

APPLICATION FOR AMENDMENT OF PLAN
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/I-DB/4
(for 1st Deferment)

- Applicant** : Hong Kong Resort Company Limited represented by Masterplan Limited
- Plan** : Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4
- Site** : Discovery Bay Area 10b and Area 22 (part) (based on Discovery Bay Master Plan), Lot 385RP (Part) in D.D. 352 and the Extensions thereto
- Site Area** : 78,485m² (about)
(including about 15,700m² of area not covered by the OZP)
- Lease** : Lot 385 RP in D.D. 352 and the Extensions thereto
- Zonings** : “Other Specified Uses” (“OU”) annotated “Marina” (“OU(Marina)”), Area B of “OU(Sports and Recreation Club (4))”, “OU(Staff Quarters (1))”, “OU(Petrol Filling Station)”, “OU(Service Area)”, “OU(Dangerous Goods Store/Liquefied Petroleum Gas Store)”, “OU(Pier (3))”, “Residential (Group D)” (“R(D)”), “Green Belt” (“GB”) and “Government, Institution or Community” (“G/IC”)
- Proposed Amendments** : To rezone the application site to “OU(Marina)”, “OU(Service Area with Residential Development Above)”, Area B of “OU(Sports and Recreation Club (4))”, “Residential (Group C) 13” (“R(C)13”), “R(C)14” and “R(C)15”; and to extend the OZP boundary to include part of the sea area at Nim Shue Wan as Area B of “OU(Sports and Recreation Club (4))” and “R(C)14”

1. Background

On 14.10.2022, the applicant submitted the current application to rezone the application site to various zones to facilitate a comprehensive residential development with sport and recreational facilities (**Plan Z-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) of the Town Planning Board (the Board) at this meeting.

2. Request for Deferment

On 6.12.2022, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for three months in order to allow time to prepare further information (FI) in response to departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33A) in that the deferment would allow the applicant to prepare FI to address outstanding issues. Notwithstanding the above, as set out in the TPB PG-No. 33A, normally the applicant would be given two months for preparation of submission of FI. In this regard, if the applicant's request for deferment is acceded to, a deferment period of two months instead of three months should be allowed.
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within three months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I	Letter dated 6.12.2022 from the applicant's representative
Plan Z-1	Location plan