

**RURAL AND NEW TOWN PLANNING COMMITTEE
OF THE TOWN PLANNING BOARD**

RNTPC Paper No. 1/24

**For consideration by the
Rural and New Town Planning Committee
on 15.3.2024**

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

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1. Introduction

The paper is to seek Members' agreement that:

- (a) the proposed amendments to the approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4 (**Attachment I**) as shown on the draft OZP No. S/I-DB/4A (**Attachment II**) and its Notes (**Attachment III**) are suitable for exhibition for public inspection under section 5 of the Town Planning Ordinance (the Ordinance); and
- (b) the revised Explanatory Statement (ES) of the OZP (**Attachment IV**) should be adopted as an expression of the planning intentions and objectives of the Town Planning Board (the Board) for various land use zonings of the OZP, and is suitable for exhibition together with the draft OZP and its Notes.

2. Status of the Current OZP

- 2.1 On 1.2.2005, the Chief Executive in Council (CE in C), under section 9(1)(a) of the pre-amended Ordinance¹, approved the draft Discovery Bay OZP which was subsequently renumbered as S/I-DB/4. On 18.2.2005, the approved Discovery Bay OZP No. S/I-DB/4 (**Attachment I**) was exhibited for public inspection under section 9(5) of the pre-amended Ordinance.
- 2.2 On 14.6.2022, 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 pre-amended Ordinance. On 8.7.2022, the reference back of the OZP was notified in the Gazette under section 12(2) of the pre-amended Ordinance.
- 2.3 On 25.1.2024, the Secretary for Development (SDEV), under the delegated authority of the CE, directed the Board under section 3(1)(a) of the Ordinance to amend the planning scheme boundary of the OZP to include two sea areas in Nim Shue Wan into the planning scheme area (coloured blue on **Plan 2a**).

3. Background

- 3.1 The proposed amendments are mainly to take forward two agreed section 12A applications.

¹ The "pre-amended Ordinance" refers to the Town Planning Ordinance as in force immediately before 1.9.2023.

- 3.2 On 14.1.2022, the Rural and New Town Planning Committee (the Committee) of the Board agreed to a section 12A application (No. Y/I-DB/2²) to rezone a site at Area 6f in Discovery Bay from “Other Specified Uses” (“OU”) annotated “Staff Quarters (5)” (“OU(Staff Quarters)5”) to “Residential (Group C) 12” (“R(C)12”) to facilitate a proposed residential development upon reconsideration. An extract of the minutes of the Committee’s meeting is at **Attachment V**.
- 3.3 On 11.8.2023, the Committee agreed to another section 12A application (No. Y/I-DB/4³) to extend the planning scheme boundary of the OZP to incorporate two sea areas in Nim Shue Wan and zone them as “R(C)13”, “R(C)14”, “OU(Sports and Recreation Club) (4)” (“OU(SRC)4”) and “OU(Marina)”, and rezone the adjoining site at Areas 10b and 22 (part) in Discovery Bay to “R(C)13”, “R(C)14”, “R(C)15”, “OU(Service Area with Residential Development Above)” and “OU(SRC)4” to facilitate a residential development with servicing facilities, sports and recreational facilities and a helipad. An extract of the minutes of the Committee’s meeting is at **Attachment VI**.
- 3.4 Opportunity is also taken to revise the Notes of the OZP to incorporate the latest revisions of the Master Schedule of Notes to Statutory Plans (MSN), where appropriate.

4. **Proposed Amendments**

Amendment Item A – Rezoning of a site at Area 6f in Discovery Bay for residential development (about 0.76ha) (Plans 1a to 1e)

