

附件索引 - 規劃申請編號 Y/I-DB/4

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* 如欲查閱城市規劃委員會 (城規會) 決定的摘要或經確定的會議記錄 (倘有), 請聯絡查詢處的職員。決定的摘要及經確定的會議記錄亦上載城規會的網頁(www.info.gov.hk/tpb/)。

* If you wish to view the gist of Town Planning Board (TPB)'s decision or confirmed minutes of meeting (if available), please approach our counter staff. The gist of decision and confirmed minutes are also uploaded onto the TPB's website (www.info.gov.hk/tpb/).

最後更新日期：2022 年 11 月 17 日

Last Update : 17 November 2022

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Date: 19 September 2022

By Hand

Dear Sirs,

Section 12A Rezoning Application

**Rezoning Application for Discovery Bay Outline Zoning Plan,
Proposed Development Areas 10b, 22 and 4a**

We are authorized by Hong Kong Resort Company Limited to lodge an application under section 12A of the Town Planning Ordinance, rezoning Areas 10b, 22 and 4a at Discovery Bay. A Planning Statement with assessments and justifications are provided.

Please note the following are enclosed in support of the application:

- A signed original copy of the Application Form;
- 70 copies of the Planning Statement including drawings and supporting technical assessments in the appendices;
- Authorization letter from the Applicant;
- Documentary proof of land ownership;
- Particulars of the Applicant and Authorized Agent; and
- Checklist of submission documents.

We request that this application is not processed under the streamlined vetting procedures of planning applications submitted by an RPP. As this application is highly complex we believe it is more appropriate to process it under the ordinary process.

Yours faithfully,



Kira Whitman
For and On Behalf of
Masterplan Limited

cc. Clients and Consultants (by email)

Form No. S12A
表格第 S12A 號

Team 1

S/N: 2022-400

By Land: 10/14/22

APPLICATION FOR AMENDMENT OF PLAN UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP.131)

根據《城市規劃條例》(第131章)
第12A條遞交的修訂圖則申請

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

2022年10月14日

此文件在 2022年10月14日 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
申請的日期。

This document is received on 14 OCT 2022
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	Y/I-DB/4
	Date Received 收到日期	14 OCT 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處(熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Hong Kong Resort Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Masterplan Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Discovery Bay Area 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto.
(c) Site Area 申請地點面積	78,848 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

(d) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	n/a.....sq.m 平方米 <input type="checkbox"/> About 約
(e) Current use(s) 現時用途	Other Specified Uses: Flat (Staff Quarters only); Boat Servicing Facility; Helicopter Landing Pad, Vehicle and Golf Cart Depot, Warehouse (excluding Dangerous Goods Godown); Dangerous Goods Store/Liquefied Petroleum Gas Store; Pier; Petrol Filling Station; Marina; Place of Recreation, Sports, or Culture; Private Club; Horticultural Nursery; Government, Institution or Community uses: Government Refuse Collection Point, Utility Installation for Private Project, Public Utility Installation (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。
- ☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。
- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)"[#] obtained 取得「現行土地擁有人」[#]同意的詳情

No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"#
已通知 名「現行土地擁有人」#。

Details of the "current land owner(s)"# notified 已獲通知「現行土地擁有人」#的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼/處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)"# on (DD/MM/YYYY)
於 (日/月/年)向每一名「現行土地擁有人」#郵遞要求同意書*

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers* on (DD/MM/YYYY)
於 (日/月/年)在指定報章就申請刊登一次通知*
- ☐ posted notice in a prominent position on or near application site/premises* on (DD/MM/YYYY)
於 (日/月/年)在申請地點/申請處所或附近的顯明位置貼出關於該申請的通知*
- ☐ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee* on (DD/MM/YYYY)
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關係的鄉事委員會*

Others 其他

- ☐ others (please specify)
其他(請指明)

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段(倘適用)及處所(倘有)分別提供資料

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Marina"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Other Specified Uses" annotated "Staff Quarters(1)"; "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier(3)"; "Residential (Group D)", "Green Belt"; and "Government, Institution or Community".

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- | | |
|--|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input type="checkbox"/> Commercial [] 商業 [] |
| <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input checked="" type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <input type="checkbox"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業 (丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input type="checkbox"/> Government, Institution or Community []
政府、機構或社區 [] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input checked="" type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/
<input checked="" type="checkbox"/> Others (please specify <u>Marina</u>)) [] "OU(Service Area with Residential Development Above)"
其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /
<input type="checkbox"/> 其他 (請註明: _____)) [] | |
| <input type="checkbox"/> Road 道路 | <input type="checkbox"/> Others (please specify _____)
其他 (請註明: _____) |

Please insert subzone in [] as appropriate. "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)";
請於 [] 內註明支區，如適用。

"Residential (Group C)13";
"Residential (Group C)14"; and
"Residential (Group C)15".

(b) Propose to amend the Notes of the Plan(s) 建議修訂圖則的《註釋》

☐ Covering Notes 《註釋》說明頁☒ Notes of the zone applicable to the Site 適用於申請地點土地用途地帶的《註釋》

Details of the proposed amendment(s) to the Notes of the Plan, where appropriate, are as follows:
 (Please use separate sheets if the space below is insufficient)

建議修訂圖則的《註釋》的詳情，如適用：

(如下列空間不足，請另頁說明)

Please see the attached description of the proposed amendments to the Notes to the Plan.

☒ Proposed Notes of Schedule of Uses of the zone attached
 夾附對《註釋》的擬議修訂

8. Details of Proposed Amendment (if any) 擬議修訂詳情 (倘有)

☒ Particulars of development are included in the Appendix.

附錄包括一個擬議發展的細節。

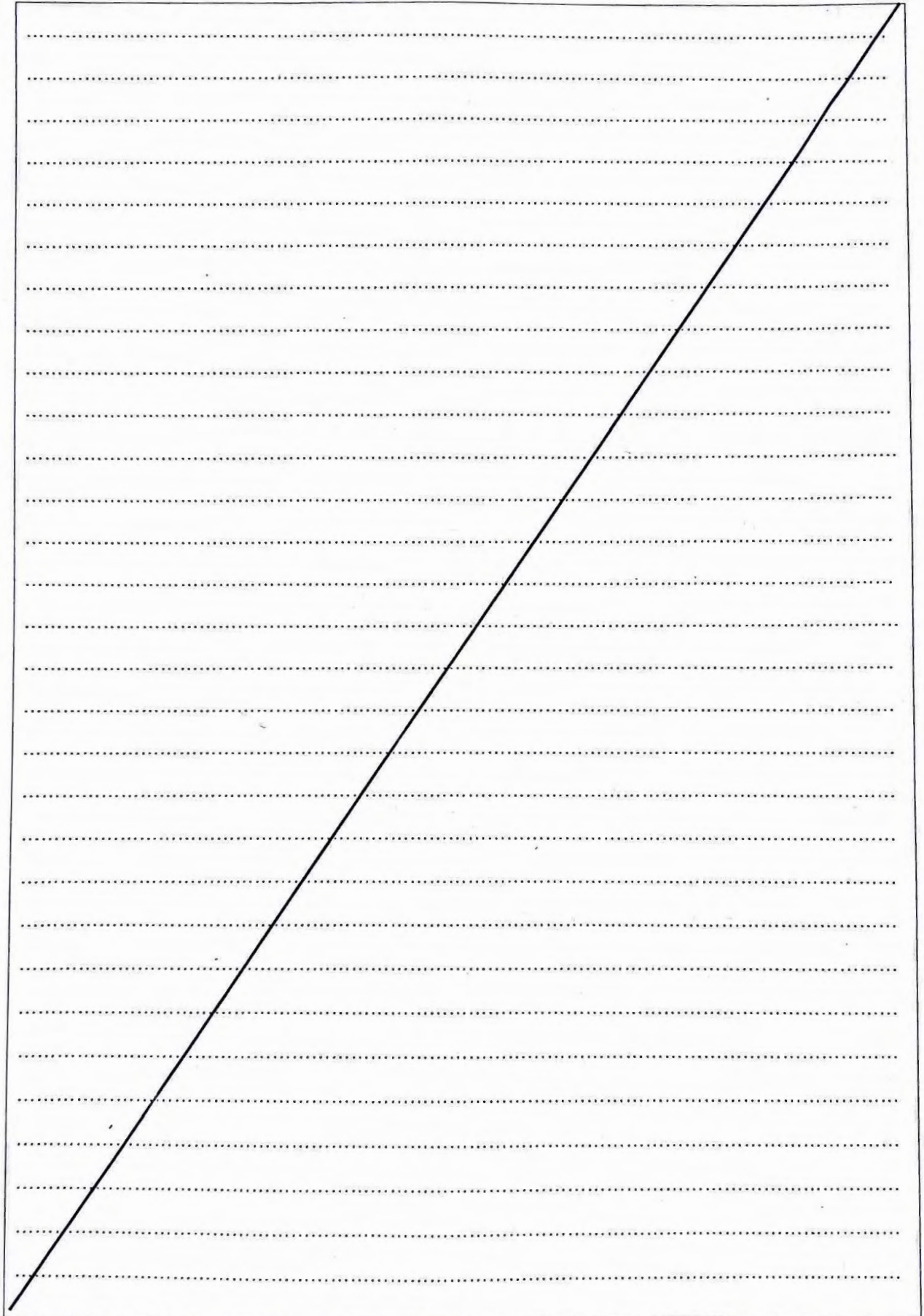
☐ No specific development proposal is included in this application.

