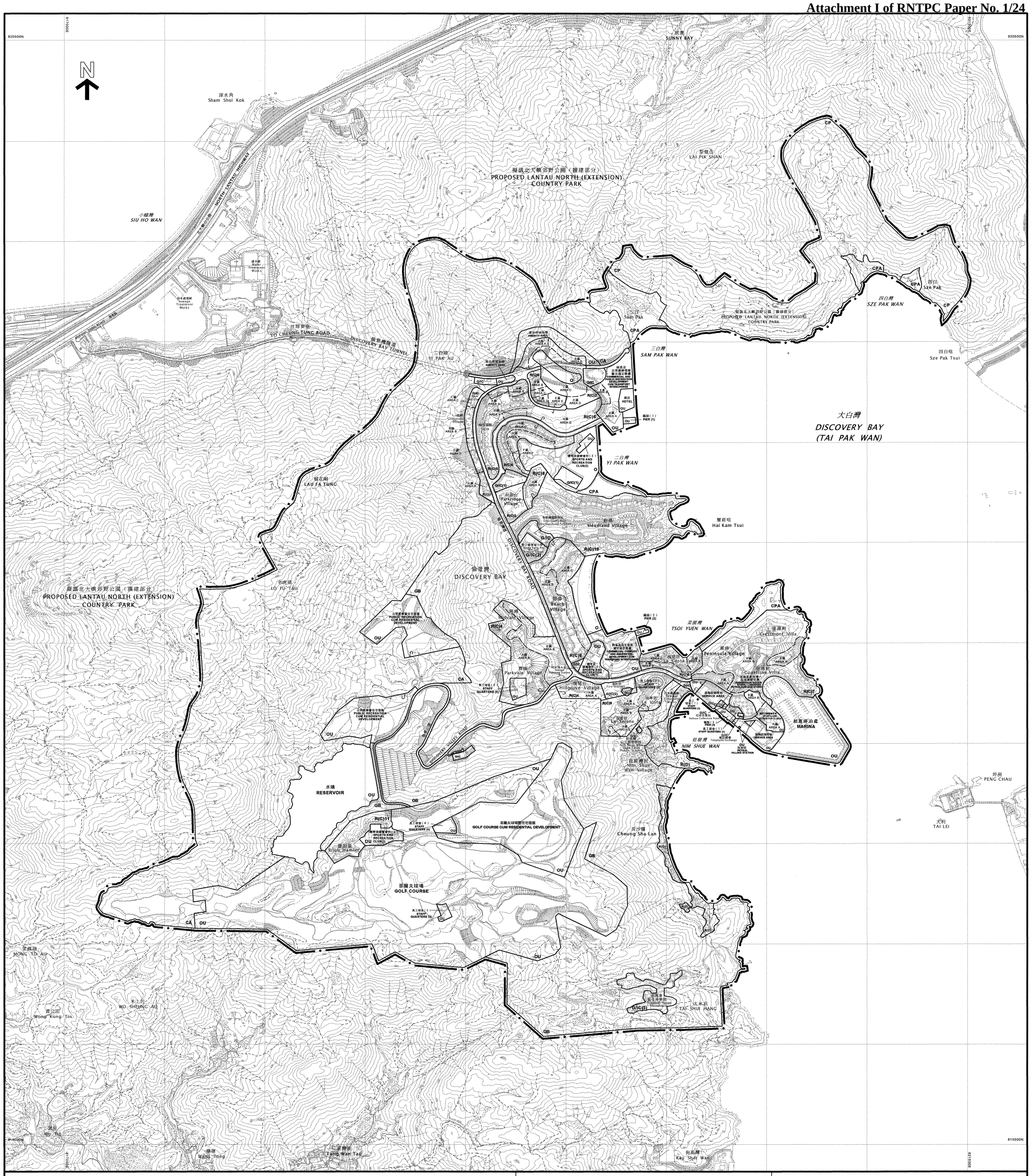


圖例
NOTATION

ZONES		地帶
RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS	交通
MAJOR ROAD AND JUNCTION	主要道路及路口

MISCELLANEOUS	其他
BOUNDARY OF PLANNING SCHEME	規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
RESIDENTIAL (GROUP C)	100.79	12.44	住宅（丙類）
RESIDENTIAL (GROUP D)	6.90	0.85	住宅（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	10.24	1.26	政府、機構或社區
OPEN SPACE	11.29	1.39	休憩用地
OTHER SPECIFIED USES	187.70	23.17	其他指定用途
GREEN BELT	166.97	20.61	綠化地帶
CONSERVATION AREA	240.97	29.74	自然保育區
COASTAL PROTECTION AREA	13.17	1.63	海岸保護區
COUNTRY PARK	62.53	7.72	郊野公園
MAJOR ROAD ETC.	9.67	1.19	主要道路等
TOTAL PLANNING SCHEME AREA	810.23	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN

行政長官會同行政會議於２００５年２月１日根據城市規劃條例第９（１）（ａ）條核准的圖則
APPROVED BY THE CHIEF EXECUTIVE IN COUNCIL UNDER SECTION 9(1)(a) OF THE TOWN PLANNING ORDINANCE ON 1 FEBRUARY 2005

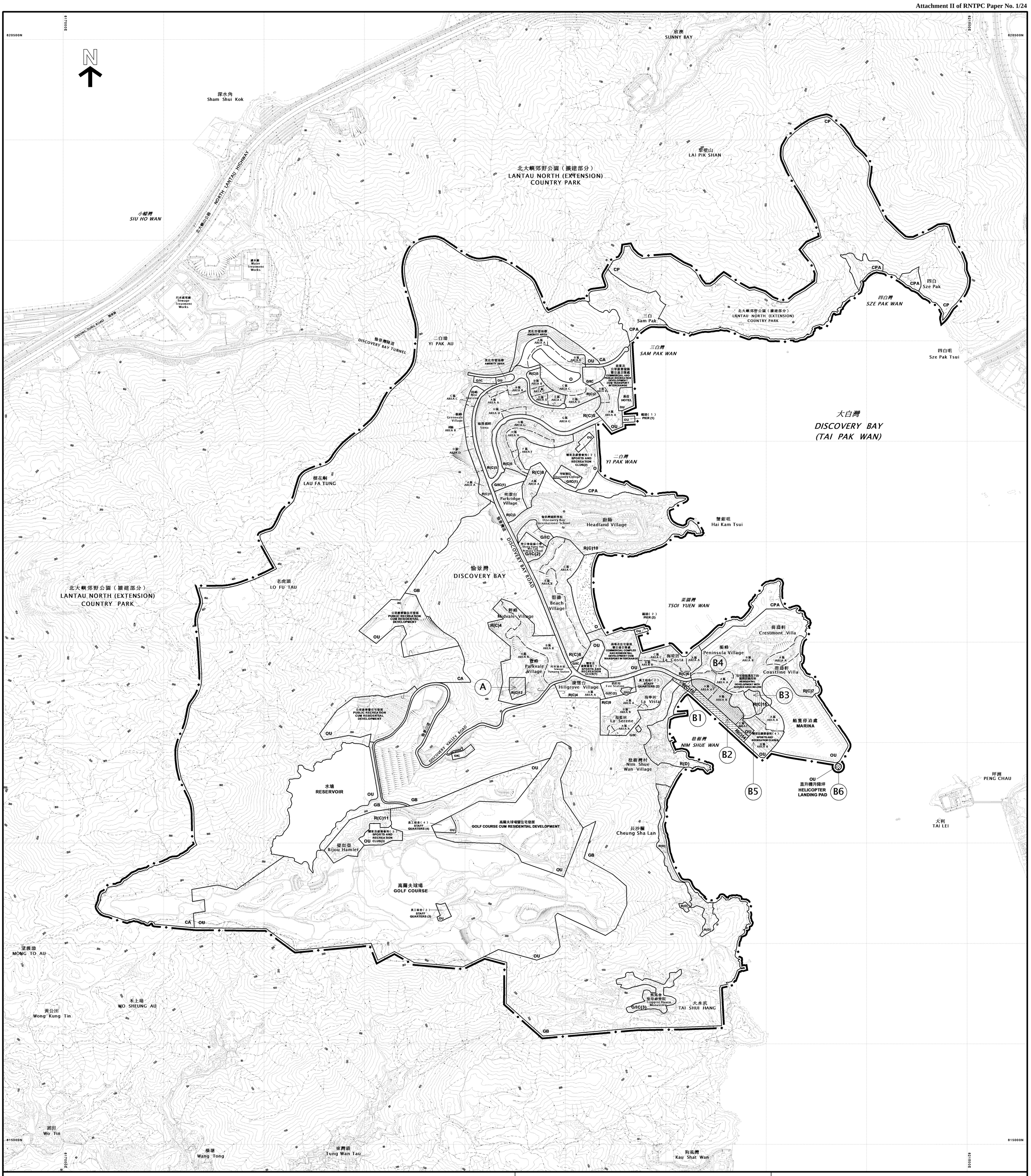
LAM Chik-ting, Tony 林植廷
CLERK TO THE EXECUTIVE COUNCIL 行政會議秘書