- 4.1 On 14.1.2022, the Committee agreed to the section 12A application (No. Y/I-DB/2) to rezone the site from “OU(Staff Quarters)5” to “R(C)12” subject to a maximum domestic gross floor area (GFA) of 21,600m² and a maximum building height (BH) of 18 storeys (128mPD including structure). According to the applicant’s indicative scheme (**Drawings 1a to 1c**), the proposed development consisting of two 18-storey residential blocks with a domestic GFA of about 21,600m², a plot ratio (PR) of 2.83 and a BH of 128mPD will provide 476 flats for an estimated population of 1,190.
- 4.2 The site, to the north of Discovery Valley Road, is located on a sloping platform. While the site has been zoned for staff quarters serving Discovery Bay since the first Discovery Bay OZP published in 2001, it has not been developed as staff quarters, hence it is currently vacant and covered with trees and vegetation. The site is currently accessible via a footpath connecting to Parkvale Drive and its surroundings are mainly medium-rise residential developments (15 to 23 storeys) namely Parkvale Village and Midvale Village which are zoned “R(C)4”. The proposed residential development of a similar development scale and BH is not incompatible with the surroundings in terms of land use and development intensity. At the application stage, technical assessments submitted by the applicant

² The RNTPC Paper No. Y/I-DB/2E and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/687_rnt_agenda.html

³ The RNTPC Paper No. Y/I-DB/4A and the attachments are available at the Board’s website at https://www.tpb.gov.hk/en/meetings/RNTPC/Agenda/724_rnt_agenda.html

demonstrated the proposed residential development was technically feasible, and concerned government bureau/departments had no objection to or no adverse comment on the application.

- 4.3 To take forward the agreed application, it is proposed to rezone the site from “OU(Staff Quarters)5” to “R(C)12” subject to a maximum domestic GFA of 21,600m² and a maximum BH of 128mPD (including structure).

Amendment Item B1 to B6 – Incorporation of two sea areas in Nim Shue Wan into the planning scheme area, zoning the sea areas and rezoning the adjoining site at Areas 10b and 22 (part) in Discovery Bay for residential development with servicing facilities, sports and recreational facilities and a helipad (about 7.8ha) (Plans 2a to 2j)

- 4.4 On 11.8.2023, the Committee agreed to the section 12A application (No. Y/I-DB/4) to extend the planning scheme boundary to incorporate two sea areas in Nim Shue Wan (about 1.5 ha) and zone them as “R(C)13”, “R(C)14”, “OU(SRC)4” and “OU(Marina)”, and rezone the adjoining site at Areas 10b and 22 (part) in Discovery Bay (about 6.3 ha) from various zonings to “R(C)13”, “R(C)14”, “R(C)15”, “OU(Service Area with Residential development Above)” and “OU(SRC)4” subject to various maximum GFA and BH restrictions to facilitate residential development with servicing facilities below, sports and recreational facilities and a helipad.
- 4.5 According to the applicant, the nearshore reclamation to be carried out in the two sea areas within the lot of Discovery Bay development will be in form of decking over piles with mitigation measures to avoid water quality, marine ecology and fisheries impacts. As shown on the indicative scheme (**Drawings 2a to 2e**), the proposed development on both reclamation and land portions comprises a total of 57 residential blocks including a mix of medium and low-rise buildings and houses, new and reprovisioned servicing facilities in the podium level, an extension area for the adjoining sports and recreation club (Lantau Yacht Club) and a helipad at the eastern end of Lantau Yacht Club’s marina for reprovisioning of the existing helipad. The proposed development has a total GFA of about 78,030m² (with domestic and non-domestic GFAs of 61,200m² and 16,830m² respectively), a total PR of about 1 (with domestic and non-domestic PRs of 0.78 and 0.22 respectively), BHs ranging from 1 to 18 storeys above podium (12mPD to 88.2mPD including structure) stepping down from the north towards the waterfront. The proposed number of flat is 858 and the estimated population is 2,145.
- 4.6 The site is located at the southern waterfront of Discovery Bay with about one-fifth of it being the seawall and sea areas outside the OZP while the land portion is currently occupied by low-rise structures/buildings of various land uses mainly serving Discovery Bay including a telephone exchange, a sewage pumping station (SPS), staff quarters, a refuse collection point, a liquefied petroleum gas (LPG) store, a petrol filling station (PFS), a warehouse, a bus parking area, a bus and golf cart servicing/repairing area, a horticultural nursery, a boat servicing yard, a helipad, a ferry pier being used by the ferry/kaito to Peng Chau and Mui Wo and service piers for tugboat, sand barge, LPG vessel, etc. To the north of the site is mainly medium-rise residential development (18 storeys). With stepped height profile, building gaps and implementation of proper mitigation measures and landscape treatment, the proposed residential development with servicing facilities,

sports and recreational facilities and a helipad is considered not incompatible with the waterfront setting as well as the surrounding developments. At the application stage, technical assessments submitted by the applicant demonstrated the proposed development including the proposed reclamation and helipad was technically feasible, and concerned government bureau/departments had no objection to or no adverse comment on the application.