這宗申請並不包括任何指定的擬議發展計劃。

9. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
 現請申請人提供申請理由及支持其申請的資料。如有需要請另頁說明。

Detailed justification provided in the enclosed Planning Statement of the submission.



10. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Kira Whitman

Director

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s)
專業資格

☒ Member 會員 / ☐ Fellow of 資深會員

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他



on behalf of
代表

Masterplan Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期 19 September 2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

- (a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and
處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及
- (b) facilitating communication between the applicant and the Secretary of the Board/Government departments.
方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.
申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)
根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)
擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/>	Proposed Gross floor area (GFA) 擬議總樓面面積	78,000	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	Area 4a - PR 0.6; Area 10b - PR 1.6; Area 22(Area B) - PR 0.2		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	Area 4a - 13%; and Area 10b - 51%		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	Area 4a - 4 blocks; Area 10b (mid-rise) 5 blocks, (low-rise) 11 blocks, and (houses) 34 blocks			
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 擬議層數	Area 4a - 5 storeys; Area 10b - (mid-rise) 16 to 18 storeys, (low-rise) 6 storeys, (houses) 2 storeys; and Area 22(B) - 5 storeys			
		<input type="checkbox"/> include 包括		<input type="checkbox"/> storeys of basements 層地庫	
		<input checked="" type="checkbox"/> exclude 不包括		<input checked="" type="checkbox"/> storeys of basements 層地庫	
<input checked="" type="checkbox"/>	Proposed building height of each block 擬議高度	Area 4a - 37.2 mPD; Area 10b - (mid-rise) 88.2 mPD, (low-rise) 38.2 mPD, (houses) 16.65 mPD; and Area 22(Area B) 15m		<input checked="" type="checkbox"/>	About 約
		mPD 米(主水平基準上)		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Domestic part 住用部分				
	GFA 總樓面面積	61,200	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
	number of units 單位數目	Area 4a - 72 flats; Area 10b - 786 flats...			
	average unit size 單位平均面積	Area 4a - 62 sqm; Area 10b - 71		<input checked="" type="checkbox"/>	About 約
	estimated number of residents 估計住客數目	2,145			
<input type="checkbox"/>	Non-domestic part 非住用部分				
<input type="checkbox"/>	hotel 酒店	..... sq.m. 平方米		<input type="checkbox"/>	About 約
		..... sq.m. 平方米		<input type="checkbox"/>	About 約
		(please specify the number of rooms 請註明房間數目:			
<input type="checkbox"/>	office 辦公室	..... sq.m. 平方米		<input type="checkbox"/>	About 約
<input type="checkbox"/>	shop and services/eating place 商店及服務行業/食肆	..... sq.m. 平方米		<input type="checkbox"/>	About 約
<input type="checkbox"/>	Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)			
				
				
<input checked="" type="checkbox"/>	other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)			
		Various Service Area including Transport Terminus, Vehicle Depot and Repair Workshop within the podium levels of Area 10b comprise residential developments - GFA of 11,300 sqm and Service Area for OU (Sports and Recreation Club)(4) - GFA of 5,500 sqm.			
<input checked="" type="checkbox"/>	Open space 休憩用地	(please specify land area(s)) (請註明面積)			
<input checked="" type="checkbox"/>	private open space 私人休憩用地	Area 4a 180 sq.m.; Area 10b - 1,965		<input checked="" type="checkbox"/>	Not less than 不少於
<input type="checkbox"/>	public open space 公共休憩用地	..... sq.m. 平方米		<input type="checkbox"/>	Not less than 不少於

☒ Transport-related facilities 與運輸有關的設施

☒ parking spaces 停車位

(please specify type(s) and number(s))
(請註明種類及數目)

Private Car Parking Spaces 私家車車位

Motorcycle Parking Spaces 電單車車位

Light Goods Vehicle Parking Spaces 輕型貨車泊車位

Medium Goods Vehicle Parking Spaces 中型貨車泊車位

Heavy Goods Vehicle Parking Spaces 重型貨車泊車位

Others (Please Specify) 其他 (請列明)

10 golf cart parking spaces

44 Discovery Bay buses parking spaces

☒ loading/unloading spaces 上落客貨車位

(please specify type(s) and number(s))
(請註明種類及數目)

Taxi Spaces 的士車位

Coach Spaces 旅遊巴士位

Light Goods Vehicle Spaces 輕型貨車車位

Medium Goods Vehicle Spaces 中型貨車車位

Heavy Goods Vehicle Spaces 重型貨車車位

Others (Please Specify) 其他 (請列明)

Area 4A - 2 spaces; Area 10b - 10 spaces; Area 22 - 3 spaces for
on street goods vehicle parking bays for furniture/goods delivery.

☒ other transport-related facilities
其他與運輸有關的設施

(please specify type(s) and number(s))
(請註明種類及數目)

1 Kaito Pier, Helicopter Landing Pad

Use(s) of different floors (if applicable) 各樓層的用途(如適用)

[Block number]
[座數]

[Floor(s)]
[層數]

Area 4A -

[Proposed use(s)]
[擬議用途]

Please refer to the supplemented sheet for the use of different floors, attached to this application form.

Proposed use(s) of uncovered area (if any) 露天地方(倘有)的擬議用途

Service Area for boats (Area 22)

Any vehicular access to the site? 是否有車路通往地盤?

Yes 是 ☒ There is an existing access. (please indicate the street name, where appropriate)

有一條現有車路。(請註明道路名稱(如適用))

Discovery Bay Road, Marina Drive, and Capevale Drive

☐ There is a proposed access. (please illustrate on plan and specify the width)

有一條擬議車路。(請在圖則顯示, 並註明車路的闊度)

No 否 ☐

For Development involving columbarium use, please complete the table in the Annex to this Appendix.