香港城市規劃委員會依據城市規劃條例擬備的愉景灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
DISCOVERY BAY - OUTLINE ZONING PLAN

SCALE 1:7500 比例尺
米 METRES 200 0 200 400 600 800 1000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. S/I-DB/4



圖例
NOTATION

ZONES — 地帶

RESIDENTIAL (GROUP C)	R(C)	住宅（丙類）
RESIDENTIAL (GROUP D)	R(D)	住宅（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
COASTAL PROTECTION AREA	CPA	海岸保護區
COUNTRY PARK	CP	郊野公園

COMMUNICATIONS — 交通

MAJOR ROAD AND JUNCTION		主要道路及路口

MISCELLANEOUS — 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線

土地用途及面積一覽表
SCHEDULE OF USES AND AREAS

USES	大約面積及百分率 APPROXIMATE AREA & % 公頃 HECTARES	% 百分率	用途
RESIDENTIAL (GROUP C)	103.92	12.80	住宅（丙類）
RESIDENTIAL (GROUP D)	6.86	0.85	住宅（丁類）
GOVERNMENT, INSTITUTION OR COMMUNITY	9.94	1.22	政府、機構或社區
OPEN SPACE	11.29	1.39	休憩用地
OTHER SPECIFIED USES	186.45	22.97	其他指定用途
GREEN BELT	166.95	20.57	綠化地帶
CONSERVATION AREA	240.97	29.69	自然保育區
COASTAL PROTECTION AREA	13.17	1.62	海岸保護區
COUNTRY PARK	62.53	7.70	郊野公園
MAJOR ROAD ETC.	9.67	1.19	主要道路等
TOTAL PLANNING SCHEME AREA	811.75	100.00	規劃範圍總面積

夾附的《註釋》屬這份圖則的一部分，
現經修訂並按照城市規劃條例第 5 條展示。
THE ATTACHED NOTES ALSO FORM PART OF THIS PLAN AND HAVE BEEN AMENDED FOR EXHIBITION UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE

核准圖編號 S/I-DB/4 的修訂
AMENDMENTS TO APPROVED PLAN No. S/I-DB/4

AMENDMENTS EXHIBITED UNDER SECTION 5 OF THE TOWN PLANNING ORDINANCE — 按照城市規劃條例第 5 條展示的修訂

AMENDMENT ITEM A	修訂項目 A 項
AMENDMENT ITEM B1	修訂項目 B 1 項
AMENDMENT ITEM B2	修訂項目 B 2 項
AMENDMENT ITEM B3	修訂項目 B 3 項
AMENDMENT ITEM B4	修訂項目 B 4 項
AMENDMENT ITEM B5	修訂項目 B 5 項
AMENDMENT ITEM B6	修訂項目 B 6 項

（參看附表）
(SEE ATTACHED SCHEDULE)

香港城市規劃委員會依據城市規劃條例擬備的愉景灣分區計劃大綱圖
TOWN PLANNING ORDINANCE, HONG KONG TOWN PLANNING BOARD
DISCOVERY BAY - OUTLINE ZONING PLAN

SCALE 1:7 500 比例尺

米 METRES 200 0 200 400 600 800 1 000 METRES 米

規劃署遵照城市規劃委員會指示擬備
PREPARED BY THE PLANNING DEPARTMENT UNDER THE DIRECTION OF THE TOWN PLANNING BOARD

圖則編號 PLAN No. **S/I-DB/4A**

Attachment III of
RNTPC paper No. 1/24

~~APPROVED~~ ***DRAFT*** DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4***A***

(Being ~~an Approved~~ ***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~~s~~ 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" ~~includes~~ ***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 ~~under the Buildings Ordinance~~.

(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~~, and any other Government requirements, as may be applicable~~.

~~APPROVED~~ ***DRAFT*** DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4***A***

Schedule of Uses

	Page
RESIDENTIAL (GROUP C)	1
RESIDENTIAL (GROUP D)	4
GOVERNMENT, INSTITUTION OR COMMUNITY	5
OPEN SPACE	7
OTHER SPECIFIED USES	8
GREEN BELT	~~24~~***28***
CONSERVATION AREA	~~25~~***29***
COASTAL PROTECTION AREA	~~26~~***30***
COUNTRY PARK	~~27~~***31***

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)

Sub-area	Maximum GFA (m^2)		Maximum Building Height		
			Number of Storeys	Metres above Hong Kong Principal Datum (mPD)	Metres (m)
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*** ~~and~~ caretakers' quarters~~, or~~ ***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 $65m^2$ 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^2 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

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	Eating Place
Bathing Beach	Government Refuse Collection Point
Field Study/Education/Visitor Centre	Government Use (not elsewhere specified)
Park and Garden	Place of Entertainment
Pavilion	Place of Recreation, Sports or Culture
Pedestrian Area	Private Club
Picnic Area	Public Utility Installation
Playground/Playing Field	Shop and Services (excluding Motor-Vehicle Showroom)
Promenade	Utility Installation for Private Project
Public Convenience	
Sitting Out Area	

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

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Commercial Complex and Residential Development cum Transport Interchange" Only	
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)
In addition, the following uses are always permitted on the lowest two floors, including basement or basements, of the building :	
Eating Place Educational Institution Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Institutional Use (not elsewhere specified) Library ~~Market~~ 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^2 (including 4,000m^2 for offices and 3,000m^2 for public recreation), a maximum domestic GFA of 9,910m^2 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*** ~~and~~ caretakers' quarters~~, or~~ ***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***
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)***
In addition, the following uses are always permitted on the lowest two floors, including basement or basements, of the building :	
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)**

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^2, a maximum non-domestic GFA of 11,300m^2 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)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Commercial and Public Recreation Development cum Transport Interchange" Only	
Eating Place Exhibition or Convention Hall Government Use (Police Reporting Centre, Post Office only) Library ~~Market~~ Office Place of Entertainment Place of Recreation, Sports or Culture 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	Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Petrol Filling Station Religious Institution Residential Institution

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^2 (including a maximum GFA of 4,500m^2, 7,600m^2 and 10,000m^2 for public recreation, office and transport interchange uses respectively and a minimum GFA of 300m^2 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)

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

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^2 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.