- 4.7 To take forward the agreed application, it is proposed to incorporate two sea areas into the planning scheme area (about 1.5 ha) and zone them to “R(C)13”, “R(C)14”, “OU(SRC)4” and “OU(Helicopter Landing Pad)” (“OU(HLP)”), and rezone the adjoining site from various zones to “R(C)13”, “R(C)14”, “R(C)15”, “OU(Residential Development with Service Area Below)” and “OU(SRC)4” with appropriate development restrictions.
- 4.8 In considering the application, Members generally supported the application as the site was situated in an already-developed but under-utilized area and the proposed development could offer planning gains to neighbourhood. With regard to the concern on the visual impact of the proposed residential development, particularly to the area located at the western side of the site, the stepped height concept and the possible mitigating treatments for visual relief are proposed to be incorporated in the ES of the OZP for the applicant to take into account during the detailed design stage.

Amendment Item B1 (about 0.38ha)

- 4.9 The western end of the site will be developed into two 18-storey residential blocks above 2-storey podium accommodating electrical and mechanical services/facilities and the existing SPS. It is proposed to incorporate a sea area into the planning scheme area and zone it as “R(C)13”, and rezone the adjoining site from various zones to “R(C)13”. The proposed “R(C)13” zone is subject to a maximum GFA of 14,100m² and a maximum BH of 89mPD (including structure).

Amendment Item B2 (about 1.23ha)

- 4.10 The waterfront part of the site will be developed into 34 two-storey houses. It is proposed to incorporate a sea area into the planning scheme area and zone it as “R(C)14”, and rezone the adjoining site from various zones to “R(C)14”. The proposed “R(C)14” is subject to a maximum GFA of 6,500m² and a maximum BH of 17mPD (including structure). As the affected ferry pier will be relocated to this zone, ‘Pier’ is proposed to be added as a Column 1 use of the “R(C)14” zone.

Amendment Item B3 (about 0.71ha)

- 4.11 The northern part of the site will be developed into four five-storey residential blocks. It is proposed to rezone it from “OU(SRC)4” and “R(C)7” to “R(C)15” subject to a maximum GFA of 4,500m² and a maximum BH of 38mPD (including structure).

Amendment Item B4 (about 2.54ha)

- 4.12 The central part of the site will be developed into a mix of 14 medium and low-rise

residential blocks with a maximum BH of 89mPD (including structure). The 2-storey podium will be used mainly as a service area for reprovisioning of the existing services/facilities, including bus depot, golf cart parking and repair office and refuse collection chamber, and provision of management office, associated electrical and mechanical services/facilities. The existing telephone exchange is retained at the eastern end of this zone while the existing open-air PFS will be reprovisioned at the western end of this zone. As the demand of staff quarters has decreased and there is still two staff quarters in Discovery Bay, reprovisioning of the existing staff quarters is not required.