如發展涉及靈灰安置所用途, 請填妥於此附件後附錄的表格。

2. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

<p>Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input type="checkbox"/> Please provide details 請提供詳情</p> <p>.....</p> <p>.....</p> <p>.....</p>																		
<p>Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程?</p>	<p>Yes 是</p> <p>No 否</p>	<p><input checked="" type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍)</p> <p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input checked="" type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 20,000 sq.m 平方米 <input checked="" type="checkbox"/> About 約 Depth of excavation 挖土深度 3 m 米 <input checked="" type="checkbox"/> About 約</p>																		
<p>Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?</p>	<p>On environment 對環境</p> <p>On traffic 對交通</p> <p>On water supply 對供水</p> <p>On drainage 對排水</p> <p>On slopes 對斜坡</p> <p>Affected by slopes 受斜坡影響</p> <p>Landscape Impact 構成景觀影響</p> <p>Tree Felling 砍伐樹木</p> <p>Visual Impact 構成視覺影響</p> <p>Others (Please Specify) 其他 (請列明)</p> <p>.....</p> <p>.....</p>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Yes 會 <input type="checkbox"/></td> <td style="width: 50%;">No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input checked="" type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input type="checkbox"/></td> </tr> </table>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input checked="" type="checkbox"/>	No 不會 <input type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>
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Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																			
Yes 會 <input type="checkbox"/>	No 不會 <input type="checkbox"/>																			
<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>Please refer to the appendices of the planning statement for the technical assessments.</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>																				

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches

單人龕位總數

Number of single niches (sold and occupied)

單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)

單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)

單人龕位數目 (待售)

Total number of double niches

雙人龕位總數

Number of double niches (sold and fully occupied)

雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)

雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)

雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)

雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)

除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)

龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)

龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)

龕位數目 (已售但未佔用)

Number of niches (residual for sale)

龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –

就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
 - the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Discovery Bay Areas 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto		
Site area 地盤面積	78,848	sq. m 平方米 <input checked="" type="checkbox"/> About 約	
	(includes Government land of 包括政府土地	sq. m 平方米 <input type="checkbox"/> About 約)	
Plan 圖則	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)		
Zoning 地帶	"Other Specified Uses" annotated "Marina"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Other Specified Uses" annotated "Staff Quarters (1)"; "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier (3)"; "Residential (Group D)"; "Green Belt"; and "Government, Institution or Community".		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from <u>The above listed zones</u> to _____ 把申請地點由_____地帶改劃為_____		"Other Specified Uses" annotated "Marina"; "Other Specified Uses" annotated "Service Area with Residential Development Above"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Residential (Group C) 13"; "Residential (Group C) 14"; and "Residential (Group C) 15".

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	61,200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 4a - PR 0.6; <input type="checkbox"/> About 約 Area 10b - PR 1.4; <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	16,800 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 10b - PR 0.3; Area 22 <input type="checkbox"/> About 約 (Area B) - PR 0.2 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Area 4a - 4 blocks; Area 10b (low-rise) 3 blocks, and (houses) 34 blocks	
	Non-domestic 非住用		
	Composite 綜合用途	Area 10b (mid-rise) 5 blocks, (low-rise) 8 blocks	

(iii) Building height/No. of storeys 建築物高度/層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		Area 4a - 37.2 mPD ; Area 10b - (low-rise) 38.2 mPD, and (houses) 16.65 mPD.	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Area 4a - 5storeys ; Area 10b - (low-rise) 6 storeys, (houses) 2 storeys ;	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Non-domestic 非住用	15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		5	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		Area 10b - (mid-rise) 88.2 mPD, (low-rise) 38.2 mPD	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Area 10b - (mid-rise) 16 to 18 storeys, (low-rise) 6 storeys,	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Area 4a -13%; and Area 10b - 51% % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Area 4a - 72 flats; Area 10b - 786 flats		
(vi) Open space 休憩用地	Private 私人	Area 4a 180 sq.m.; Area 10b- 1,965 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 10 golf cart parking spaces, 44 Discovery Bay Bus parking spaces	54
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位/停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Area 4a - 2 spaces; Area 10b - 10 spaces; Area 22 - 3 spaces for on street goods vehicle parking bays for furniture/goods delivery.	15

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖/布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖/園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及/或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

Proposed amendments to existing Notes of the Approved Discovery Bay Outline Zoning Plan (No. S/I-DB/4):

1. Residential (Group C) zone

Under Column 1 Uses of this zone, "Pier" has been added.

Under the Remarks, the development parameters of the sub-areas and their respective Maximum GFA (m2) and Maximum Building Height have been added. This includes sub-areas "R(C)12", "R(C)13", "R(C)14", and "R(C)15". An asterisk was also added after the parameters table for the number of storeys of R(C)13. This is to provide the following additional remark "excluding maximum 2 storeys podium for plant rooms, ancillary facilities and/or other non-domestic uses permitted in this zone directly related to the development or redevelopment".

2. Other Specified Uses (Marina)

Under Column 1 Uses of this zone, "Helicopter Landing Pad" has been added to the existing Notes.

3. Other Specified Uses (Sports and Recreation Club)

Under Column 1 Uses of this zone, three uses have been added. These include "Marine Fuelling Station", "Boat Services Facilities" and "Pier".

4. Other Specified Uses (Service Area)

It is proposed to incorporate residential development into this zone. The proposed zoning is "Other Specified Uses (Service Area with Residential Development Above)".

Under Column 1 of this zone, "Boat Servicing Facility", "Helicopter Landing Pad" and "Warehouse (excluding Dangerous Goods Godown)" have been removed. In addition, ten new uses have been added: "Bus Depot", "Flat", "House", "Petrol Filling Station", "Public Utility Installation", "Recyclable Collection Centre", "Refuse Disposal Installation", "Transport Terminus or Station", "Utility Installation for Private Project" and "Vehicle Repair Workshop".

Under Column 2 of this zone, "Public Utility Installation" and "Utility Installation for Private Project" have been removed. "Warehouse (excluding Dangerous Goods Godown)" has been added to this Column.

The new Planning Intention of this zone states that "This zone is intended primarily for residential complex, with Service Area to serve the development and surrounding area".

Under the Remarks, the existing paragraph has been removed and two remarks have been added:

- (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 36,100m², non-domestic GFA of 11,300m², and a maximum building height for residential building of 18 storeys not exceeding 89mPD (excluding maximum 2 storeys podium for plant rooms, ancillary facilities and/or other non-domestic uses permitted in this zone directly related to the development or redevelopment), or the GFA, site coverage and height of the existing building, 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, caretaker/management staff's office, rest area, storage space, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.

Use(s) of Different Floors

Block Number	Floors	Proposed Use(s)
M1 – M5	GF – 1F	Transport Terminus / Bus Depot with other Ancillary Facilities
	2F – 16/18F	Residential Flats
H1-H34	GF – 1/F	Residential Houses
L1-L8	GF	Transport Terminus / Bus Depot with other Ancillary Facilities
	1F-5F	Residential Flats
L9-11	GF	Lobby and Residential Flats
	1F-5F	Residential Flats
L12-15	GF	Lobby and Residential Flats
	1F – 4F	Residential Flats

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

2-3
S/N: 2202400



The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Date: 20 September 2022

By Fax, email and post

Dear Sirs,

Section 12A Rezoning Application

**Rezoning Application for Discovery Bay Outline Zoning Plan,
Proposed Development Areas 10b, 22 and 4a**

I refer to our submission dated 19 September 2022 under section 12A of the Town Planning Ordinance, rezoning Areas 10b, 22 and 4a at Discovery Bay. I would like to submit the attached replacement pages. The first replaces the table of Uses of Different Floors included as a supplementary page to the Application Form.

The second page is a replacement page of the Proposed Amendments to the Existing Notes of the Approved Discovery Bay Outline Zoning Plan relating to the "Residential (Group C)" Zone. There are 70 copies of this page included as it is part of the Planning Statement.

