

Part A

Lands Department

Information Note for Consultation for the

Proposed Discovery Bay Master Plan 7.0E (Revision Date: 1 Feb 2017)

Discovery Bay, Lantau Island, New Territories

Lot No. 385 R.P. in D.D. 352 and the Extensions thereto

(LandsD's file ref.: LD DLO/IS 98/CLT/61V (M.P.7.0))

To whom it may concern :

A) Proposal

- Location of the site : Discovery Bay, Lantau Island, New Territories
Lot No. 385 R.P. in D.D. 352 and the Extensions thereto

- District Lands Office / Islands has received a proposed Discovery Bay Master Plan 7.0E (Revision Date: 1 Feb 2017) from the developer. The issues involved in the proposal are set out in Section B below.

B) Site particulars and basic terms of the proposal

(I)	<u>Proposed use / development</u>
(i)	<u>Housing accommodation</u> In Area N1 SOUTH, there would be a decrease in housing units from 1,864 to 1,698 to reflect the as-built situation. In Area N1 NORTH, there would be an increase in permissible gross building area ("GBA") from 33,100m ² to 157,100m ² (i.e. to allow further housing development up to the maximum limit under the Approved Discovery Bay Outline Zoning Plan No. S/I-DB/4) and a corresponding increase in housing units from 360 to 1,791. As a result, the total maximum permitted no. of housing units in Discovery Bay would be increased from 8,735 to 10,000.
(ii)	<u>Commercial & hotel</u> There would be minor adjustments to the site boundaries of Areas N2 & N3 to accord with the relevant building plans. Gross site areas of Areas N2 & N3 would be revised from 43,180m ² and 7,971m ² to 46,387m ² and 7,613m ² respectively. There is no change in the permissible GBA of the said areas.
(iii)	<u>Recreation</u>

The designation of Area N8 would be revised from “OPEN SPACE” to “PARK” and its permissible GBA would be revised from nil to 230m² to accommodate park facilities.

(iv) Public recreation facilities

Conditions would be imposed to require the developer to complete the remaining public recreation facilities in Areas 2a/2b & 9a within specified period. In Area 2a, the developer plans to provide a Multi-Recreation Centre of about 13,000m² GBA for public use. The first phase would involve GBA of not less than 5,000m² to be completed within 60 months while the remaining GBA would be completed within 90 months. In Area 9a, the developer would provide an Ice Skating Rink of about 1,979m² GBA at ground floor level for public use in place of the existing recreation deck of about 850m² GBA at podium level of Discovery Bay Plaza. The Ice Skating Rink would be completed within 60 months.

The future management and maintenance costs of the proposed Multi-Recreation Centre and Ice Skating Rink shall be borne by the developer. Proposals of the above facilities submitted by the developer are appended for reference.

Besides, the GBA of the existing Multi-Purpose Hall at G/F of Discovery Bay Office Centre in Area 9a would be updated to about 966m² to reflect current provision. Beach Toilet of about 68m² GBA and Public Recreation Hall in Area N2 of about 4,500m² GBA would be shown on Master Plan to reflect current provision.

(Remarks: During consultation period, a copy of the proposed Discovery Bay Master Plan 7.0E (Revision Date: 1 Feb 2017) is available for inspection during office hours at the Islands Home Affairs Enquiry Centres at Tung Chung, Cheung Chau & Mui Wo.)

Please provide your views (if any) in respect of the above proposal by completing the reply slip at *Part B* to Islands District Office.

Enclosures

Appendix I – Location Plan submitted by the developer

Appendix II – Proposal of Multi-Recreation Centre in Area 2a submitted by the developer

Appendix III – Proposal of Ice Skating Rink in Area 9a submitted by the developer

Date : 28 Feb 2017

Part B

Reply Slip

(Please reply on or before 13 April 2017 (Thursday))

To : Islands District Office

(Attn: Mr. Jimmy LAM, Fax no.: 2815 2291, Email: jimmy_cy_lam@had.gov.hk)

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I / We* support the above proposal.

have no comment on the above proposal.

object to the above proposal and my/our reasons are :

* Please tick the appropriate box

Name : _____ Signature : _____

Date : _____ Telephone no. : _____

E-mail Address : _____