- 4.13 Under the section 12A application, the applicant proposed to rezone this part of the site as “OU(Service Area with Residential development Above)” with selected Columns 1 and 2 uses. Upon review of the Notes for this zoning proposed by the applicant, it is considered more appropriate that the Schedules of Uses for this site should make reference to the existing residential development in Discovery Bay zoned “OU(Commercial Complex and Residential Development cum Transport Interchange)” with suitable modifications where ‘Bus Depot’, ‘Recyclable Collection Centre’, ‘Refuse Disposal Installation’, ‘Transport Terminus or Station’, ‘Vehicle and Golf Cart Depot’ and ‘Vehicle Repair Workshop’ will be restricted within the podium (i.e. the lowest two floors of the development) to avoid possible conflict/adverse impact with the residential development above while ‘PFS’ will be specified to in free-standing purpose-designed building only taking into account the concerns of Director of Fire Services (D of FS). Besides, ‘Eating Place’, ‘Public Convenience’, ‘School (excluding free-standing purpose-designed school building)’ and ‘Shop and Services (excluding Motor-Vehicle Showroom)’ will be added as Column 1 uses on the lowest two floors, including basement or basements, of the building, to meet the needs of the local residents, visitors and users of the service area. Flexibility has been built-in to allow section 16 applications for potential uses that may be required further assessments and justifications. Nevertheless, implementation of the indicative scheme by the applicant under the agreed section 12A application will not be adversely affected. The annotation of the “OU” zone is also proposed to change to “Residential Development with Service Area Below” to better reflect such planning intention.
- 4.14 The development within this zone will be subject to a maximum domestic and a maximum non-domestic GFAs of 36,100m² and 11,330m² respectively as indicated in the section 12A application. To have a better statutory control over the stepped building height profile descending from the slopes to the waterfront to the proposed development as proposed by the applicant, this zone is sub-divided into three sub-areas with a maximum building height of 89mPD for Area A, 39mPD for Area B and 36mPD for Area C, all including structure.

Amendment Item B5 (about 2.2 ha)

- 4.15 The south-eastern waterfront of the site will be the extension part of the existing sports and recreation club, Lantau Yacht Club. It is proposed to incorporate a sea area into the planning scheme area and zone it to “OU(SRC)4” and stipulated it as Area B and rezone the adjoining site from various zones to “OU(SRC)4” and stipulating as Area B. The existing development restrictions of the “OU(SRC)4” zone including a maximum GFA of 5,500m² and a maximum BH for Area B of 5 storeys and 15m (including structure) will remain unchanged. As the existing boat

servicing yard, marine fuelling station and service piers at the site will remain in-situ, 'Boat Services Facilities', 'Marine Fuelling Station' and 'Pier' uses are proposed to be added as Column 1 uses for Area B of the "OU(SRC)4" zone.

Amendment Item B6 (about 0.1 ha)

- 4.16 The existing helipad near Lantau Yacht Club office will be relocated to the reclaimed area at the eastern end of the marina with a proposed access road on top of the existing breakwater. While the applicant proposed to expand the adjoining "OU(Marina)" zone to cover this area and add 'Helicopter Landing Pad' as Column 1 use of the "OU(Marina)" zone in the section 12A application, it is considered more appropriate to zone the reclaimed area as "OU(HLP)" to reflect the planning intention of this zone. The proposed access road connecting to the helicopter landing pad will continue to be zoned "OU(Marina)" where road is always permitted on land falling within the boundaries of the OZP.

5. Provision of Government, Institution and Community (GIC) Facilities and Open Space

- 5.1 Taking into account the proposed amendments as mentioned above, the planned population of the Discovery Bay is estimated to about 28,500 persons. As shown in the summary table (**Attachment VII**), the existing and planned provision for of major GIC facilities are generally adequate to meet the demand in accordance with the requirements of the Hong Kong Planning Standards and Guidelines (HKPSG) and concerned bureaux/departments' (B/Ds') assessments, except those stated in paragraph 5.2 below.

GIC Facilities

- 5.2 According to the population-based planning standards for community facilities under HKPSG, there will be shortfalls in the provision of hospital beds, child care and elderly facilities, rehabilitation and residential care services in Discovery Bay. However, the Health Bureau and Social Welfare Department are adopting a wider spatial context/cluster in the assessment of provision for such facilities. Besides, the population-based planning standards for child care, elderly and rehabilitation services/facilities were reinstated in the HKPSG in 2018, 2020 and 2022 respectively, and thus, they reflect the long-term target towards which these facilities would be adjusted progressively. These facilities should be carefully planned/reviewed by relevant government B/Ds, and premises-based GIC facilities could be incorporated in future development/redevelopment in the wider district when opportunities arise.
- 5.3 Since Discover Bay is a private development with an intention for a holiday resort and residential/commercial development, the GIC facilities should be provided from the private sector based on the needs of residents. Some non-standalone community facilities (such as nursery, child care centre, kindergarten, general and dental clinics) are provided at the commercial centres in Discovery Bay.