Yours faithfully,

Kira Whitman
For and On Behalf of
Masterplan Limited

cc. Clients and Consultants (by email)

Use(s) of Different Floors

Proposed Zone	Block Number	Floors	Proposed Use(s)
OU(Service Area with Residential Development Above)	M1 – M3 & L1-L8	GF – 1F	Underneath the Podium: Bus Overnight Parking; General E/M; Bus Depot; Golf Cart Repair Offices; Refuse Collection Chamber; General Storage; Storage Space to replace the existing Open Storage and Containers; E/M for the Residential development Which is Located Above Podium; City Management Office and Workshop; City Management Staff Rest Area; Transport Office; Transport Staff Rest Area; and Commercial Services Management Store. Petrol refueling station (Not under the podium)
		2F	Podium
	M1 – M3	3/F– 16/18F	Residential Flats
	L1-L8	1F-5F	Residential Flats
	L9-11	GF	Lobby and Residential Flats
		1F-5F	Residential Flats
R(C)13	M4 - M5	GF – 1F	Existing sewerage pumping station
		2F	Podium
		3/F– 16/18F	Residential Flats
R(C)14	H1-H34	GF – 1/F	Residential Houses
R(C)15	L12-15	GF	Lobby and Residential Flats
		1F – 4F	Residential Flats

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 Utility Installation for Private Project Pier	Eating Place Educational Institution Government Refuse Collection Point Government Use (not elsewhere specified) Institutional Use (not elsewhere specified) Place of Recreation, Sports or Culture Private Club Public Convenience Public Utility Installation Recyclable Collection Centre Religious Institution Residential Institution School Shop and Services Social Welfare Facility

Planning Intention

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

Remarks

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

(please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

<u>Sub-area</u>	<u>Maximum GFA (m²)</u>		<u>Maximum Building Height</u>	
			<u>Number of Storeys</u>	<u>Metres above Hong Kong Principal Datum (mPD)</u>
R(C)1	117,438	Area A	25	114
		Area B	25	102
		Area C	24	116
		Area D	20	99
R(C)2	157,100	Area A	25	132
		Area B	15	95
		Area C	5	60
		Area D	18	94
R(C)3	30,643		22	112
R(C)4	110,784	Area A	22	120
		Area B	5	64
R(C)5	158,178	Area A	25	129
		Area B	25	123
		Area C	25	114
		Area D	18	103
		Area E	18	101
		Area F	13	65
		Area G	7	60
		Area H	2	38
R(C)6	24,319	Area A	19	74
		Area B	6	35
		Area C	2	20
R(C)7	135,684	Area A	18	75
		Area B	6	65
R(C)8	60,369	Area A	5	62
		Area B	5	40
		Area C	3	31
R(C)9	33,715	Area A	14	104
		Area B	6	74
R(C)10	49,543		3	64
R(C)11	5,000		2	9
R(C)13	14,100		18*	89
R(C)14	6,500		2	17
R(C)15	4,500		5	38

(please see next page)

RESIDENTIAL (GROUP C) (Cont'd)

Remarks (Cont'd)

*excluding maximum 2 storeys podium for plant rooms, ancillary facilities and/or other non-domestic uses permitted in this zone directly related to the development or redevelopment.

- (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, caretakers' office and caretakers' quarters, or 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.

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

2-4
S/N: 2202400

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Date: 7 October 2022
By Fax and Hand

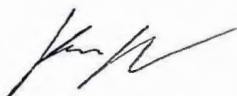
Dear Sirs,

Section 12A Rezoning Application

**Rezoning Application for Discovery Bay Outline Zoning Plan,
Proposed Development Areas 10b, 22 and 4a**

I refer to our submission dated 19 September 2022 under section 12A of the Town Planning Ordinance, rezoning Areas 10b, 22 and 4a at Discovery Bay. I refer to my telephone conversation on Thursday 29 September 2022 with the Town Planning Board and would like to submit the attached replacement pages. There are 3 replacement pages for the application form. In addition there are 5 replacement pages for the Planning Statement and an additional excavation plan as requested. There are 70 copies provided of these pages.

Yours faithfully,



Kira Whitman
For and On Behalf of
Masterplan Limited

cc. Clients and Consultants (by email)

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Marina"; "Other Specified Uses" annotated "Sports and Recreation Club"(4) Area B; "Other Specified Uses" annotated "Staff Quarters"(1); "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier"(3); and "Government, Institution or Community".

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)

建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input type="checkbox"/> Commercial [] 商業 [] |
| <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input checked="" type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <input type="checkbox"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業(丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input type="checkbox"/> Government, Institution or Community []
政府、機構或社區 [] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input checked="" type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/
<input checked="" type="checkbox"/> Others (please specify <u>Marina</u>)) [] "OU(Service Area with Residential Development Above)" | |
| 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /
<input type="checkbox"/> 其他(請註明: _____)) [] | |
| <input type="checkbox"/> Road 道路 | <input type="checkbox"/> Others (please specify _____)
其他(請註明: _____) |

Please insert subzone in [] as appropriate. "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)";
請於 [] 內註明支區，如適用。 *"Residential (Group C)13";
"Residential (Group C)14"; and
"Residential (Group C)15".

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Discovery Bay Areas 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto		
Site area 地盤面積	78,848	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)		
Zoning 地帶	<p>Sub-Plan 3</p> <p>"Other Specified Uses" annotated "Marina"; "Other Specified Uses" annotated "Sports and Recreation Club"(4) Area B; "Other Specified Uses" annotated "Staff Quarters"(1); "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier"(3); and "Government, Institution or Community".</p>		
Proposed Amendment(s) 擬議修訂	<p><input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁</p> <p><input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》</p> <p><input checked="" type="checkbox"/> Rezone the application site from <u>The above listed zones</u> to _____ 把申請地點由 _____ 地帶改劃為 _____</p> <p style="text-align: right;">"Other Specified Uses" annotated "Marina"; "Other Specified Uses" annotated "Service Area with Residential Development Above"; "Other Specified Uses" annotated "Sports and Recreation Club" (4) AreaB; "Residential (Group C) 13"; "Residential (Group C) 14"; and "Residential (Group C) 15".</p>		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	61,200 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 4a - PR 0.6; <input type="checkbox"/> About 約 Area 10b - PR 1.4; <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	16,800 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 10b - PR 0.3; Area 22 <input type="checkbox"/> About 約 (Area B) - PR 0.2 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	Area 4a - 4 blocks; Area 10b (low-rise) 3 blocks, and (houses) 34 blocks	
	Non-domestic 非住用		
	Composite 綜合用途	Area 10b (mid-rise) 5 blocks, (low-rise) 8 blocks	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用		m 米 <input type="checkbox"/> (Not more than 不多於)
		Area 4a - 37.2 mPD ; Area 10b - (low-rise) 38.2 mPD, and (houses) 16.65 mPD.	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Area 4a - 5storeys ; Area 10b - (low-rise) 6 storeys, (houses) 2 storeys ;	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
	Non-domestic 非住用	15	m 米 <input checked="" type="checkbox"/> (Not more than 不多於)
			mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		5	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途		m 米 <input type="checkbox"/> (Not more than 不多於)
		Area 10b - (mid-rise) 88.2 mPD, (low-rise) 38.2 mPD	mPD 米(主水平基準上) <input checked="" type="checkbox"/> (Not more than 不多於)
		Area 10b - (mid-rise) 16 to 18 storeys, (low-rise) 6 storeys,	Storeys(s) 層 <input checked="" type="checkbox"/> (Not more than 不多於) (<input type="checkbox"/> Include 包括 <input checked="" type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input checked="" type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	Area 4a -13%; and Area 10b - 51% % <input type="checkbox"/> About 約		
(v) No. of units 單位數目	Area 4a - 72 flats; Area 10b - 786 flats		
(vi) Open space 休憩用地	Private 私人	Area 4a 180 sq.m.; Area 10b- 1,965 sq.m 平方米 <input checked="" type="checkbox"/> Not less than 不少於	
	Public 公眾	sq.m 平方米 <input type="checkbox"/> Not less than 不少於	



Figure 13: Looking down Discovery Bay Road with the existing horticultural nursery/proposed 4a residential site on the right. As can be seen in the photo the Proposed 4a site has residential developments adjacent to it on northeast as well.