(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
For "Public Recreation cum Residential Development" Only	
Flat House Place of Recreation, Sports or Culture Private Club	Government Use Public Utility Installation Utility Installation for Private Project

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^2, a maximum non-domestic GFA of 13,000m^2 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*** ~~and~~ caretakers' quarters~~, or~~ ***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
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)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
For "Golf Course cum Residential Development" Only	
Flat Golf Course Government Use (Police Reporting Centre, Post Office only) House Place of Recreation, Sports or Culture Private Club Utility Installation for Private Project	Eating Place Government Refuse Collection Point Government Use (not elsewhere specified) Public Convenience Public Utility Installation Religious Institution 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^2 (including a maximum non-domestic GFA of 5,500m^2 and a maximum domestic GFA of 4,000m^2) 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*** ~~and~~ caretakers' quarters~~, or~~ ***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
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.

(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***
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)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
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
In addition, the following uses are always permitted on land designated "Sports and Recreation Club (4)" :	
Boat Services Facility ***Marine Fuelling Station*** ***Pier***	

Planning Intention

This zone is intended ***primarily*** to designate land for 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 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:

Sub-area	Maximum GFA (m^2)		Maximum Building Height	
			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	25
		Area B	5	15

(please see next page)

***OTHER SPECIFIED USES* (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, 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
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 :

Sub-area	Maximum GFA (m^2)	Maximum Building Height	
		Number of Storeys	Metres (m)
~~Staff Quarters (1)~~	~~1,300~~	~~5~~	~~15~~
Staff Quarters (2)	1,357	3	9
Staff Quarters (3)	780	3	9
Staff Quarters (4)	220	2	9
~~Staff Quarters (5)~~	~~170~~	~~3~~	~~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~~
~~For "Petrol Filling Station" Only~~	
~~Petrol Filling Station~~	~~Government Use~~ ~~Public Utility Installation~~

~~Planning Intention~~

~~This zone is intended to designate land for a petrol filling station to serve the Discovery Bay 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 gross floor area (GFA) of 240m^2 and a maximum building height of one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

~~(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~~

~~For "Service Area" Only~~

~~Boat Servicing Facility~~
~~Helicopter Landing Pad~~
~~Vehicle and Golf Cart Depot~~
~~Warehouse (excluding Dangerous Goods Godown)~~
~~Government Use~~
~~Public Utility Installation~~
~~Utility Installation for Private Project~~

~~Planning Intention~~

~~This zone is intended to designate land for a service area in support of the Discovery Bay 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 gross floor area (GFA) of 5,310 m^2 and a maximum building height of one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

~~(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~~
~~For "Dangerous Goods Store/Liquefied Petroleum Gas Store" Only~~	
~~Dangerous Goods Store/Liquefied Petroleum Gas Store~~	~~Government Use~~ ~~Public Utility Installation~~

~~Planning Intention~~

~~This zone is intended to designate land for a Dangerous Goods store/liquefied petroleum gas store to serve the Discovery Bay 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 gross floor area (GFA) of 500m^2 and a maximum building height of one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

~~(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
For "Pier" Only	
Pier Public Convenience	Eating Place Government Use (not elsewhere specified) Public Utility Installation Shop and Services (excluding Motor-Vehicle Showroom)

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:

Sub-area	Maximum GFA (m^2)	Maximum Building Height	
		Number of Storeys	Metres (m)
Pier (1)	2,500	3	15
Pier (2)	2,500	2	12
~~Pier (3)~~	~~100~~	~~1~~	~~9~~

(b) Kiosk ~~not greater than 10m^2 each in area and not more than 10 in number~~ ***or premises not in excess of a maximum total non-domestic gross floor area of 100m^2*** for uses as ***eating place,*** shop and services are considered as ancillary to "Pier" use.

(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

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).

(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
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

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) Nature Reserve Nature Trail Picnic Area Wild Animals Protection Area	Field Study/Education/Visitor Centre Government Use House (Redevelopment only) 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

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.

(b) 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.

Attachment IV of
RNTPC paper No. 1/24

~~APPROVED~~ *DRAFT* DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4*A*

EXPLANATORY STATEMENT

EXPLANATORY STATEMENT

~~APPROVED~~ *DRAFT* DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4*A*

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~~APPROVED~~ *DRAFT* DISCOVERY BAY OUTLINE ZONING PLAN NO. S/I-DB/4*A*

(Being ~~an Approved~~ ***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 ~~approved~~ ***draft*** Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4***A***. 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.

~~2.4 On 26 March 2004, the draft Discovery Bay OZP No. S/I-DB/3, incorporating amendments to the Notes to reflect the revised Master Schedule of Notes to Statutory Plans endorsed by the Board was~~ ***The OZP was subsequently amended once and*** exhibited for public inspection under section 5 of the Ordinance. ~~During the exhibition period, no objection was received.~~

~~2.5~~***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 ~~(the Plan)~~ 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 x x 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 and zoning them to "R(C)13", "R(C)14", "OU(Sports and Recreation Club) (4)" 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.info.gov.hk/tpb~~ ***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 ~~810~~ ***812*** hectares (ha) is located in the eastern part of Lantau Island. It comprises the area

mainly bounded by ~~the proposed~~ 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 ~~Yi Pak and~~ the southern upland, reinforcing the area as a leisure place for both local residents and visitors.

5.5 Before the opening of ~~the~~ Discovery Bay Tunnel ~~Link~~ 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 ~~the~~ Discovery Bay Tunnel ~~Link~~ connecting to Cheung Tung Road at Tai Ho. ~~Shuttle~~ ***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 ~~archaeological sites~~ ***Sites of Archaeological Interest (SAIs)*** at ~~Sze~~ ***Sz*** Pak, Nim Shue Wan and Cheung Sha Lan. ~~Prehistoric~~

~~pottery relics of various ages including age periods of Bronze, Song Dynasty and Qing Dynasty are reported to have been found.~~

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 ~~According to the 2001~~ ***Based on the 2021 Population*** Census, the ~~total~~ population in the Area was ***estimated by the Planning Department as*** about ~~15,600~~ ***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 ***and in the Nim Shue Wan waterfront***. The planned population in the Area ~~will~~ ***would*** be about ~~25,200~~ ***28,500*** including ~~25,000~~ ***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 ~~provides~~ ***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 respectively.*** 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. 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.*** The interplay of the natural and man-made landscape elements such as beaches, waterfront promenades, parks and golf course~~s~~ 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.

~~7.4~~***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 ~~100.79~~ ***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 ~~the~~

~~proposed developments~~ ***Chainti, Positano, Amalfi and Poggibonsi*** in Yi Pak.

8.1.3 This zone is divided into ~~eleven~~ ***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 ~~6.90~~ ***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^2 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 ~~Archaeological Sites~~. 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 ~~10.24~~ ***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,*** ~~Sheung~~ ***Sheng*** Kung Hui Wei Lun Primary School, the ~~storage~~ ***service*** reservoir and ~~pumping station~~ ***water treatment plant*** near Discovery Valley Road, a fire station/ambulance depot~~, post office, electricity sub-station, refuse collection point, telephone exchange~~ and ~~pumping stations~~ ***a community centre***. Trappist Haven Monastery in Tai Shui Hang ~~and the existing village type school in Nim Shue Wan are~~ ***is also*** included in this zone.