Open Space

- 5.4 There will be a surplus of 7.14ha of district open space and 1.08ha of local open space provision in Discovery Bay. The overall provision of open space is adequate to meet the demand of the planned population.

6. Proposed Amendment to Matters shown on the OZP

- 6.1 The proposed amendments as shown on the draft Discovery Bay OZP No. S/I-DB/4A (**Attachment II**) are as follow:

- (a) Amendment Item A (about 0.76ha)
(**Plans 1a to 1c** and site photos at **Plans 1d and 1e**)

Rezoning of a site to the north of Discovery Valley Road from “OU(Staff Quarters)5” to “R(C)12”.

- (b) Amendment Item B1 (about 0.38ha)
(**Plans 2a to 2e** and site photo at **Plan 2f**)

Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it as “R(C)13”, and rezoning of a site to the south of Discovery Bay Road from “Government, Institution or Community” (“G/IC”), “OU(Staff Quarters)1”, “Residential (Group D)” and “Green Belt” to “R(C)13”.

- (c) Amendment Item B2 (about 1.23ha)
(**Plans 2a to 2e** and site photo at **Plan 2f**)

Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it as “R(C)14”, and rezoning of a site near Nim Shue Wan from “OU(Staff Quarters)1”, “OU(Service Area)”, “OU(Pier)3” and “OU(PFS)” to “R(C)14”.

- (d) Item B3 (about 0.71ha)
(**Plans 2a to 2e** and site photo at **Plan 2f**)

Rezoning of a site to the northwest of the marina from “OU(SRC)4” and “R(C)7” to “R(C)15”.

- (e) Amendment Item B4 (about 2.54ha)
(**Plans 2a to 2e** and site photos at **Plans 2g and 2h**)

Rezoning of a site to the south of Discovery Bay Road from “OU(Staff Quarters)1”, “OU(Service Area)”, “OU(Dangerous Goods Store/LPG Store)”, “OU(Pier)3”, “OU(PFS)”, “G/IC” and “R(C)7” to “OU(Residential Development with Service Area Below)” and stipulating sub-areas on the Plan.

- (f) Amendment Item B5 (about 2.2ha)
(Plans 2a to 2e and site photos at Plans 2i and 2j)

Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it as “OU(SRC)4” and stipulating as Area B, and rezoning of a site to the west of the marina from “OU(Service Area)”, “OU(Marina)” and “OU(PFS)” to “OU(SRC)4” and stipulating as Area B.

- (g) Amendment Item B6 (about 0.1ha)
(Plans 2a to 2e and site photo at Plan 2j)

Incorporation of a sea area in Nim Shue Wan into the planning scheme area and zoning it as “OU(HLP)”.

- 6.2 Opportunity is taken to make minor zoning boundary adjustments⁴ (coloured pink on **Plan 2b**) to reflect the existing as-built conditions which would not have any material implications on the land use zonings.

7. Proposed Amendments to the Notes of the OZP

- 7.1 The proposed amendments to the Notes of the OZP (with addition in ***bold and italics*** and deletion in ‘~~erossed—out~~’) are at **Attachment III** for Members’ consideration. The proposed amendments are summarised below:

“R(C)” zone

- (a) In relation to Amendment Items A, B1 to B3, the Notes and the Remarks of the “R(C)” zone are revised to incorporate “R(C)12”, “R(C)13” “R(C)14” and “R(C)15” sub-areas with development restrictions. ‘Pier’ is incorporated as a Column 1 use on land designated for “R(C)14”.

“OU(Residential Development with Service Area Below)” zone

- (b) In relation to Amendment Item B4, a new set of Notes for the “OU(Residential Development with Service Area Below)” zone is incorporated with development restrictions.

“OU(SRC)” zone

- (c) In relation to Amendment Item B5, ‘Boat Services Facility’, ‘Marine Fuelling Station’ and ‘Pier’ uses are incorporated as Column 1 uses on land designated for “OU(SRC)4” zone.

“OU(HLP)” zone

- (d) In relation to Amendment Item B6, a new set of Notes for the “OU(HLP)” zone is incorporated.