6. Planning Context

6.1 The Application Site covers a number of different existing land use zones on the Discovery Bay OZP No. S/I-DB/4, including:

- Other Specified Uses (Staff Quarters)(1);
- Other Specified Uses (Service Area);
- Other Specified Uses (Petrol Filling Station);
- Other Specified Uses (Pier)(3);
- Other Specified Uses (Marina);
- Other Specified Uses (Dangerous Goods Store);
- Residential (Group D);
- Sub-Area B of Other Specified Uses (Sports and Recreation Club)(4);
- Government, Institution or Community (Refuse Collection Point);
- Government, Institution or Community (Telephone Exchange); and
- Government, Institution or Community (Sewerage Treatments Works).

7. Previously Submitted Scheme

7.1 The previous scheme, Application number Y/I-DB/3, was submitted in February 2016 relating to Area 10b only. The Concept Plan is included in **Figure 4**. There were a number of comments from Government Departments, many of which were resolved. There were minor modifications in the scheme to respond to the comments. The key concerns from the Government Departments were related to the sewerage treatment proposal, the proposal to re-provision the helicopter landing pad and the proposed water supply arrangement. These issues needed an alternative approach and the modifications to the scheme would be more than minor. As a result, that application was withdrawn in April 2017.

7.2 The development schedule for the previous application is set out in **Table 2** below.

indicative scheme does not utilise all of this GFA. The GFA is retained to future proof the operational needs of the Lantau Yacht Club.

Proposed Area 4a

- 8.14 Proposed Area 4a is located on the corner of Capevale Drive and Discovery Bay Road. It lies to the west of the Lantau Yacht Club and opposite the existing development of Peninsular Village. The site is proposed to be rezoned into "Residential (Group C)15", and to create a new residential development consisting of 4 low-rise blocks of 5 storeys. The access to the development would be via Capevale Drive.

Table 3 : Development Schedule

	Area 4a	Area 10b	Area 22	
			Area B	Marina – Helipad and Access Road
Site Area (Approximately)	7,200 m ²	42,000 m ²	21,600 m ²	8,048 m2
Total GFA (Max)	4,500 m2	68,000 m ²	5,500 m ² (in OZP Zone Area A & B)	0
Domestic GFA (MAX)	4,500 m ²	56,700 m ²	0	
Non-Domestic GFA (Max)	Nil	11,300 m ²	5,500 m ²	
Plot Ratio	0.6	1.6	0.2	
Domestic Plot Ratio	0.6	1.4	0	
Non-Domestic Plot Ratio	0	0.3	0.2	
Number of Storeys (Max)	5	Midrise : 16 to 18 Lowrise : 6 Houses : 2	5 storeys	N.A.
Building Height (Approximately) (including roof structures)	37.2 mPD	Midrise : 88.2 mPD Low-rise : 38.2 mPD Houses : 16.65 mPD	15 m	
Promenade Area (approximately)	N.A.	1,600 m ² (400 m long, 4 m wide)	N.A.	
Maximum Site Coverage	13%	51%	Follow Buildings Ordinance	
Number of Residential Blocks	4	Midrise : 5 Lowrise : 11 Houses : 34	N.A.	
Number of Flats	72	786	N.A.	
Average Flat Size	62 m ²	71 m ²	N.A.	
Car Parking Spaces	No private car parking spaces			
Loading/Unloading Spaces	2 (open air)	10 (open air)	3 (open air)	
Private Open Space	180 m ²	1,965 m ²	N.A.	

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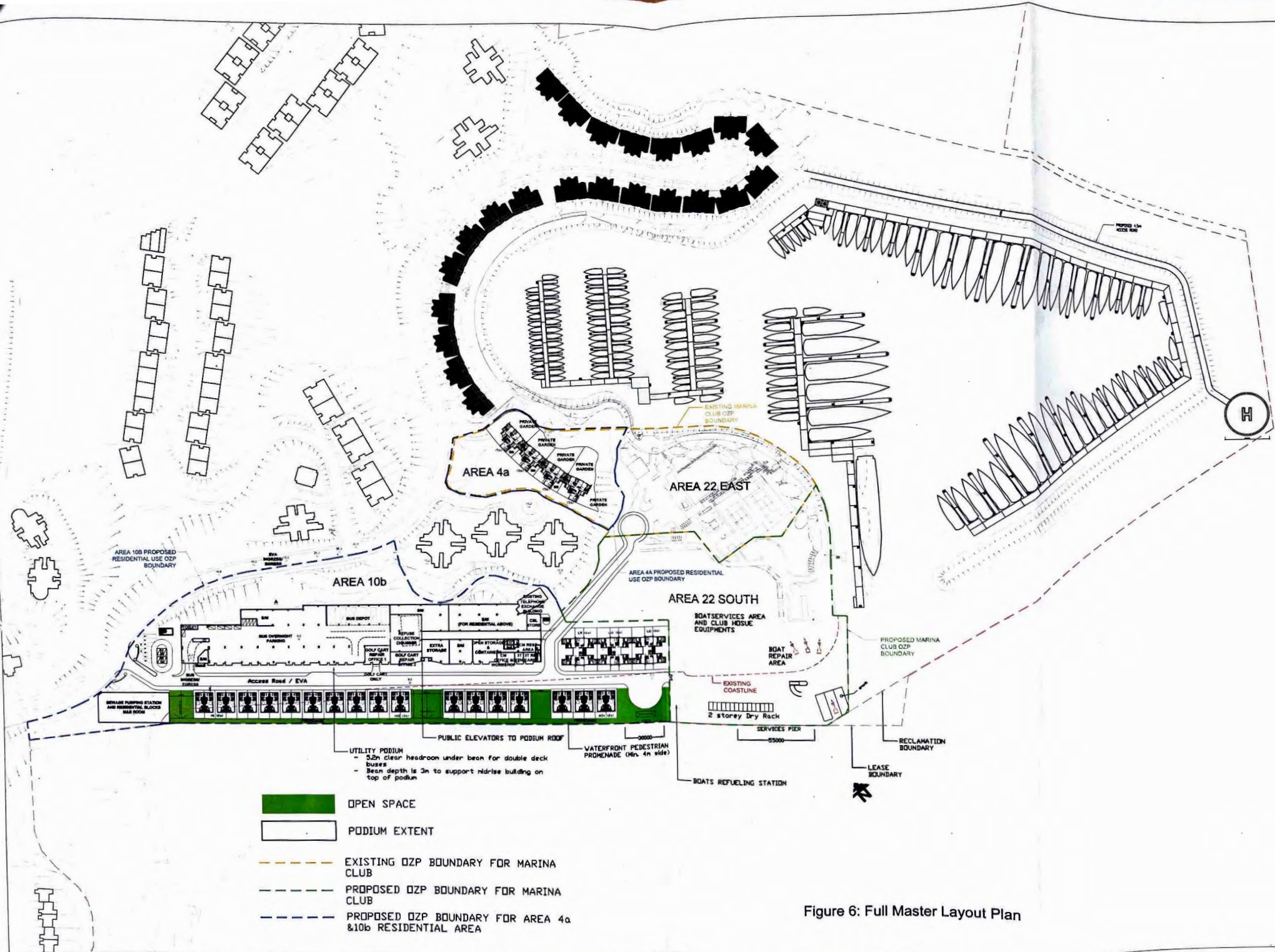


Figure 6: Full Master Layout Plan

AREA 10b PROPOSED
RESIDENTIAL USE OZP
BOUNDARY

AREA 10b

AREA 4a

AREA 22 EAST

AREA 4a PROPOSED RESIDENTIAL
USE OZP BOUNDARY

AREA 22 SOUTH

BOATSERVICES AREA
AND CLUB HOUSE
EQUIPMENTS

BOAT
REPAIR
AREA

PROPOSED MARINA
CLUB OZP
BOUNDARY

EXISTING
COASTLINE

2 storey Dry Dock

SERVICES PIER

RECLAMATION
BOUNDARY

LEASE
BOUNDARY

BOATS REFUELING STATION

WATERFRONT PEDESTRIAN
PROMENADE (Min. 4m wide)

PUBLIC ELEVATORS TO PODIUM ROOF

UTILITY PODIUM
- 5.2m clear headroom under beam for double deck
buses
- Beam depth is 3m to support midrise building on
top of podium



PODIUM EXTENT



PROPOSED EXCAVATION AREA
= 20,000s.m.