8.3.4 The sites for ~~two~~ ***one*** proposed primary cum secondary schools ***in Yi Pak***, ~~a community centre,~~ an indoor games hall ~~like pumping stations, electricity sub-station, refuse collection point and a liquefied petroleum gas store reserved in Yi Pak~~ to cater for the Discovery Bay development are 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 ~~187.70~~ ***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 ~~shuttle~~ ***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^2 for non-domestic uses (including 4,000m^2 for offices and 3,000m^2 for public recreation purposes such as children game room, fitness/dancing room, etc.) and a maximum GFA of 9,910m^2 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^2 and a maximum non-domestic GFA of 11,300m^2. 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 surrounding residential areas and landscape assets, a stepped height design concept is adopted to reduce the possible visual obstruction. The building height of the zone will be stepped downward from the slope to 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

~~8.5.3~~ ***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 ~~proposed~~ ferry pier in Yi Pak is designated for such use ~~and is conveniently located~~ 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^2 (including a maximum GFA of 4,500m^2, 7,600m^2 and 10,000m^2 for public recreation, office and transport interchange uses respectively and a minimum GFA of 300m^2 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

~~8.5.4~~ ***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^2, 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

~~8.5.5~~ ***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^2 for domestic use and 13,000m^2 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

~~8.5.6~~ ***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

~~8.5.7~~ ***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^2 (including a maximum non-domestic GFA of 5,500m^2 and a maximum domestic GFA of 4,000m^2) 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

~~8.5.8~~ ***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

~~8.5.9~~ ***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 ~~existing~~ residents' club***s*** near the commercial piazza at Tai Pak ***and Yi Pak***, ~~the marina club in the southeast, and~~ the golf club adjacent to the golf course ~~in the south~~ ***and the marina club***. ~~The residents club in the Discovery Bay North development in Yi Pak south is also under this zoning.~~

~~8.5.10~~ ***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

~~8.5.11~~ ***8.5.13*** This zone is intended to designate land for the provision of staff quarters to serve the Discovery Bay development. The ~~three~~ ***two*** existing staff quarters~~, including one~~ ***are*** located ~~to the west of the marina and the other two~~ near the fire station and the golf course ~~in the south, are designated as "OU" annotated "Staff Quarters"~~. ~~This zone also covers two proposed~~ ***There is also one reserved site for*** staff quarters located to the east of Bijou Hamlet ~~and in Parkvale Village~~. 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.

~~Petrol Filling Station~~

~~8.5.12 This zone is intended to designate land for a petrol filling station to serve the Discovery Bay development. It includes the existing petrol filling station near the marina. Development within this zone is subject to a maximum GFA of 240 m^2 with a building height restriction of one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

~~Service Area~~

~~8.5.13 This zone is intended to designate land for a service area in support of the Discovery Bay development. It includes the existing vehicle and golf cart depot, boat servicing facilities, helicopter landing pad and godown located to the west of the marina. These uses provide supporting services for the Discovery Bay development. To maintain the waterfront character, development within this zone is subject to a maximum GFA of 5,310m^2 and a maximum building height of one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

~~Dangerous Goods Store/Liquefied Petroleum Gas Store~~

~~8.5.14 This zone is intended to designate land for a Dangerous Goods store/liquefied petroleum gas store to serve the Discovery Bay development. A site near the marina in the south-eastern part of the Area is designated for such purposes. The zoning reflects the existing use. It is subject to a maximum GFA of 500m^2 with maximum building height restricted to one storey not exceeding 9m, or the GFA, site coverage and height of the existing building (including structure), whichever is the greater.~~

Pier

~~8.5.15~~ ***8.5.14*** This zone is intended to designate land for ~~the development of~~ piers to facilitate marine access to Discovery Bay. It includes the ~~proposed~~ passenger ferry pier in Yi Pak~~,~~ ***and*** the ~~existing~~ passenger ferry pier near the commercial piazza in Tai Pak ~~and the existing vehicular ferry pier near~~

~~the marina~~. This zone is sub-divided into ~~three~~ ***two*** sub-areas with variations in maximum GFA and building heights as stipulated in the Notes of the Plan.

Reservoir

~~8.5.16~~ ***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

~~8.5.17~~ ***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 ~~proposed~~ residential development in Yi Pak North. These slopes should be landscaped with a view to providing a soft green buffer between the ~~proposed~~ residential area and the natural hillslopes to its north. This zone also covers the ~~proposed~~ amenity area near the roundabout in Yi Pak North.

8.6 Green Belt ("GB") : Total Area ~~166.97~~ ***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 ~~proposed~~ 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. ~~They should be conserved and protected from land filling, land excavation or stream diversion.~~

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-ordinate 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. ~~They should be preserved and protected from land filling, land excavation or stream diversion.~~

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-ordinate 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 ~~proposed~~ ***Lantau North (Extension)*** Country Park ~~which is~~ to protect the natural features and to provide outlets for outdoor recreation and the public enjoyment of the countryside.

~~8.9.2 The boundaries of the "CP" zone follow those of the proposed Lantau North (Extension) Country Park gazetted on 13 July 2001 under the Country Parks Ordinance (Cap. 208).~~ 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 ~~shuttle~~ ***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 ~~shuttle~~ ***residents' services*** buses ***and other vehicles subject to advance bookings***. A***n*** ~~shuttle bus~~ interchange for ~~shuttle~~ ***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 ~~Tai Ho~~ ***Cheung Tung Road*** in North Lantau via Discovery Bay Tunnel ~~Link~~. This tunnel is restricted to ***public and private buses (such as*** residents***'*** service***s*** buses ~~serving~~ ***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) ~~and other service vehicles subject to advance bookings~~.

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. ~~"Kaitou" s~~***S***ervices are also available ~~from Trappist Haven Monastery~~ ***between Discovery Bay*** ~~to~~ ***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 ~~the~~ 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 ~~the~~ 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. ~~The planned infrastructure can cater for the current planned population.~~

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 ~~to extend~~ ***regarding the provision of*** these facilities to meet the needs of the ~~planned~~ developments in the Area.

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

11. CULTURAL HERITAGE

The ~~archaeological sites~~ ***SAIs*** at ~~Sze~~ ***Sz*** Pak, Nim Shue Wan and Cheung Sha Lan should be preserved. Prior consultation with the Antiquities and Monuments Office of the ~~Leisure and Cultural Services Department~~ ***Development Bureau*** should be made if any ***works,*** development***s***, re-development***s*** and re-zoning proposals may affect the ~~archaeological sites~~ ***aforesaid three SAIs***~~, i.e. Sze Pak Archaeological Site, Nim Shue Wan Archaeological Site and Cheung Sha Lan Archaeological Site, as well as the old villages, i.e. Nim Shue Wan village and Cheung Sha Lan village and their immediate environs~~. ***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 ~~and development~~

~~programme~~ submitted under the lease. ~~The programme of the Discovery Bay development is scheduled to span more than ten years for completion by 2015.~~ 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 ~~departmental outline development plan and layout plans for the Area and the Guidelines~~ ***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
~~FEBRUARY 2005~~ ***X 2024***

Extract Minutes of the 687th RNTPC Meeting held on 14.1.2022

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/I-DB/2	Reconsideration of Application for Amendment to the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4, to rezone the application site from "Other Specified Uses" annotated "Staff Quarters (5)" to "Residential (Group C) 12", Area 6f, Lot 385 RP and Ext. (Part) in D.D. 352, Discovery Bay, Lantau Island (RNTPC Paper No. Y/I-DB/2E)

4. The Secretary reported that the application site (the Site) was located in Discovery Bay and the application was submitted by Hong Kong Resort Company Limited (HKRCL) and Ove Arup & Partners Hong Kong Limited (ARUP) and WSP Hong Kong Limited (WSP) were two of the consultants of the applicant. The following Members had declared interests on the item:

Dr Lawrence K.C. Li	-	co-owning a flat with his spouse in Discovery Bay; and
Mr K.K. Cheung	-	his firm having current business dealings with HKRCL, ARUP and WSP.

5. The Committee noted that Dr Lawrence K.C. Li had not yet joined the meeting. As Mr K.K. Cheung had no involvement in the application, the Committee agreed that he could stay in the meeting.