⁴ The minor zoning boundary adjustment areas include a strip of land along Discovery Bay Road (about 100m²) to be shown as ‘Road’ while two strips of land along Discovery Bay Road (about 550 m²) and Capevale Drive (about 280m²) and a strip of hill slope to the south of Jovial Court (about 145m²) to be rezoned to “R(C)7” zone.

“OU(Staff Quarters)” zone

- (e) In relation to Amendment Items A, B1, B2 and B4, the sub-areas of “OU(Staff Quarters)1” and “OU(Staff Quarters)5” in the Remarks are deleted.

“OU(Pier)” zone

- (f) In relation to Amendment Items B2 and B4, the sub-area of “OU(Pier)3” in the Remarks is deleted.
- (g) Under the current Remarks of the “OU(Pier)” zone, kiosk not greater than 10m² each in area and not more than 10 in number for uses as ‘Shop and Services’ are considered as ancillary to ‘Pier’ use. To provide flexibility for provision of ancillary uses within the piers, it is proposed to revise the development restrictions in the Remarks so that kiosk or premises not in excess of a maximum non-domestic GFA of 100m² in total for use as ‘Shop and Services’ and ‘Eating Place’ are also considered as ancillary to ‘Pier’ use.

“OU(PFS)”, “OU(Service Area)” and “OU(Dangerous Goods Store/LPG Store)” zones

- (h) In relation to the Amendment Items B2, B4 and B5, these zones are no longer shown on the OZP and the set of Notes of these zones are deleted accordingly.

Technical amendments

- (i) On 11.1.2019, the Board promulgated a revised set of MSN. Under the revised MSN, ‘Market’ use is being subsumed under ‘Shop and Services’ use. To effectuate such changes, updates have been made to the Notes for “OU(Commercial Complex and Residential Development cum Transport Interchange)” and “OU(Commercial and Public Recreation Development cum Transport Interchange)” zones.
- (j) To revise ‘Shop and Services (excluding Motor-Vehicle Showroom)’ to ‘Shop and Services (excluding Motor-Vehicle Showroom) (not elsewhere specified)’ under Column 2 of the Notes for “G/IC” zone.
- (k) To revise the PR/GFA exemption clause to clarify the provision related to caretaker’s quarters in the Remarks for “R(C)”, “OU” annotated “Commercial Complex and Residential Development cum Transport Interchange”, “Public Recreation cum Residential Development” and “Golf Course cum Residential Development” zones.
- (l) It is proposed to revise the exemption clause for “filling of land, excavation of land or diversion of stream” in the Remarks of the “Conservation Area” (“CA”) and “Coastal Protection Area” zones according to the updated MSN such that public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works are exempted from the requirement of planning permission.

- (m) As a minor part of Lantau North (Extension) Country Park falls within the “CA” zone, ‘Country Park’ is incorporated as a Column 1 use for the “CA” zone.
- (n) As taxi access has been allowed to DB North since 2011, taxi rank is proposed to be added in the covering Notes of the OZP as an always permitted use within the planning scheme area.
- (o) To align with the updated MSN, technical amendments are proposed to the covering Notes of the OZP.

8. Revision to the Explanatory Statement of the OZP

The ES of the OZP has been revised to take into account the proposed amendments as mentioned in the above paragraphs. Opportunity has also been taken to update the general information for the various land use zones to reflect the latest status and planning circumstances of the OZP. The proposed amendments to the ES of the OZP (with additions in *bold and italics* and deletions in ‘~~erossed-out~~’) are at **Attachment IV** for Members’ consideration.

9. Plan Number

Upon exhibition for public inspection, the OZP will be renumbered as S/I-DB/5.