--- EXISTING OZP BOUNDARY FOR MARINA
CLUB

--- PROPOSED OZP BOUNDARY FOR MARINA
CLUB

--- PROPOSED OZP BOUNDARY FOR AREA 4a
& 10b RESIDENTIAL AREA

Excavation Plan

2-5

MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

S/N: 2202400

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Date: 11 October 2022
By Fax and Hand

Dear Sirs,

Section 12A Rezoning Application

**Rezoning Application for Discovery Bay Outline Zoning Plan,
Proposed Development Areas 10b, 22 and 4a**

I refer to our submission dated 19 September 2022, and further information on 7 October 2022, under section 12A of the Town Planning Ordinance, rezoning Areas 10b, 22 and 4a at Discovery Bay. I refer to my telephone conversation on Monday 11 October 2022 with the Town Planning Board and would like to submit the attached replacement pages. There are 2 replacement pages for the application form. In addition there are 70 copies of a replacement page for the Planning Statement.

Yours faithfully,



Kira Whitman
For and On Behalf of
Masterplan Limited

cc. Clients and Consultants (by email)

6. Plan Proposed to be Amended 擬議修訂的圖則

(a) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)
(b) Land use zone(s) involved (if applicable) 涉及的土地用途地帶(如適用)	"Other Specified Uses" annotated "Marina"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Other Specified Uses" annotated "Staff Quarters(1)"; "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier(3)"; "Residential (Group D)", "Green Belt", and "Government, Institution or Community".

7. Proposed Amendments 擬議修訂

- (a) Propose to rezone the application site to the following zone(s)/use(s)
(May insert more than one 「✓」) (Please illustrate the details on plan)
建議將申請地點的用途地帶改劃作下列地帶 / 用途
(可在多於一個方格內加上「✓」號)(請在圖則顯示詳情)

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Development Area []
綜合發展區 [] | <input type="checkbox"/> Commercial [] 商業 [] |
| <input checked="" type="checkbox"/> Residential (Group <input type="checkbox"/> A/ <input type="checkbox"/> B/ <input checked="" type="checkbox"/> C/ <input type="checkbox"/> D/ <input type="checkbox"/> E) []
住宅 (<input type="checkbox"/> 甲類 / <input type="checkbox"/> 乙類 / <input type="checkbox"/> 丙類 / <input type="checkbox"/> 丁類 / <input type="checkbox"/> 戊類) [] | <input type="checkbox"/> Village Type Development []
鄉村式發展 [] |
| <input type="checkbox"/> Agriculture [] 農業 [] | <input type="checkbox"/> Industrial [] 工業 [] |
| <input type="checkbox"/> Industrial (Group D) [] 工業(丁類) [] | <input type="checkbox"/> Open Storage [] 露天貯物 [] |
| <input type="checkbox"/> Government, Institution or Community []
政府、機構或社區 [] | <input type="checkbox"/> Open Space [] 休憩用地 [] |
| <input type="checkbox"/> Recreation [] 康樂 [] | <input type="checkbox"/> Green Belt [] 綠化地帶 [] |
| <input type="checkbox"/> Country Park [] 郊野公園 [] | <input type="checkbox"/> Coastal Protection Area []
海岸保護區 [] |
| <input type="checkbox"/> Conservation Area [] 自然保育區 [] | <input type="checkbox"/> Site of Special Scientific Interest []
具特殊科學價值地點 [] |
| <input checked="" type="checkbox"/> Other Specified Uses (<input type="checkbox"/> Business/ <input type="checkbox"/> Industrial Estate/ <input type="checkbox"/> Mixed Use/ <input type="checkbox"/> Rural Use/ <input type="checkbox"/> Petrol Filling Station/
<input checked="" type="checkbox"/> Others (please specify <u>Marina</u>)) [] "OU(Service Area with Residential Development Above)" | |
| 其他指定用途 (<input type="checkbox"/> 商貿 / <input type="checkbox"/> 工業邨 / <input type="checkbox"/> 混合用途 / <input type="checkbox"/> 鄉郊用途 / <input type="checkbox"/> 加油站 /
<input type="checkbox"/> 其他 (請註明: _____)) [] | |
| <input type="checkbox"/> Road 道路 | <input type="checkbox"/> Others (please specify _____)
其他 (請註明: _____) |

Please insert subzone in [] as appropriate. "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)";
請於[]內註明支區，如適用。

*"Residential (Group C)13";
"Residential (Group C)14"; and
"Residential (Group C)15".

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Discovery Bay Areas 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto		
Site area 地盤面積	78,848	sq. m 平方米 <input checked="" type="checkbox"/> About 約	(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)		
Zoning 地帶	"Other Specified Uses" annotated "Marina"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Other Specified Uses" annotated "Staff Quarters (1)"; "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier (3)"; "Residential (Group D)"; "Green Belt"; and "Government, Institution or Community".		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from The above listed zones to 把申請地點由_____地帶改劃為_____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	61,200	Area 4a - PR 0.6; <input checked="" type="checkbox"/> About 約 Area 10b - PR 1.4; <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用	16,800	Area 10b - PR 0.3; Area 22 (Area B) - PR 0.2 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	Area 4a - 4 blocks; Area 10b (low-rise) 3 blocks, and (houses) 34 blocks	
(ii) No. of block 幢數	Non-domestic 非住用		
	Composite 綜合用途	Area 10b (mid-rise) 5 blocks, (low-rise) 8 blocks	



Figure 13: Looking down Discovery Bay Road with the existing horticultural nursery/proposed 4a residential site on the right. As can be seen in the photo the Proposed 4a site has residential developments adjacent to it on northeast as well.

6. Planning Context

6.1 The Application Site covers a number of different existing land use zones on the Discovery Bay OZP No. S/I-DB/4, including:

- Other Specified Uses (Staff Quarters)(1);
- Other Specified Uses (Service Area);
- Other Specified Uses (Petrol Filling Station);
- Other Specified Uses (Pier)(3);
- Other Specified Uses (Marina);
- Other Specified Uses (Dangerous Goods Store);
- Residential (Group D);
- Sub-Area B of Other Specified Uses (Sports and Recreation Club)(4);
- Green Belt;
- Government, Institution or Community (Refuse Collection Point);
- Government, Institution or Community (Telephone Exchange); and
- Government, Institution or Community (Sewerage Treatments Works).

7. Previously Submitted Scheme

7.1 The previous scheme, Application number Y/I-DB/3, was submitted in February 2016 relating to Area 10b only. The Concept Plan is included in **Figure 4**. There were a number of comments from Government Departments, many of which were resolved. There were minor modifications in the scheme to respond to the comments. The key concerns from the Government Departments were related to the sewerage treatment proposal, the proposal to re-provision the helicopter landing pad and the proposed water supply arrangement. These issues needed an alternative approach and the modifications to the scheme would be more than minor. As a result, that application was withdrawn in April 2017.

7.2 The development schedule for the previous application is set out in **Table 2** below.

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MASTERPLAN LIMITED

Planning and Development Advisors

領賢規劃顧問有限公司

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong



Attn: Ms. M F Liu (DPO/SKIs, PlanD)

Date: 26 October 2022
By Fax and Hand

Dear Sirs,

Section 12A Rezoning Application

**Rezoning Application for Discovery Bay Outline Zoning Plan,
Proposed Development Areas 10b, 22 and 4a**

I refer to our submission dated 19 September 2022, and further information on 20 September 2022, 7 and 11 October 2022, under section 12A of the Town Planning Ordinance, rezoning Areas 10b, 22 and 4a at Discovery Bay. I also refer to emails on 24 and 25 October from Planning Department. I would like to submit the attached replacement pages. There are 4 replacement pages for the application form. In addition there are 70 copies of 5 replacement pages for the Planning Statement.