Presentation and Question Sessions

6. The following representatives from the Planning Department (PlanD) and the applicant's representatives were invited to the meeting at this point:

PlanD

Ms Caroline T.Y. Tang	-	District Planning Officer/Sai Kung and Islands (DPO/SKIs)
Mr Richard Y.L. Siu	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs)
Ms Kennie M.F. Liu	-	Town Planner/Sai Kung and Islands

Applicant's Representatives

HKRCL

Mr H.K. Cheung

Masterplan Limited

Mr Ian Brownlee

7. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

8. With the aid of a PowerPoint presentation, Mr Richard Y.L. Siu, STP/SKIs, briefed Members on the background of the reconsideration of the application, the proposed rezoning of the Site, departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Dr Conrad T.C. Wong, Mr Peter K.T. Yuen, Miss Winnie W.M. Ng and Mr Paul Y.K. Au, Chief Engineer (Works), Home Affairs Department, joined the meeting during PlanD's presentation.]

9. The Chairman then invited the applicant's representatives to elaborate on the application. Mr Ian Brownlee, the applicant's representative, made the following main points:

(a) the background of the application in relation to the Judicial Review (JR) lodged by the applicant on 19.9.2017 against the decision of the Committee was briefly explained. In gist, the Court of First Instance (CFI) allowed the JR and the Court of Appeal (CA) dismissed the Town Planning Board (the

Board)'s appeal and upheld CFI's order of remitting the decision of the Committee to the Board for reconsideration;

(b) the proposed rezoning was in line with the planning intention of the Discovery Bay development. As stated in paragraph 7.2 of the Explanatory Statement (ES) of the approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 (the OZP), the OZP provided for a planned total population of about 25,000 persons for the Discovery Bay development. It also set out the requirements in considering any further increase in population, which were to consider in the context of the general planning intention for the area and detailed feasibility investigations on infrastructure and environmental capacities. The applicant had followed the requirements in the ES and applied to the Committee for rezoning the Site from "Other Specified Uses" annotated "Staff Quarters" ("OU(Staff Quarters)") to residential use and increasing the population by about 1,190 persons;

(c) the proposed development helped achieve the Government's initiative in increasing and expediting housing land supply to optimise land resources for residential development. The Secretary for Development supported the application provided that there were no adverse departmental comments and no insurmountable problems to the area;

(d) staff quarters were no longer needed in Discovery Bay with the convenient road accesses to North Lantau and the current MTR Tung Chung line. The application was to develop a vacant site for residential development with a scale similar to the adjacent residential development such as Parkvale Village; and

(e) the applicant agreed with PlanD's assessments set out in paragraph 12 of the Paper and the Site could be rezoned to "Residential (Group C)12" ("R(C)12") with a maximum gross floor area (GFA) of 21,600m^2 and a maximum building height (BH) of 18 storeys (128mPD including roof-top structure) on the OZP.

10. As the presentations of PlanD's representative and the applicant's representatives had been completed, the Chairman invited questions from Members.

11. The Chairman and some Members raised the following questions:

(a) whether there was any change to the major development parameters of the proposal since the Committee's consideration of the application in 2017;

(b) noting that some of the public comments raised concerns on the public access to the existing hiking trail within the Site, whether such areas would be affected by the proposed development; and

(c) details of the three further information (FI) submissions made by the applicant for the reconsideration of the application.

12. In response, Ms Caroline T.Y. Tang, DPO/SKIs, made the following main points:

(a) there was no change to the major development parameters for the proposal since the Committee's last consideration of the application, i.e. the application involved a site area of about 7,623m^2 for provision of 476 flats (1,190 persons) in two residential blocks with a plot ratio of about 2.83 and maximum GFA of about 21,600m^2 and maximum BH of 18 storeys (128mPD including rooftop structure). It should also be noted that the latest Discovery Bay Master Plan No. MP7.0E covering an additional domestic GFA of about 124,000m^2 in a "R(C)2" zone was approved by the Lands Department in 2021;

(b) as shown on Plan FZ-3 of the Paper, a portion of an existing hiking trail was within the Site. According to the applicant's submission, public access to the hiking trail through the Site would be maintained; and

(c) the first FI submitted by the applicant was to clarify that there was no change to the major development parameters under the application. The second FI provided responses to departmental comments, indicating that the alignment

of sewer main and water mains and the proposed slope upgrading/modification and natural terrain hazard mitigation works would be subject to further approval by relevant government departments during the detailed design and general building plan submission stages and that the residential development, namely IL PICCO which was not shown in the visual materials/photomontages, was distant and did not affect the immediate visual context of the Site and thus the previous submissions were still relevant. The third FI was to clarify that public access to the existing hiking trail through the Site would be maintained.

13. Noting that some opposing comments raised concern that the applicant was not the sole owner of the Site and the applicant had no right to convert the access road in the adjacent Parkvale Village for use by the proposed development, two Members asked whether such comments were valid. In response, Mr H.K. Cheung, the applicant's representative, said that the private land in Discovery Bay, except those areas within the 'Village Retained Areas', was owned by the applicant. The Site was excluded from the 'Village Retained Area' of the adjacent Parkvale Village. Regarding the use of the access road, according to the Sub-Deed of Mutual Covenant for Parkvale Village, the access road was a 'City Common Road', which could be used by all the owners of undivided shares of the lot governing Discovery Bay, including the applicant and the future residents of the proposed development.

14. In response to a Member's question on the road safety issue arising from the increase in heavy/construction vehicles during the construction stage of the proposed development, Mr H.K. Cheung, the applicant's representative, said that the applicant would undertake appropriate/required traffic arrangements and road safety measures during the construction stage.

15. In response to a Member's question on whether the applicant had the intention to redevelop the other five sites zoned "OU(Staff Quarters)" on the OZP for residential use, Mr H.K. Cheung, the applicant's representative, said that there were existing staff quarters at some of the "OU(Staff Quarters)" zones. As for the one at the hill top, the applicant had no intention to redevelop it for residential use. The remaining one at Area 10b, was a back-of-house area for loading/unloading activities and garages. There was no plan at this juncture to propose rezoning of the site at Area 10b for residential use due to some technical issues which had yet

to be resolved. Mr Ian Brownlee, the applicant's representative, supplemented that as stated in paragraph 7 of the ES of the OZP, any further increase in the population in Discovery Bay would have to follow the requirements therein and would be considered by the Committee on a case-by-case basis through the existing development control mechanism.

16. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure for reconsideration of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked the representatives from PlanD and the applicant for attending the meeting. They left the meeting at this point.

Deliberation Session

17. The Chairman recapitulated that the hearing was for reconsideration of the application by the Committee following the order of CFI and CA on the JR. The Committee should consider the application taking into account the relevant planning considerations such as land use compatibility and technical feasibility, etc. It was also noted from the applicant that there was currently no plan to development the remaining five sites zoned "OU(Staff Quarters)" for residential use. Should the Committee decide to agree/partially agree to the application, the relevant proposed amendments to the OZP would be submitted to the Committee for approval prior to gazetting under the Town Planning Ordinance and subject to the procedures under the statutory plan-making process.

18. The Committee noted that subsequent s.16 planning application for residential development was not required should the current application for rezoning to "R(C)12" zone be agreed by the Committee.

19. A Member opined that the applicant should note and address the comments from the Chief Town Planner/Urban Design and Landscape, PlanD (paragraph 10.1.7(c) of the Paper) on the proposed tree preservation and compensatory plantings during implementation of the project, and suggested that the tree issue might be looked into during the OZP amendment stage.

20. A Member did not support the application as it was not in line with the planning

intention of "OU(Staff Quarters)" zone which was designated for the provision of staff quarters to serve the Discovery Bay development. Other Members agreed with PlanD's assessments in the Paper and had no objection to the application mainly on the considerations that the proposed development was generally in line with the planning intention of Discovery Bay which was intended for a holiday resort and low-density residential development, not incompatible with the surrounding development uses, and the applicant had submitted technical assessments to demonstrate the technical feasibility of the proposed development. Members also noted the applicant's indication that there was currently no plan to develop the other sites zoned "OU(Staff Quarters)" for residential use.

