

**Question on Discovery Bay Recreation Club clubhouse occupying
open space and restricting public use
(Paper DFMC 8/2020)**

Written Reply from District Lands Office/Islands

1. Paragraph 2 of the Question Paper mentions that “the Lands Department confirmed last year that the public space occupied by the clubhouse ought to be open to all residents of Discovery Bay and their bona fide visitors and should not be restricted to club members only”. This Office would like to clarify as follow.

In this Office’s email dated 17 June 2019 in response to Ms. Yung’s enquiry, this Office pointed out that Club Siena (“the Club”) and the adjacent ball courts/playground are designated as “Residents Club” and “Open Courts” respectively under the prevailing Master Plan 6.0E7h(a) of Discovery Bay. According to Hong Kong Resort, these open courts, including basketball court, tennis courts and children’s playground do not form part of the Club and are open for use by all residents of Discovery Bay and their bona fide visitors subject to payment of fees but without the need to be a member of the Club. The lease conditions of Discovery Bay and the aforesaid Master Plan do not restrict the opening hours and payment arrangement of the open courts. The existing uses of the Club and the adjacent ball courts/playground are not in breach of the lease conditions.

2. As regards questions 1 and 2 in paragraph 4 of the Question Paper, this Office’s response is as follows.

According to the lease conditions of Discovery Bay and the Master Plan 6.0E7h(a), the ball courts/playground adjacent to Club Siena are designated as “Open Courts” (「露天球場」) but not “Public Space”. In addition, these open courts are neither designated as “Public Recreational Facilities” (「公眾康樂設施」) nor “Open Space” (「休憩空間」) under the lease conditions of Discovery Bay and the Master Plan 6.0E7h(a). Regarding the use of the open courts by the residents of Discovery Bay and their bona fide visitors, the lease conditions of Discovery Bay and the aforesaid Master Plan do not restrict the mode of operation and management of the open courts, including their opening hours and payment arrangement.

3. Regarding question 3 on outline zoning plan in paragraph 4 of the Question Paper, the Planning Department will provide their reply correspondingly.