10. Consultation

Departmental Consultation

10.1 The proposed amendments to the OZP together with the draft Notes and ES have been circulated to relevant B/Ds for comment. No objection or adverse comment have been received and their comments (if any) have been incorporated to the OZP, where appropriate. The B/Ds include:

- (a) SDEV;
- (b) District Lands Officer/Islands, Lands Department;
- (c) Commissioner for Transport;
- (d) Chief Highway Engineer/New Territories East, Highways Department;
- (e) Director of Environmental Protection;
- (f) Chief Engineer/Hong Kong & Islands, Drainage Services Department;
- (g) Chief Engineer/Construction, Water Supplies Department;
- (h) Director of Agriculture, Fisheries and Conservation;
- (i) Head (Geotechnical Engineering Office), Civil Engineering and Development Department CEDD;
- (j) Head (Sustainable Lantau Office), CEDD;
- (k) Director of Marine;
- (l) Chief Building Surveyor/New Territories East (1) & Licensing, Buildings Department;
- (m) D of FS;

- (n) Commissioner of Police;
- (o) Director-General of Civil Aviation;
- (p) Controller of Government Flying Services;
- (q) Director of Social Welfare;
- (r) Director of Electrical and Mechanical Services;
- (s) Director of Food and Environmental Hygiene;
- (t) Director of Leisure and Cultural Services;
- (u) Chief Heritage Executive (Antiquities and Monuments), Antiquities and Monuments Office, Development Bureau; District Officer (Islands), Home Affairs Department; and
- (v) Chief Town Planner/Urban Design and Landscape, Planning Department.

Public Consultation

- 10.2 If the proposed amendments are agreed by the Committee, the draft OZP No. S/I-DB/4A (to be renumbered as S/I-DB/5 upon exhibition) and its Notes will be exhibited under section 5 of the Ordinance for public inspection. Members of the public can submit representations on the OZP to the Board during the two-month statutory public inspection period.
- 10.3 During the processing of the two section 12A applications relating to Amendment Items A and B1 to B6, public consultations were conducted in accordance with the provisions under the Ordinance. The public comments and local views on the applications were considered by the Committee on 14.1.2022 and 11.8.2023 respectively. The Islands District Council will be informed on the proposed amendments during the statutory exhibition period of the draft OZP.

11. Decision Sought

Members are invited to:

- (a) agree to the proposed amendments to the approved Discovery Bay OZP No. S/I-DB/4 as shown on the draft OZP No. S/I-DB/4A at **Attachment II** (to be renumbered as S/I-DB/5 upon exhibition) and the draft Notes at **Attachment III** are suitable for public exhibition under section 5 of the Ordinance; and
- (b) adopt the revised ES at **Attachment IV** for the draft Discovery Bay OZP No. S/I-DB/4A (to be renumbered as S/I-DB/5 upon exhibition) as an expression of the planning intentions and objectives of the Board for various land use zonings on the OZP; and agree that the revised ES is suitable for exhibition for public inspection together with the OZP.

12. Attachments

Attachment I	Approved Discovery Bay OZP No. S/I-DB/4 (reduced scale)
Attachment II	Draft Discovery Bay OZP No. S/I-DB/4A
Attachment III	Revised Notes of Draft Discovery Bay OZP No. S/I-DB/4A
Attachment IV	Revised ES of Draft Discovery Bay OZP No. S/I-DB/4A

Attachment V	Extract of minutes of the Committee’s meeting on 14.1.2022 for the section 12A application No. Y/I-DB/2
Attachment VI	Extract minutes of the Committee’s meeting on 11.8.2023 for the section 12A application No. Y/I-DB/4
Attachment VII	Provision of major community facilities and open space of Discovery Bay OZP
Drawings 1a to 1c	Indicative scheme of the section 12A application No. Y/I-DB/2
Drawings 2a to 2e	Indicative scheme of the section 12A application No. Y/I-DB/4
Plan 1a	Amendment Item A – Comparison of existing and proposed zonings on the Discovery Bay OZP
Plan 1b	Amendment Item A – Site plan
Plan 1c	Amendment Item A – Aerial photo
Plans 1d and 1e	Amendment Item A – Site photos
Plan 2a	Amendment Items B1 to B6 – Comparison of existing and proposed zoning on the Discovery Bay OZP
Plan 2b	Amendment Items B1 to B6 – Site plan
Plan 2c	Amendment Items B1 to B6 – Aerial photo
Plans 2d and 2e	Amendment Items B1 to B6 – Unmanned aerial vehicle photos
Plans 2f to 2j	Amendment Items B1 to B6 – Site photos

**PLANNING DEPARTMENT
MARCH 2024**