21. After deliberation, the Committee decided to agree to the application for rezoning the Site to "Residential Group (C)12" with stipulation of a maximum domestic GFA of 21,600m^2 and a maximum BH of 18 storeys (128mPD including roof-top structure). Amendments to the OZP would be submitted to the Committee for consideration prior to gazetting under section 5 of the Town Planning Ordinance.

Extract Minutes of the 724th RNTPC Meeting held on 11.8.2023

Sai Kung and Islands District

Agenda Item 3

Section 12A Application

[Open Meeting (Presentation and Question Sessions only)]

Y/I-DB/4	Application for Amendment to the Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4, To rezone the application site to "Other Specified Uses" ("OU") annotated "Service Area with Residential Development Above", "Residential (Group C) 13", "Residential (Group C) 14", "Residential (Group C) 15" and "OU" annotated "Sports and Recreation Club (4)"; and to extend the OZP planning scheme boundary beyond the existing seawall and zone it as "Residential (Group C) 14", "OU" annotated "Sports and Recreation Club (4)" and "OU" annotated "Marina", Discovery Bay Area 10b and Area 22 (part) within Lot 385RP in D.D. 352 and the extensions thereto (RNTPC Paper No. Y/I-DB/4A)

Presentation and Question Sessions

3. The following representatives from the Planning Department (PlanD), and the applicant's representatives were invited to the meeting at this point:

PlanD

Ms Caroline T.Y. Tang	-	District Planning Officer/Sai Kung and Islands (DPO/SKIs);
Mr Sunny K.Y. Tang	-	Senior Town Planner/Sai Kung and Islands (STP/SKIs);
Ms Kennie M.F. Liu	-	Town Planner/Sai Kung and Islands (TP/SKIs);

Applicant's Representatives

Hong Kong Resort Company Limited (HKRCL)	-	Mr Cheung Ho Koon, Wilson
	-	Mr Wu Yan Cheuk, Stanley
	-	Ms Zhou Wei Tang, Ellen
Masterplan Limited	-	Mr Ian Brownlee
	-	Ms Kira Whitman
	-	Ms Pang Chor Kiu, Valerie
	-	Ms Li Man Fei
Ove Arup & Partners Hong Kong Limited	-	Ms Zhao Jingwen
Urbis Limited	-	Mr. Timothy Osborne

4. The Chairman extended a welcome and explained the procedures of the meeting. He then invited PlanD's representatives to brief Members on the background of the application.

5. With the aid of a PowerPoint presentation, Mr Sunny K.Y. Tang, STP/SKIs, briefed Members on the background of the application, the proposed rezoning of the application site (the Site), departmental and public comments, and the planning considerations and assessments as detailed in the Paper. PlanD had no in-principle objection to the application.

[Ms Clara K.W. U, Miss Winnie W.M. Ng, Mrs Vivian K.F. Cheung and Mr Paul Y.K. Au joined the meeting during the presentation of PlanD's representative.]

6. The Chairman then invited the applicant's representatives to elaborate on the application. With the aid of a PowerPoint presentation, Mr Ian Brownlee, the applicant's representative, made the following main points:

(a) Discovery Bay (DB) had been developed since 1973 and could be accessed

only by sea then. Since 2000, there was an alternative road access to DB via the tunnel link to Siu Ho Wan which also enabled the connection of water supply and sewerage of DB to the public systems. A review had been undertaken to identify areas with opportunities for housing development and this was consistent with the Government's initiative to expedite housing land supply. The Site being mainly a service area with back-of-house facilities and uses, which were of poor urban quality, was hence identified suitable for housing development;

(b) the proposed development under the application could enhance the utilisation of the Site by rationalising various facilities and uses thereat for the development of a predominantly residential neighbourhood with about 858 units, improved public promenade and marine access as well as expansion of area for the Lantau Yacht Club and its Marina;

(c) the planning and technical issues, i.e. the general planning intention of DB, reprovisioning of helipad, adequacy of water supply, sewerage facilities and treatment, in respect of the previous rezoning application No. Y/I-DB/3, which was subsequently withdrawn, had been duly addressed in the current application;

(d) the proposed development under the application was in compliance with the planning intention of DB as specified in the Explanatory Statement (ES) of the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4 (the OZP), which included, inter alia, (i) a planned population of 25,000; (ii) maintaining the sub-urban low-density and car-free character; (iii) a stepped height approach with low-rise development on the headland and coastal lowland, and high-rise development at the further inland; (iv) variation in character and housing choice within the neighbourhood; and (v) integration of developments with natural surroundings via interplay of natural and man-made landscapes like beaches and waterfront promenades. In particular, the ES stipulated that any further increase in population would be subject to detailed feasibility investigations on infrastructure and environmental capacities. In the subject application, various technical

assessments in respect of sewerage, water supply, traffic and environmental aspects had been conducted and concluded that there would be no insurmountable technical problems for the proposed development and the findings were accepted by relevant government departments;

(e) the current "Other Specified Uses" annotated "Sports and Recreation Club (4)" ("OU(SRC(4))") zone comprised two sub-areas, of which Area B was situated at a higher level than Area A and far away from the yacht club at Area A. It was proposed to rezone the area of the existing helicopter landing pad to the immediate south of Area A of "OU(SRC(4))" zone from "Other Specified Uses" annotated "Service Area" ("OU(Service Area)") to "OU(SRC(4))" whilst the existing Area B of "OU(SRC(4))" would be rezoned to "Residential (Group C)15" ("R(C)15") for a 5-storey residential development. The existing helicopter landing pad would be relocated to the eastern tip of the existing marina of Lantau Yacht Club (to be zoned to "OU(Marina)") and the existing eastern breakwater of the marina would serve as the access road for the helipad. The land released, which was proposed to be rezoned to "OU(SRC(4))" as mentioned above, would be used for provision of facilities for the existing Lantau Yacht Club at Area A of "OU(SRC(4))" and its marina including boats storage and workshop, crew quarters and offices. The relocation proposal had been accepted by relevant government departments;

(f) the remaining portion of the existing "OU(Service Area)" and the adjacent "OU" zones specified for other supporting facilities and "Government, Institution or Community" zone were proposed to be rezoned to "R(C)13" and "OU(Service Area with Residential Development Above)" for a maximum of 18-storey residential developments above podium of supporting facilities and to "R(C)14" for a 2-storey house development; and

(g) the proposed reclamation area along the southern waterfront for the proposed "R(C)14", "R(C)13" and "OU(SRC(4))" zones fell within the lot boundary of the Site and had been gazetted previously under the then Foreshores and Sea-bed Ordinance for development which had yet to be realized. It could provide additional area for provision of road network,

open space and waterfront promenade.

7. As the presentations of PlanD's representative and the applicant's representative had been completed, the Chairman invited questions from Members.

Planning Intention

8. A Member raised the following questions:

(a) whether the proposed development under the application would deviate from the planning intention for DB as a tranquil, resort-like area, as mentioned in the public comments, and if any facility would be provided to fulfil such planning intention;

(b) whether an additional population of 2,145 of the proposed development would exceed the infrastructural capacity of DB given the planned population of 25,000; and

(c) whether DB would be maintained as a car-free environment upon completion of the proposed development.

9. In response, Ms Caroline Tang, DPO/SKIs, made the following main points:

(a) the general planning intention of DB as stipulated on the OZP was to conserve the natural environment and to provide for low-density developments which were compatible with the surrounding natural setting. While the OZP had provided for a planned population of 25,000, any further increase in population would have to be considered in the context of the general planning intention of DB and was subject to detailed feasibility investigations on infrastructure and environmental capacities. The applicant had undertaken various technical assessments which concluded that the proposed development would be technically feasible. An additional population of about 2,100 at the Site was considered not in conflict with the general planning intention of DB; and

(b) according to the applicant's submission, DB would be maintained as a car-free environment.