I would like to clarify that the proposed reclamation area is approximately 15,700 m². The application site area has been updated to approximately 78,485 m². These figures are approximate, based on existing plans and are subject to amendment after a site survey during the detailed design process.

Yours faithfully,

Kira Whitman
For and On Behalf of
Masterplan Limited

cc. Clients and Consultants (by email)

For Official Use Only 請勿填寫此欄	Application No. 申請編號	
	Date Received 收到日期	

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件(倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載(網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處(香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835)及規劃署的規劃資料查詢處(熱線: 2231 5000)(香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓)索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Hong Kong Resort Company Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Masterplan Limited

3. Application Site 申請地點

(a) Whether the application directly relates to any specific site? 申請是否直接與某地點有關?	Yes 是 <input checked="" type="checkbox"/> No 否 <input type="checkbox"/> (Please proceed to Part 6 請繼續填寫第 6 部分)
(b) Full address/ location/ demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼(如適用)	Discovery Bay Area 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto.
(c) Site Area 申請地點面積	78,485 .....sq.m 平方米 <input checked="" type="checkbox"/> About 約

**APPLICATION FOR AMENDMENT OF PLAN UNDER
SECTION 12A OF THE TOWN PLANNING ORDINANCE (CAP. 131)**

根據城市規劃條例(第 131 章)第 12A 條遞交的修訂圖則申請

Development Proposal (only for indicative purpose)

擬議發展的發展計劃 (只作指示用途)

1. Development Proposal 擬議發展計劃

<input checked="" type="checkbox"/>	Proposed Gross floor area (GFA) 擬議總樓面面積	78,000	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed plot ratio 擬議地積比率	Area 4a - PR 0.6; Area 10b - PR 1.6; Area 22(Area B) - PR 0.2		<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed site coverage 擬議上蓋面積	Area 4a - 13%; and Area 10b - 51%	%	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Proposed number of blocks 擬議座數	Area 4a - 4 blocks; Area 10b (mid-rise) 5 blocks, (low-rise) 11 blocks, and (houses) 34 blocks			
<input checked="" type="checkbox"/>	Proposed number of storeys of each block 每座建築物的擬議層數 (low-rise) 6 storeys, (houses) 2 storeys; and Area 22(B) - 5 storeys	Area 4a - 5 storeys; Area 10b - (mid-rise) 16 to 18 storeys, . storeys 層		<input type="checkbox"/>	include 包括.....storeys of basements 層地庫
				<input checked="" type="checkbox"/>	exclude 不包括.....storeys of basements 層地庫
<input checked="" type="checkbox"/>	Proposed building height of each block 每座建築物的擬議高度	Area 4a - 37.2 mPD; Area 10b - (mid-rise) 88.2 mPD, (low-rise) 38.2 mPD, (houses) 16.65 mPD; and Area 22(Area B) 15m	m 米	<input checked="" type="checkbox"/>	About 約
			mPD 米(主水平基準上)	<input checked="" type="checkbox"/>	About 約
<input checked="" type="checkbox"/>	Domestic part 住用部分				
	GFA 總樓面面積	61,200	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
	number of units 單位數目	Area 4a - 72 flats; Area 10b - 786 flats...			
	average unit size 單位平均面積	Area 4a - 62 sqm; Area 10b - 71	sq.m. 平方米	<input checked="" type="checkbox"/>	About 約
	estimated number of residents 估計住客數目	2,145			
<input type="checkbox"/>	Non-domestic part 非住用部分				
<input type="checkbox"/>	hotel 酒店		sq.m.平方米	<input type="checkbox"/>	About 約
			sq.m.平方米	<input type="checkbox"/>	About 約
		(please specify the number of rooms 請註明房間數目:))			
<input type="checkbox"/>	office 辦公室		sq.m.平方米	<input type="checkbox"/>	About 約
<input type="checkbox"/>	shop and services/eating place 商店及服務行業/食肆		sq.m.平方米	<input type="checkbox"/>	About 約
<input type="checkbox"/>	Government, institution or community facilities 政府、機構或社區設施	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)			
				
				
<input checked="" type="checkbox"/>	other(s)其他	(please specify the use(s) and concerned land area(s)/GFA(s)) (請註明用途及有關的地面面積/總樓面面積)			
		Various Service Area including Transport Terminus, Vehicle Depot and Repair Workshop within the podium levels of Area 10b composite residential developments - GFA of 11,300 sqm; and Service Area for OU (Sports and Recreation Club)(4) - GFA of 5,500 sqm (in O2P Zone Area A & B)			
<input checked="" type="checkbox"/>	Open space 休憩用地	(please specify land area(s)) (請註明面積)			
<input checked="" type="checkbox"/>	private open space 私人休憩用地	Area 4a 180 sq.m.; Area 10b- 1,965	sq.m.平方米	<input checked="" type="checkbox"/>	Not less than 不少於
<input type="checkbox"/>	public open space 公共休憩用地		sq.m.平方米	<input type="checkbox"/>	Not less than 不少於

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)

(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Discovery Bay Areas 10B and Area 22 (based on the Discovery Bay Master Plan), Lantau Island Lot 385 RP (Part) in D.D. 352 and Exts. thereto		
Site area 地盤面積	78,485	sq. m 平方米	<input checked="" type="checkbox"/> About 約
	(includes Government land of 包括政府土地	sq. m 平方米	<input type="checkbox"/> About 約)
Plan 圖則	Approved Discovery Bay Outline Zoning Plan (No.S/I-DB/4)		
Zoning 地帶	"Other Specified Uses" annotated "Marina"; "Sub-Area B of Other Specified Uses" annotated "Sports and Recreation Club (4)"; "Other Specified Uses" annotated "Staff Quarters(1)"; "Other Specified Uses" annotated "Petrol Filling Station"; "Other Specified Uses" annotated "Service Area"; "Other Specified Uses" annotated "Dangerous Goods Store/Liquefied Petroleum Gas Store"; "Other Specified Uses" annotated "Pier(3)"; "Residential (Group D)"; "Green Belt"; and "Government, Institution or Community".		
Proposed Amendment(s) 擬議修訂	<input type="checkbox"/> Amend the Covering Notes of the Plan 修訂圖則《註釋》的說明頁 <input checked="" type="checkbox"/> Amend the Notes of the zone applicable to the site 修訂適用於申請地點土地用途地帶的《註釋》 <input checked="" type="checkbox"/> Rezone the application site from The above listed zones to 把申請地點由_____地帶改劃為_____		

Development Parameters (for indicative purpose only) 發展參數(只作指示用途)

(i) Gross floor area and/or plot ratio 總樓面面積及/或地積比率	sq.m 平方米		Plot Ratio 地積比率	
	Domestic 住用	61,200	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 4a - PR 0.6; Area 10b - PR 1.4; <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Non-domestic 非住用	16,800	<input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	Area 10b - PR 0.3; Area 22 (Area B) - PR 0.2 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Domestic 住用	Area 4a - 4 blocks; Area 10b (low-rise) 3 blocks, and (houses) 34 blocks		
(ii) No. of block 幢數	Non-domestic 非住用			
	Composite 綜合用途	Area 10b (mid-rise) 5 blocks, (low-rise) 8 blocks		

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) 10 golf cart parking spaces, 44 Discovery Bay Bus parking spaces	54
	Total no. of vehicle loading/unloading bays/lays 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) Area 4a - 2 spaces; Area 10b - 10 spaces; Area 22 - 3 spaces for on street goods vehicle parking bays for furniture/goods delivery.	15

