

APPLICATION FOR PERMISSION
UNDER SECTION 12A OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. Y/I-DB/2
(for 3rd Deferment)

<u>Applicant</u>	: Hong Kong Resort Company Limited represented by Masterplan Limited
<u>Site</u>	: Area 6f, Lot 385 RP & Ext. (Part) in D.D. 352, Discovery Bay
<u>Site Area</u>	: 7,623 m ² (about)
<u>Lease</u>	: Lot No. 385 R.P. in D.D. 352 and the extensions thereto
<u>Plan</u>	: Approved Discovery Bay Outline Zoning Plan (OZP) No. S/I-DB/4
<u>Zoning</u>	: "Other Specified Uses" annotated "Staff Quarters (5)" ("OU(Staff Quarters(5))")
<u>Proposed Amendment</u>	: From "OU(Staff Quarters(5))" to "Residential (Group C)12" ("R(C)12")

1. Background

- 1.1 On 25.2.2016, the applicant sought planning permission to rezone the application site (the Site) (**Plan Z-1**) from "OU(Staff Quarters(5))" to "R(C)12" with development restrictions of maximum domestic gross floor area (GFA) of 21,600m² and maximum building height of 18 storeys (128mPD). The proposed rezoning is intended to facilitate a medium-density residential development consisting of two residential blocks at the Site. On 13.5.2016 and 26.8.2016, the Rural and New Town Planning Committee (the Committee) decided to defer a decision on the application for a total of four months upon the applicant's requests in order to allow sufficient time for the applicant to address the relevant departmental comments. On 13.6.2016, 27.10.2016, 28.11.2016 and 26.1.2017, the applicant submitted FI in response to the relevant departmental comments. The application is scheduled for consideration by the Committee at this meeting.
- 1.2 On 26.2.2016, the same applicant sought planning permission to rezone a site at Area 10b in Discovery Bay from "OU(Staff Quarters(1))", "OU(Service Area)", "OU(Dangerous Goods Store/ Liquefied Petroleum Gas Store)", "OU(Pier(3))", "OU(Petrol Filling Station)", "OU(Marina)" and "Government, Institution or Community" ("G/IC") to "R(C)13", "G/IC", "OU(Residential Above Service Area)" and "OU(Promenade)" and to extend the OZP boundary beyond the existing seawall and zone it as "R(C)13" and "OU(Promenade)" under Application No. Y/I-DB/3

(Plan Z-1). The proposed rezoning is intended to facilitate a low to medium-density residential development at Area 10b in Discovery Bay. On 13.5.2016 and 26.8.2016, the Committee decided to defer a decision on the application for a total of four months upon the applicant's requests in order to allow sufficient time for the applicant to address the relevant departmental comments. On 13.6.2016, 27.10.2016, 14.11.2016, 26.11.2016 and 28.11.2016, the applicant submitted FI in response to the relevant departmental comments. The application was originally scheduled to be considered by the Committee on 17.2.2017 together with the subject Application No. Y/I-DB/2.

- 1.3 On 9.2.2017, the applicant submitted FI under Application No. Y/I-DB/3 in response to the relevant departmental comments which is accepted but not exempted from the publication and recounting requirements. Application No. Y/I-DB/3 is now rescheduled for consideration by the Committee on 28.4.2017. As a result, Applications No. Y/I-DB/2 and Y/I-DB/3 are scheduled for consideration by the Committee at different meetings.
- 1.4 The whole development of Discovery Bay was granted with an original concept of a holiday resort community under a single developer. The development is governed by the Master Plan under lease. According to the Discovery Bay OZP, the general planning intention of Discovery Bay is for conservation of the natural environment and to provide for low-density developments compatible with the surrounding natural setting. Having regard to the character of the area, environmental considerations and the existing and planned infrastructure provision, the OZP provides for a planned population of 25,000 persons for the Discovery Bay development. Any further increase in population would have to be considered in the context of the general planning intention for the area and subject to detailed feasibility investigations on infrastructure and environmental capacities.
- 1.5 According to the applicant's proposals submitted under the subject application and Application No. Y/I-DB/3, there will be a total additional domestic GFA of 111,100m², number of flats of 1,601 and population of 4,003 to Discovery Bay. The applicant proposes to provide water supply by using the private Discovery Bay Reservoir and an existing private water treatment works for both proposed developments. Also, the applicant proposes to provide an on-site sewage treatment plant within each application site as an alternative to treat the additional sewage arising from the proposed developments. Treated effluent from both proposed developments would be discharged onto the same water body in Discovery Bay. Furthermore, the two proposals may have bearing on the existing and planned water supply and sewage treatment facilities in North Lantau as the applicant considers that Environmental Protection Department and Water Supplies Department should take into account the two proposed developments in future expansion plan of Siu Ho Wan sewerage and water treatment facilities despite the applicant's proposal to provide his own relevant facilities.
- 1.6 Given the unique development background and original concept of Discovery Bay, the possible cumulative impacts on the natural environment of Discovery Bay and the infrastructure capacities in North Lantau, it is considered that the two development proposals should be considered together holistically by the Committee.

2. Request for Deferment

2.1 As indicated in paragraph 1.3 above, Application No. Y/I-DB/3 will be considered by the Committee on 28.4.2017. In view of the reasons stated in paragraphs 1.4 to 1.6 above, the Planning Department therefore requests the Committee to defer making a decision on the subject Application No. Y/I-DB/2 until 28.4.2017 so that it can be considered by the Committee at the same meeting with Application No. Y/I-DB/3 as scheduled on 28.4.2017. The justifications for deferment request 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. 33) in that the two development proposals under Applications No. Y/I-DB/2 and Y/I-DB/3 should be considered together holistically, the deferment period is not indefinite and the deferment would not affect the interests of other relevant parties.

2.2 Should the Committee agree to defer a decision on the subject application, the subject application will be submitted to the Committee for consideration on 28.4.2017 together with Application No. Y/I-DB/3.

3. Decision Sought

The Committee is invited to consider whether or not to defer a decision on the application as requested by the Planning Department. If the request is not acceded to, the application will be subsequently considered by the Committee at this meeting.

4. Attachment

Plan Z-1

Location plan

**PLANNING DEPARTMENT
FEBRUARY 2017**