10. Mr Cheung Ho Koon, Wilson, the applicant's representative, made the following main points:

(a) a variety of recreational facilities, including a skate park, a glamping site, rock climbing facilities, etc, would be provided as required under Master Plan (MP) 7.0E; and

(b) detailed technical assessments had been conducted and concluded that the proposed development was technically feasible in terms of sewerage, water supply and traffic and relevant departments had no adverse comment on the technical assessments. In particular, DB once relied on its own reservoir, DB Reservoir, for the supply of fresh water and flushing water, which might be one of the factors limiting the population threshold of DB. While the DB Reservoir would continue to provide flushing water supply to DB, there would be adequate capacity after the upgrading of Siu Ho Wan Water Treatment Works and Siu Ho Wan Fresh Water Pumping Station. New fresh water mains and flushing water mains would be provided to the Site, and there would be adequate water supply for the additional population.

Land Matters

11. Noting the comment of the Lands Department (LandsD) that the proposed development did not conform to MP 7.0E under the lease, a Member asked if it was the case. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, said that an application to LandsD for modification of MP7.0E would be required should the application be agreed by the Committee. A Member asked if premium would be involved in the modification of MP7.0E. Mr Cheung Ho Koon, Wilson said that such modification application would involve premium at full market value.

Proposed Reclamation

12. The Chairman, the Vice-Chairman and some Members raised the following questions:

(a) details of the proposed reclamation;

(b) the necessity of the proposed reclamation in support of the proposed development under the application and whether land-based development option had been explored; and

(c) any measures to protect the coastal development against flooding after removal of the existing seawall.

13. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, made the following main points:

(a) under the lease, the immediately adjoining water area to the south of the Site, which was previously gazetted under the then Foreshores and Sea-bed Ordinance in 1976 and 1978, had been granted to the applicant. The proposed reclamation area would not exceed the gazetted area. The entire reclamation area would be in the form of decking over piles as the depth of the concerned water area was relatively shallow. Excavation would be required if there were large rocks within the reclamation area where metal pillars were required as supporting structures;

(b) the proposed reclamation was required for an access road to the eastern part of Area 10b of the Site, house development along the waterfront and the waterfront promenade. A total of 34 houses along the waterfront would be affected if no reclamation was to be carried out. The land in Area 22 was intended for accommodating the supporting facilities of the Lantau Yacht Club which was proposed to be rezoned to "OU(SRC(4))". The existing Area B of the "OU(SRC(4))" zone was left vacant due to the 10-meter level difference between the existing Area A and Area B of the "OU(SRC(4))" zone which posed constraints on the efficient use of Area B for provision of back-of-house facilities for the Club. Being located in proximity to three existing 18-storey residential blocks, Area B was

considered more suitable for residential development while Area 22 would be used for provision of supporting facilities for the Club. If no reclamation was to be carried out, some of the houses might need to be accommodated in Area 22, and the area for supporting facilities of the Yacht Club would be adversely affected; and

(c) the existing site level of DB was about 4.5 meters above principal datum (mPD) to 5mPD. The site level of the proposed development would be increased to 6mPD. Given the possible rise of sea level due to global warming, further increase in site level would be explored during the detailed design stage.

14. In response, Ms Caroline Tang, DPO/SKIs, said that while the proposed reclamation area was covered by the areas previously gazetted under the Gazette Notice (G.N.) 710 of 2.4.1976 and G.N. 593 of 10.3.1978, the purpose under the two G.N. was for a leisure and resort centre. The Chairman supplemented that, as advised by the Lands Department, carrying out reclamation of the un-reclaimed portions of the gazetted reclamation areas not for the purpose of a leisure and resort centre was outside the scope of authorization under the then Foreshores and Sea-bed Ordinance, and the applicant might need to obtain authorization of the proposed reclamation works under the existing Foreshore and Sea-bed (Reclamations) Ordinance. Mr Cheung Ho Koon, Wilson, the applicant's representative, responded that he could not confirm if the purpose of the previously approved reclamation was confined to leisure and resort centre based on his currently available information. The applicant would follow up on this issue should the application be agreed by the Committee.

Helicopter Landing Pad

15. A Member asked if the existing helicopter landing pad served any emergency purpose and whether the proposed relocation site could be easily accessed by vehicles. In response, Mr Cheung Ho Koon, Wilson, the applicant's representative, said that the helicopter landing pad was provided as per the lease requirements without specifying the purpose. He was not aware of any occasion of using the helicopter landing pad for emergency services. The proposed helicopter landing pad could be accessed via a proposed vehicular access with a width of 6 meters, which was in line with the requirement for an

emergency vehicular access, to be provided by upgrading the existing eastern breakwater of the marina. With a diameter of 30m for the proposed helicopter landing pad, sufficient manoeuvring space for vehicles/emergency vehicles would be allowed.

16. Ms Caroline Tang, DPO/SKIs, supplemented that part of the access to the proposed helicopter landing pad would be located on the existing breakwater which was currently covered by vegetation. The Civil Aviation Department and the Government Flying Services had no adverse comment on the location of the proposed helicopter landing pad. Taking into account the relatively longer distance from the nearby residential developments, the proposed location was considered more desirable than the existing location in terms of noise impact.

Visual Impact

17. A Member questioned if the proposed development, with an increase in building height from 5/8 storeys to 18 storeys, could comply with the stepped height concept for the locality. In particular, the Member expressed concerns on the possible visual impact of the proposed 18-storey development on top of a 2-storey podium at the existing sewage pumping station site in the proposed "R(C)13" zone. In response, Ms Caroline Tang, DPO/SKIs, with the aid of some PowerPoint slides, said that the building height profile of the proposed development consisted of 2-storey houses at the waterfront and developments of 6 storeys (with or without 2-storey podium) and 18 storeys with 2-storey podium towards the inland portion of the Site. While the visual impact was rated moderately adverse according to the Visual Impact Assessment of the application, various mitigation measures including visual corridors as well as facade and landscape treatment had been proposed by the applicant. The Chief Town Planner/Urban Design and Landscape of PlanD had no comment on the application.

18. With the aid of some PowerPoint slides, Mr Cheung Ho Koon, Wilson, the applicant's representative, explained that the existing adjoining residential developments, including Verdant Court, Haven Court, Jovial Court and Twilight Court, were 18 storeys in height. Relatively tall buildings were proposed at the north-western part of the Site in order to protect the existing sea-view enjoyed by the said existing residential developments. Such disposition would also conform to the stepped height profile, with lower buildings in the

south-eastern part of the Site near the waterfront and taller buildings in the north-western inland part of the Site. The proposed development, despite a slightly taller overall height due to a 2-storey podium and higher floor-to-floor height, would still be in harmony with the said existing residential developments.

Government, Institution and Community (GIC) Facilities

19. A Member enquired if the provision of GIC facilities could meet the demand of the additional population. In response, Ms Caroline Tang, DPO/SKIs, said that the existing and planned provision of GIC facilities was generally adequate to meet the demand of the overall population of DB in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG), except for hospital beds and some social welfare facilities. While the demand for hospital beds would be assessed on a cluster basis, the standards for social welfare facilities were long-term goals and would be subject to the consideration of the Social Welfare Department. Nevertheless, since the entire DB development was a private development, the GIC facilities should be provided by the private sector based on the needs of DB residents.

20. With the aid of a PowerPoint slide, Mr Cheung Ho Koon, Wilson, the applicant's representative, supplemented that the existing GIC facilities in DB included two kindergarten-cum-child care centres, two nurseries and two child care centres, two pre-school/nurseries, one local primary school and two primary-cum-secondary international schools and two international secondary schools, two general clinics and dental clinics. In addition, DB was within the service area of the North Lantau Hospital. A s.16 planning application was under preparation for a proposed residential care home for the elderly in Nim Shue Wan near the Site. The existing facilities could comply with the standards and requirements of HKPSG.

