

# Draft Discovery Bay Outline Zoning Plan approved

The Chief Executive in Council has approved the draft Discovery Bay Outline Zoning Plan (OZP).

"The approved OZP provides a statutory land use planning framework to guide the development and redevelopment within the Discovery Bay area," a spokesman for the Town Planning Board said today (January 24).

The planning scheme area, covering about 812 hectares, is located at the eastern part of Lantau Island. It comprises the area mainly bounded by the Lantau North (Extension) Country Park to its north, west and south and Tai Pak Wan to its east.

The approved OZP has incorporated amendments shown on the draft Discovery Bay OZP No. S/I-DB/5, which mainly involve (i) rezoning a site to the north of Discovery Valley Road from "Other Specified Uses" ("OU") annotated "Staff Quarters (5)" to "Residential (Group C) 12" ("R(C)12") for residential development; and (ii) incorporation of two sea areas in Nim Shue Wan into the planning scheme area, zoning the sea areas and rezoning the adjoining site near Nim Shue Wan from various zones to "R(C)13", "R(C)14", "R(C)15", "OU" annotated "Residential Development with Service Area Below", "OU" annotated "Sports and Recreation Club (4)" stipulating as Area B and "OU" annotated "Helicopter Landing Pad" for residential development with servicing facilities, sports and recreational facilities, and a helipad.

The Notes and Explanatory Statement of the OZP have been amended taking into account the above amendments. Opportunity is also taken to update the general information of various land use zones and the planning circumstances, where appropriate.

The approved Discovery Bay OZP No. S/I-DB/6 is available for public inspection during office hours at (i) the Secretariat of the Town Planning Board, (ii) the Planning Enquiry Counters, (iii) the Sai Kung and Islands District Planning Office and (iv) the Islands District Offices.

Copies of the approved OZP are available for sale at the Map Publications Centres in North Point and Yau Ma Tei (the Map Publications Centre in Yau Ma Tei will be closed from February 3, 2025). The electronic version of the OZP can be viewed at the Town Planning Board's website ([www.tpb.gov.hk](http://www.tpb.gov.hk)).