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓', 註：可在多於一個方格內加上「✓」號

Table S1 : Development Schedule

	Area 4a	Area 10b	Area 22	
			Area B	Marina – Helipad and Access Road
Site Area (Approximately)	7,112 m ²	41,983 m ²	21,415 m ²	7,975 m ²
Total GFA (Max)	4,500 m ²	68,000 m ²	5,500 m ² (in OZP Zone Area A & B)	0
Domestic GFA (MAX)	4,500 m ²	56,700 m ²	0	
Non-Domestic GFA (Max)	Nil	11,300 m ²	5,500 m ² (in OZP Zone Area A & B)	
Plot Ratio	0.6	1.6	0.2	
Domestic Plot Ratio	0.6	1.4	0	
Non-Domestic Plot Ratio	0	0.3	0.2	
Number of Storeys (Max)	5	Midrise : 16 to 18 Lowrise : 6 Houses : 2	5 storeys	N.A.
Building Height (Approximately) (including roof structures)	37.2 mPD	Midrise : 88.2 mPD Low-rise : 38.2 mPD Houses : 16.65 mPD	15 m	
Promenade Area (approximately)	N.A.	1,600 m ² (400 m long, 4 m wide)	N.A.	
Maximum Site Coverage	13%	51%	Follow Buildings Ordinance	
Number of Residential Blocks	4	Midrise : 5 Lowrise : 11 Houses : 34	N.A.	
Number of Flats	72	786	N.A.	
Average Flat Size	62 m ²	71 m ²	N.A.	
Car Parking Spaces	No private car parking spaces			
Loading/Unloading Spaces	2 (open air)	10 (open air)	3 (open air)	
Private Open Space	180 m ²	1,965 m ²	N.A.	

indicative scheme does not utilise all of this GFA. The GFA is retained to future proof the operational needs of the Lantau Yacht Club.

Proposed Area 4a

- 8.14 Proposed Area 4a is located on the corner of Capevale Drive and Discovery Bay Road. It lies to the west of the Lantau Yacht Club and opposite the existing development of Peninsular Village. The site is proposed to be rezoned into "Residential (Group C)15", and to create a new residential development consisting of 4 low-rise blocks of 5 storeys. The access to the development would be via Capevale Drive.

Table 3 : Development Schedule

	Area 4a	Area 10b	Area 22	
			Area B	Marina – Helipad and Access Road
Site Area (Approximately)	7,112 m ²	41,983 m ²	21,415 m ²	7,975 m ²
Total GFA (Max)	4,500 m ²	68,000 m ²	5,500 m ² (in OZP Zone Area A & B)	0
Domestic GFA (MAX)	4,500 m ²	56,700 m ²	0	
Non-Domestic GFA (Max)	Nil	11,300 m ²	5,500 m ² (in OZP Zone Area A & B)	
Plot Ratio	0.6	1.6	0.2	
Domestic Plot Ratio	0.6	1.4	0	
Non-Domestic Plot Ratio	0	0.3	0.2	
Number of Storeys (Max)	5	Midrise : 16 to 18 Lowrise : 6 Houses : 2	5 storeys	N.A.
Building Height (Approximately) (including roof structures)	37.2 mPD	Midrise : 88.2 mPD Low-rise : 38.2 mPD Houses : 16.65 mPD	15 m	
Promenade Area (approximately)	N.A.	1,600 m ² (400 m long, 4 m wide)	N.A.	
Maximum Site Coverage	13%	51%	Follow Buildings Ordinance	
Number of Residential Blocks	4	Midrise : 5 Lowrise : 11 Houses : 34	N.A.	
Number of Flats	72	786	N.A.	
Average Flat Size	62 m ²	71 m ²	N.A.	
Car Parking Spaces	No private car parking spaces			
Loading/Unloading Spaces	2 (open air)	10 (open air)	3 (open air)	
Private Open Space	180 m ²	1,965 m ²	N.A.	

TOWN PLANNING ORDINANCE (Chapter 131)

APPLICATION FOR AMENDMENT OF PLAN

Pursuant to section 12A(6) of the Town Planning Ordinance (the Ordinance), the application(s) for amendment of plan made under section 12A(1) of the Ordinance as set out in the Schedule below are available for public inspection during normal office hours at the following locations -

- (i) the Planning Enquiry Counter, 17th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong; and
- (ii) the Planning Enquiry Counter, 14th Floor, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories.

In accordance with section 12A(9) of the Ordinance, any person may make comment to the Town Planning Board (the Board) in respect of the application(s). The comment should state the application number to which the comment relates and should be made to the Secretary of the Board by hand, post (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk), or through the Board's website (<http://www.info.gov.hk/tpb/>) not later than the date specified in the Schedule.

Any person who intends to make comment is advised to read the "Town Planning Board Guidelines on Publication of Applications for Amendment of Plan, Planning Permission and Review and Submission of Comments on Various Applications under the Town Planning Ordinance" (the Guidelines) for details. The Guidelines are available at the above locations, the Secretariat of the Board (15th Floor, North Point Government Offices, 333 Java Road, North Point, Hong Kong) as well as the Board's website (<http://www.info.gov.hk/tpb/>).

In accordance with section 12A(12) of the Ordinance, any comment made to the Board will be available for public inspection during normal office hours at locations (i) and (ii) above until the Board has considered the application(s) in question under section 12A(16).

The gists of the applications (including location plans) can be viewed at the above locations, the Secretariat of the Board and the Board's website.

The tentative date of the Board to consider the application has been uploaded to the Board's website (<http://www.info.gov.hk/tpb/>). The meeting for considering planning applications, except the deliberation parts, will be open to the public. For observation of the meeting, reservation of seat can be made with the Secretariat of the Board by telephone (2231 5061), fax (2877 0245 or 2522 8426) or e-mail (tpbpd@pland.gov.hk) at least one day before the meeting. Seats will be allocated on a first-come-first-served basis.

The paper for consideration of the Board in relation to the application will be available for public inspection after issue to the Board Members at the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000), uploaded to the Board's website before the meeting and at the Public Viewing Room on the day of meeting.

After the Board has considered the application, enquiry about the decision may be made at tel. no. 2231 4810 or 2231 4835 or the gist of the decision can be viewed at the Board's website after the meeting.

Statement on Personal Data

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

- (a) the processing of the application which includes making available the name of the person making the comment (hereafter known as "commenter") for public inspection when making available the comment for public inspection; and
- (b) facilitating communication between the "commenter" and the Secretary of the Board/Government departments in accordance with the provisions of the Ordinance and the relevant Town Planning Board Guidelines.

Schedule

Application No.	Location	Proposed Amendment	Deadline for Making Comment on the Application
Y/TP/36	Lots 136 RP (Part) and 138 RP (Part) in D.D. 5 and adjoining Government Land, 8 Mui Shue Hang, Tai Po	To rezone the application site from "Open Space" to "Government, Institution or Community (3)"	11 November 2022
Y/I-DB/4	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	<p>To rezone the application site to "OU" annotated "Marina", "OU" annotated "Service Area with Residential Development Above", Area B of "OU" annotated "Sports and Recreation Club (4)", "Residential (Group C) 13", "Residential (Group C) 14", "Residential (Group C) 15".</p> <p>To extend the OZP boundary to include part of the sea area at Nim Shue Wan and as Area B of "OU" annotated "Sports and Recreation Club (4)" and "Residential (Group C) 14".</p> <p>To amend the Notes of the zones applicable to the site, including "OU(Marina)", "OU(Sports and Recreation Club)" and "Residential (Group C)" zones, and to incorporate a set of new Notes for "OU(Service Area with Residential Development Above)".</p>	25 November 2022
Y/TP/37	Lots 738 S.C and 738 S.C ss.1 in D.D. 6 and adjoining Government Land, 74-75 Kam Shan Road, Tai Po	To rezone the application site from "Village Type Development" to "Government, Institution or Community (3)"	25 November 2022