Kaito Pier

21. A Member asked if the existing kaito service would be affected by the proposed development. In response, Ms Caroline Tang, DPO/SKIs, said that relocation of the kaito pier was involved in the application but no details of the services were provided. Mr Cheung Ho Koon, Wilson, the applicant's representative, explained that the existing kaito

landing point was solely owned by the applicant and kaito services providers were permitted to provide kaito services there (e.g. Peng Chau, Mui Wo). The services providers had been consulted and they did not raise any objection to the proposed location of the new kaito pier.

22. As the applicant's representatives had no further points to raise and there were no further questions from Members, the Chairman informed the applicant's representatives that the hearing procedure of the application had been completed and the Committee would deliberate on the application in their absence and inform the applicant of the Committee's decision in due course. The Chairman thanked PlanD's representatives and the applicant's representatives for attending the meeting. They left the meeting at this point.

Deliberation Session

23. The Chairman remarked that as per PlanD's assessment, the proposed development was considered in line with the planning intention of low-density development for DB. The development parameters, including plot ratio and building height, were compatible with the existing development within DB. Technical assessments conducted by the applicant concluded that the proposed development was technically feasible in terms of infrastructure capacity and had been accepted by relevant government departments. The proposed development might constitute a designated project under the Environmental Impact Assessment Ordinance (EIAO) and the statutory process under the EIAO should be followed. The Chairman then invited Members' views on the application.

24. Members generally supported the application as the Site was situated in an already-developed but under-utilized area and the application could offer planning gains to the neighbourhood. A Member, while supporting the application for better utilization of land resources, expressed concerns on the visual impact of the proposed residential development at the existing sewage pumping station site in the proposed "R(C)13" zone.

25. The Chairman concluded that Members generally supported the application. With regard to a Member's concerns on the visual impact of the proposed residential development in the proposed "R(C)13" zone, PlanD was advised to liaise with the applicant and explore how the potential visual impact could be alleviated. Where appropriate, suitable requirements might be incorporated in the revised ES of the OZP to address the concern.

26. After deliberation, the Committee decided to agree to the application. The proposed amendments to the DB OZP, together with the revised Notes and ES, would be submitted to the Committee for consideration prior to gazetting under the Town Planning Ordinance.

[The meeting was adjourned for a 5-minute break.]

Provision of Major Community Facilities and Open Space in Discovery Bay Outline Zoning Plan

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
District Open Space	10 ha per 100,000 persons#	2.73 ha	8.41ha	9.87ha	+7.14ha
Local Open Space	10 ha per 100,000 persons#	2.73 ha	2.54ha	3.81ha	+1.08a
Sports Centre	1 per 50,000 to 65,000 persons# (assessed on a district basis)	0	0	1	+1
Sports Ground/Sports Complex	1 per 200,000 to 250,000 persons# (assessed on a district basis)	0	1	1	+1
Swimming Pool Complex – standard	1 complex per 287,000 persons# (assessed on a district basis)	0	0	0	0
District Police Station	1 per 200,000 – 500,000 persons (assessed on a regional basis)	0	0	0	0
Divisional Police Station	1 per 100,000 – 200,000 persons (assessed on a regional basis)	0	0	0	0
Magistracy (with 8 courtrooms)	1 per 660,000 persons (assessed on a regional basis)	0	0	0	0
Community Hall	No set standard	NA	1	1	NA
Library	1 district library for every 200,000 persons (assessed on a district basis)	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
Kindergarten / Nursery	34 classrooms for 1,000 children aged 3 to under 6#	3 classrooms	35 classrooms	35 classrooms	+32 classrooms
Primary School	1 whole-day classroom for 25.5 persons aged 6-11# (assessed by Education Bureau (EDB) on a district/school network basis)	17 classrooms	18 classrooms	30 classrooms	+13 classrooms
Secondary School	1 whole-day classroom for 40 persons aged 12-17# (assessed by EDB on a territorial-wide basis)	21 classrooms	0 classrooms	18 classrooms	-3 classrooms~
Hospital	5.5 beds per 1,000 persons (assessed by Hospital Authority on a regional/cluster basis)	157 beds	0	0	-157 beds
Clinic/Health Centre	1 per 100,000 persons (assessed on a district basis)	0	0	0	0
Child Care Centre	100 aided places per 25,000 persons# (assessed by Social Welfare Department (SWD) on a local basis)	110 places	0	0	-110 places@ (a long-term target assessed on a wider spatial context by SWD@)
Integrated Children and Youth Services Centre	1 for 12,000 persons aged 6-24# (assessed by SWD on a local basis)	0	0	0	0
Integrated Family Services Centres	1 per 100,000 to 150,000 persons#	0	0	0	0

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
	(assessed by SWD on a service boundary basis)				
District Elderly Community Centre	One in each new development area with a population of around 170,000 or above[#] (assessed by SWD)	N/A	0	0	N/A
Neighbourhood Elderly Centres	One in a cluster of new and redeveloped housing areas with a population of around 15,000 to 20,000 persons, including both public and private housing[#] (assessed by SWD)	N/A	0	0	N/A
Community Care Services (CCS) Facilities	17.2 subsidised places per 1,000 elderly persons aged 65 or above[#]* (assessed by SWD on a district basis)	170 places	0	0	-170 places[@] (a long-term target assessed on a wider spatial context by SWD[@])
Residential Care Homes for the Elderly	21.3 subsidised beds per 1,000 elderly persons aged 65 or above[#] (assessed by SWD on a cluster basis)	201 beds	0	0	-201 beds[@] (a long-term target assessed on a wider spatial context by SWD[@])
Pre-school Rehabilitation Services	23 subvented places per 1000 children aged 0-6 [#] (assessed by SWD on a district basis)	5 places	0	0	-5 places
Day Rehabilitation Services	23 subvented places per 10000 persons aged 15 or above[#] (assessed by SWD on a district basis)	48 places	0	0	-48 places[@] (a long-term target assessed on a

Type of Facilities	Hong Kong Planning Standards and Guidelines (HKPSG)	HKPSG Requirement (based on planned population)	Provision		Surplus/ Shortfall (against planned provision)
			Existing Provision	Planned Provision	
					wider spatial context by SWD[@])
Residential Care Services	36 subvented places per 10000 persons aged 15 or above[#] (assessed by SWD on a cluster basis)	75 places	0	0	-75 places[@] (a long-term target assessed on a wider spatial context by SWD[@])
Community Rehabilitation Day Centre	1 centre per 420,000 persons or above[#] (assessed by SWD on a district basis)	0	0	0	0
District Support Centre for Persons with Disabilities	1 centre per 280,000 persons or above[#] (assessed by SWD on a district basis)	0	0	0	0
Integrated Community Centre for Mental Wellness	1 standard scale centre per 310,000 persons or above[#] (assessed by SWD on a district basis)	0	0	0	0

Note:
The planned resident population is about 26,285. If including transients, the overall planned population is about 28,535. All population figures have been adjusted to the nearest hundred.

Remarks:
[#] The requirements exclude planned population of transients.
[*] Consisting of 40% centre-based CCS and 60% home-based CCS.
[@] The deficit in provision is based on OZP planned population while the SWD adopts a wider spatial context/cluster in the assessment of provision for such facility. In applying the population-based planning standards, the distribution of welfare facilities, supply in different districts, service demand as a result of the population growth and demographic changes as well as the provision of different welfare facilities have to be considered. As the HKPSG requirements for these facilities are a long-term goal, the actual provision will be subject to consideration of the SWD in the planning and development process as appropriate. The Government has been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand.
~ For educational facilities, the international schools (viz. Discovery College and Discovery Bay International School) are excluded in the assessment.

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